



22 November 2022

ORDINARY MEETING

MINUTES

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1. OPENING

The Presiding Member declared the meeting open at 3:00 pm, in Council Chambers, 136 Vincent Street, Beverley.

The Shire of Beverley acknowledge the Traditional Owners of the land on which we meet, the Ballardong People. We pay our respects to Elders past and present.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Members

Cr DC White	Shire President
Cr CJ Lawlor	Deputy President
Cr DW Davis	
Cr PJ Gogol	
Cr SW Martin	
Cr JR Maxwell	
Cr MH Norman	

2.2 Staff

Mr SK Marshall	Acting Chief Executive Officer
Mr BS de Beer	Manager of Planning and Development Services (until 3:39pm)
Mrs A Lewis	Executive Assistant

2.3 Observers And Visitors

Mrs Colleen Garnett (until 3:13pm)
Mrs Nicolette Whittington (until 3:13pm)

2.4 Apologies and Approved Leave of Absence

Mr SP Gollan	Chief Executive Officer	Approved Leave
Mr SP Vincent	Manager of Works	Approved Leave
Cr AFC Sattler		Approved Leave
Cr TWT Seed		Apologies

2.5 Applications for Leave of Absence

Cr Lawlor applied for Leave of Absence for the 13 December 2022 Ordinary Council Meeting. Approved by Council.

3. DECLARATIONS OF INTEREST

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME & APPROVED PRESENTATIONS

5.1 Public Question Time

Mrs Colleen Garnett

Question 1: What can be done about unsightly properties on the way to my address on Lukin Street?

Response: Council can refer the properties to the Environmental Health Officer for review.

Questions 2: Is the cul-de-sac at the end of Lukin Street a No Through Road? There used to be a sign in place.

Response: Yes it is a No Through Road, Council will organise to have the sign reinstated.

5.2 Approved Presentation – N. Whittington

Mrs Nicolette Whittington provided Council with an update on the St Mary's Church precinct.

3:13pm – Mrs Colleen Garnett and Mrs Nicolette Whittington left the meeting and did not return.

6. CONDOLENCES

Nil

7. CONFIRMATION OF MINUTES

7.1 Minutes Of The Ordinary Council Meeting Held 25 October 2022

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M1/1122

Moved Cr Martin

Seconded Cr Gogol

That the Minutes of the Ordinary Council Meeting held Tuesday 25 October 2022 be confirmed.

CARRIED 7/0

8. TECHNICAL SERVICES

Nil

9. PLANNING SERVICES

9.1 Development Application – Water Exclusion Conservation Works – St. Mary’s Anglican Church - 64 (Lot 39), John Street, Beverley

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	9 November 2022
Applicant:	Nicolette Whittington
File Reference:	JOH 1135
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Specifications for Conservation Works, Conservation Works Drawings, State Heritage Office Assessment & Response

SUMMARY

An application has been received for Conservation Works at the St. Mary’s Anglican Church. The application will be recommended for approval.

BACKGROUND

The Shire has received a proposal to perform some Water Exclusion Conservation Works at the State Heritage Listed St. Mary’s Anglican Church located at 64 (Lot 39) John Street, Beverley.

The subject property is Zoned Residential R10/25 pursuant to *Shire of Beverley Local Planning Scheme No. 3* (LPS3), is 1.9 Ha in extent and contains the St. Mary’s Anglican Church and Rectory.

Details of the proposed Water Exclusion Conservation Works are included in the attached documentation and include replacement of existing gutters and downpipes, ‘like-for-like’ in size and dimension, in order to prevent pooling of water at the base of the building and to enable effective water egress.

COMMENT

The application is supported as it is seen as an important and necessary step to conserve the building.

The application was referred to the State Heritage Office which Office has provided the attached assessment and response, with unqualified support for the proposal.

CONSULTATION

Consultation was had with the *Department of Planning, Lands and Heritage* (Historic Heritage Conservation).

STATUTORY ENVIRONMENT

Shire of Beverley Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no Financial Implications relative to this issue.

STRATEGIC IMPLICATIONS

There are no Strategic Plan Implications relative to this issue.

POLICY IMPLICATIONS

There are no Policy Implications relative to this issue.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M2/1122

Moved Cr Davis

Seconded Cr Lawlor

That Council grant Planning Approval for Water Exclusion Conservation Works at St. Mary's Anglican Church located at 64 (Lot 39) John Street, Beverley, subject to the following conditions and advice notes: -

Conditions:

1. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.

Advice Notes:

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

Note 2: The applicant is advised a building permit is required prior to commencement of any building works, where applicable.

Note 3: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

CARRIED 7/0



Department of **Planning,
Lands and Heritage**

Your ref: 2022/041
Our ref: P1050/50069
Enquiries: Liza Mathews (08) 6551 9068

Chief Executive Officer
Shire of Beverley
planner@beverley.wa.gov.au

Attention: Stefan de Beer

Dear Sir

ST MARY'S ANGLICAN PRECINCT

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number	P0150
Place Name	St Mary's Anglican Precinct
Street Address	64 John Street, Beverley
Referral date	25 October 2022
Proposal Description	Proposed water exclusion works

We received the following information prepared by Eric Hancock Heritage Professional dated: 5 August 2022

Parish Property Form
A01 Existing Site Plan
A03 Existing Roof Plan
A08 Proposed Floor Plan- Water Exclusion Works
A09 Proposed Roof Plan- Water Exclusion Works
A10, A11, A12 Proposed Elevations- Water exclusion Works
Specifications for Conservation Works

The proposal has been considered in the context of the identified cultural heritage significance of *St Mary's Anglican Precinct* and the following advice is given:

Findings

- *St Mary's Anglican Precinct* is indicative of the centralised Parish of Beverley resulting from the growth of the region following the construction of the Great Southern Railway which made the town an important regional terminus.
- The referral from the Shire of Beverley is for proposed water exclusion works to remediate water ingress damage, replace existing asbestos gutters and downpipes, and repair and replace timbers above vestry roof.
- A grant awarded by the Heritage Council of Western Australia through the Heritage Grants Program will part fund the works.

- The proposal will have no discernible impact on the setting and landmark qualities of the place with minor impact on the authenticity.
- The proposed water exclusion works will not further detract from the heritage significance of the place

Advice

The proposal, in accordance with the plans submitted, is supported

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Liza Mathews at liza.mathews@dph.wa.gov.au or on 6551 9068.

Yours faithfully



Adelyn Siew
Director
Historic Heritage Conservation

1 November 2022

cc: Nicolette Whittington, Beverley/Brookton Parish- mortlockstreet@gmail.com.au



Department of **Planning,
Lands and Heritage**

OFFICER ASSESSMENT

PLACE: P0150 St Mary's Anglican Church, Beverley
REFERRAL NO.: 50069

DATE: 27/10/2022

OFFICER: Liza Mathews

CONFLICT OF INTEREST DECLARATION

Pursuant to the Department's Conflict of Interest policy, officers are required to identify and manage conflicts of interests that may arise in the performance of their public duty. Conflicts of interest arise where there is a conflict between the performance of public duty and private, or personal interests. Conflicts of interest may be actual, or be perceived to exist, or potentially exist at some time in the future. Personal interests include direct interests as well as those of family, friends or other organisations a person may be involved with or have an interest in (e.g. shareholders). A conflict of interest can be actual, potential or perceived and may be financial or non-financial.

Declaration of No Conflict of Interest
Assessing Officer
<input checked="" type="checkbox"/> By checking this box, I declare that I have no conflicts of interest pursuant to Department's Conflict of Interest policy, nor is there likely to be any apprehension of bias in my handling of the matter under consideration.

DESCRIPTION OF PROPOSAL: Conservation works Adjacent proposal
Proposed water exclusion works and replacement of asbestos gutters and downpipes

BACKGROUND:

Registration status: Registered If registered, when: 13 October 2013

Recent meetings or discussions:

- N/A

Previous referrals:

- 44753 Cleaning and Repainting Rectory Roof

Previous legal dealings: N/A

STATEMENT OF SIGNIFICANCE

<i>St Mary's Anglican Church Precinct</i> comprises St Mary's Anglican Church constructed in 1892 in the Federation Gothic style of local rendered stone, has cultural heritage significance for the following reasons:	
<i>Values</i>	<i>Comment</i>
the place is indicative of the centralised Parish of Beverley following the arrival of the railway in 1886;	No discernible impact – this value will be retained.
the place is representative of the growth of the region following the construction of the Great Southern Railway through Beverly which made the town an important regional terminus;	No discernible impact – this value will be retained.
The place is a good representative example of a Federation Gothic style and retains much of its original form;	No discernible impact – this value will be retained.

the place is associated with architect Howard Evans; and	No discernible impact – this value will be retained.
the place is situated on the corner of Husking and John Streets, considered a local landmark, marks the northern entry to the town of Beverley.	No discernible impact – this value will be retained.

Aesthetic value	No discernible impact	Representativeness	No discernible impact
Historic value	No discernible impact	Condition	Positive impact
Scientific value	No discernible impact	Integrity	No discernible impact
Social value	No discernible impact	Authenticity	Minor impact
Rarity	No discernible impact	Historical evolution	No discernible impact
		Streetscape	No discernible impact

DISCUSSION:

Summary of issues

- *St Mary's Anglican Precinct* is indicative of the centralised Parish of Beverley resulting from the growth of the region following the construction of the Great Southern Railway which made the town an important regional terminus.
- The place, designed by architect Howard Evans, is a good representative example of a Federation Gothic style and retains much of its original form.
- The referral from the Shire of Beverley is for proposed water exclusion works to remediate water ingress damage and replace existing asbestos gutters and downpipes.
- The proposed works include repair and replacing timbers above vestry roof with treated pine.
- A grant awarded by the Heritage Council of Western Australia through the Heritage Grants Program will part fund the works.
- The proposal will have no discernible impact on the setting and landmark qualities of the place with minor impact on the authenticity.
- The proposed water exclusion works will not further detract from the heritage significance of the place

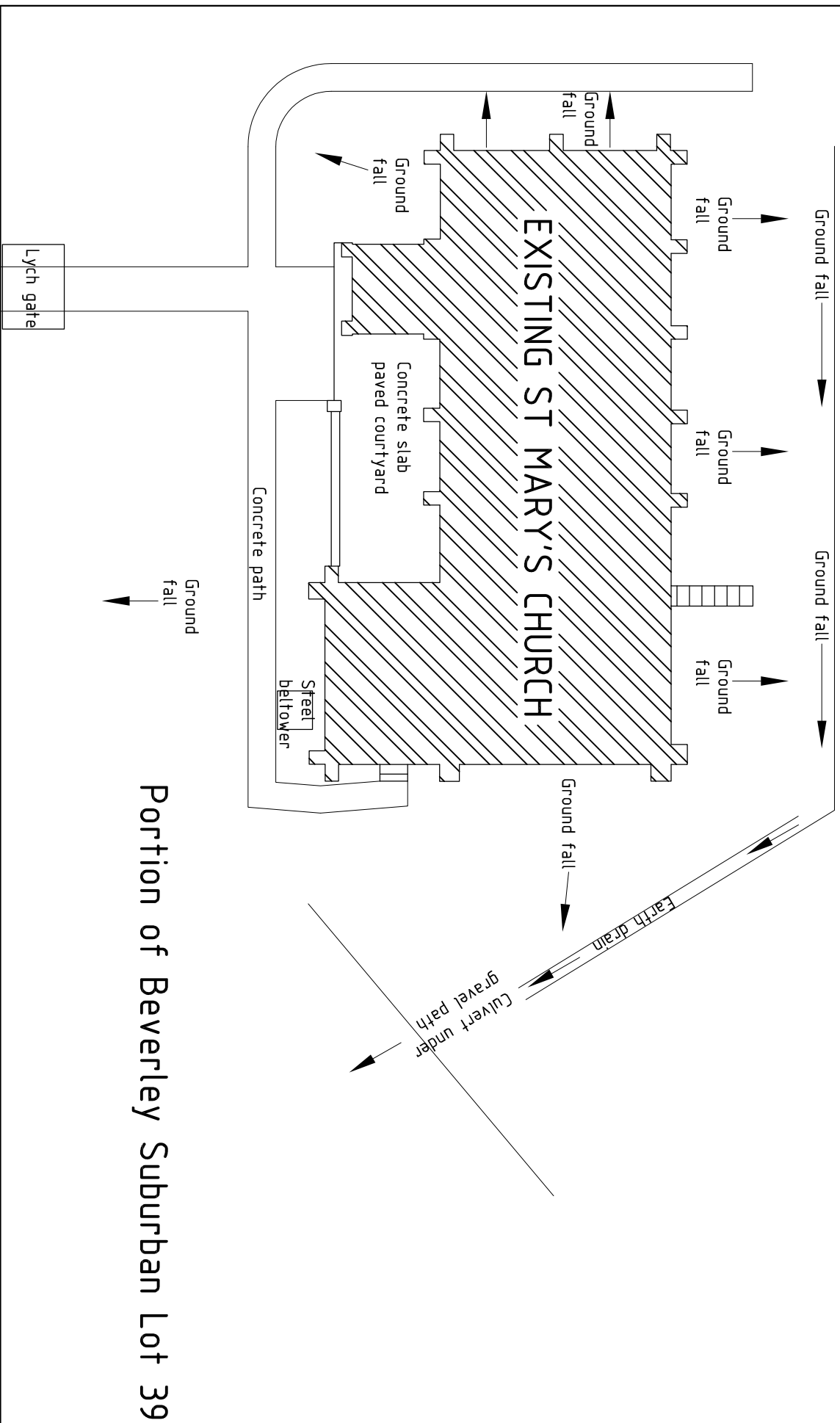
Recommended conditions

1. Nil

Overall evaluation of proposal: Neutral - acceptable proposal

RECOMMENDED RESOLUTION

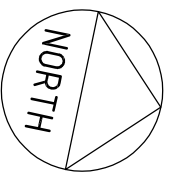
Support with no conditions



JOHN STREET

HUNT STREET

EXISTING FLOOR PLAN
SCALE 1:200



Portion of Beverley Suburban Lot 39

Eric Hancock Heritage Professional

26 Bentwood Avenue
Woodlands WA 6018
ABN: 833 9620 3819
Phone: 0400035199
Email: eric@erichancock.com

STATUS **Review**

NOTE:
All dimensions to be checked on site prior to works being carried out. Notify the Principal's Representative of any discrepancies or errors. This property is an important heritage place. A cautious approach to all works is essential.

ST MARY'S ANGLICAN CHURCH BEVERLEY

64 John Street
Beverley WA 6304
Scale: As shown on A3
Date: 01/08/2022
Drawn: Eric Hancock
Project No: 2204-1
File Location: Architectural Work\20220801 St Mary's Beverley.dwg

Rev	Date	Comments
0	05/08/2022	REVIEW

EXISTING SITE PLAN

DRAWING ISSUE
A01 -

Eric Hancock Heritage Professional
 26 Bentwood Avenue
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ST MARY'S ANGLICAN CHURCH BEVERLEY
 64 John Street
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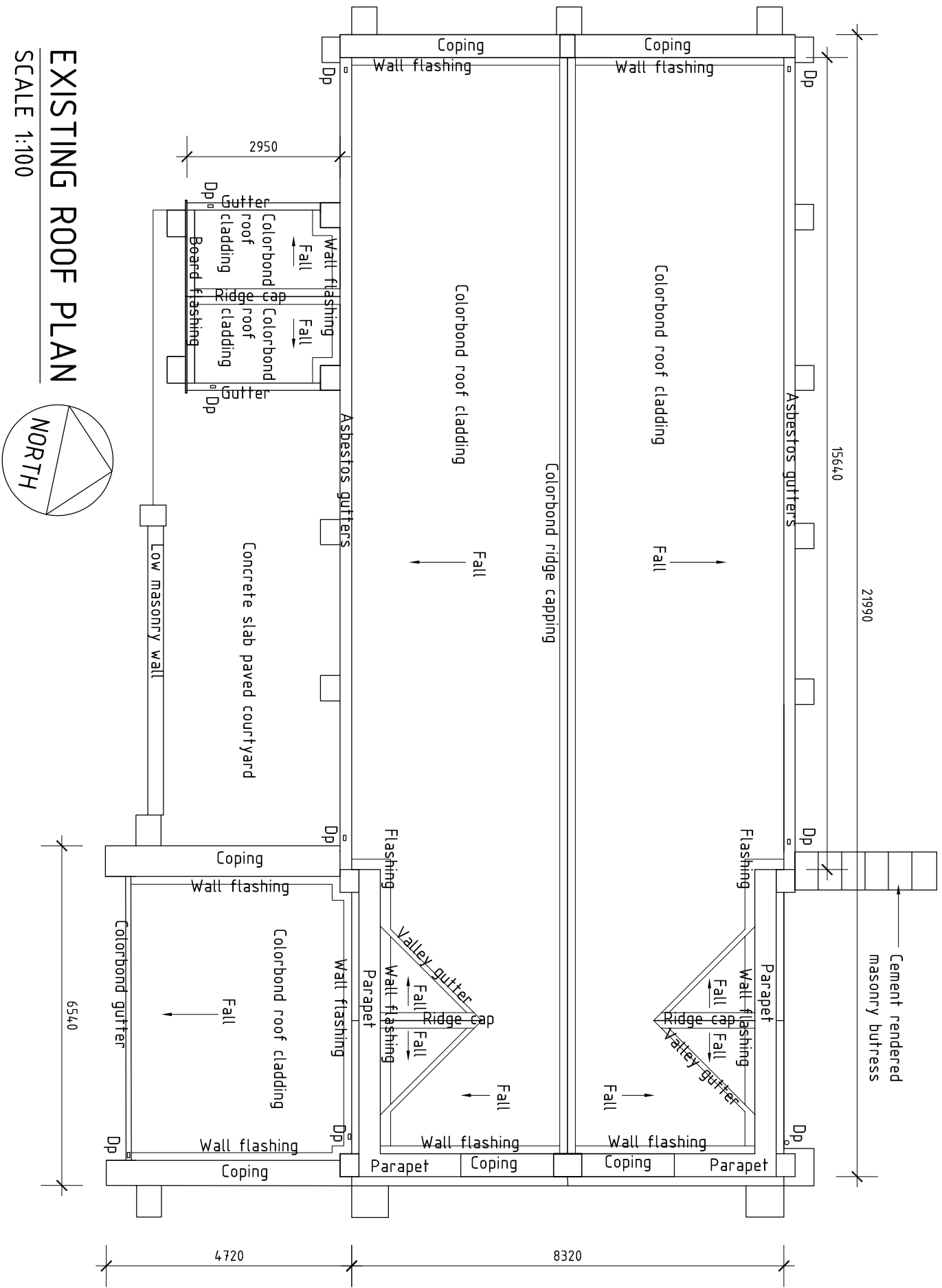
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Date: 01/08/2022
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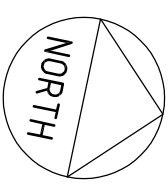
Rev	Date	Comments
0	05/08/2022	REVIEW

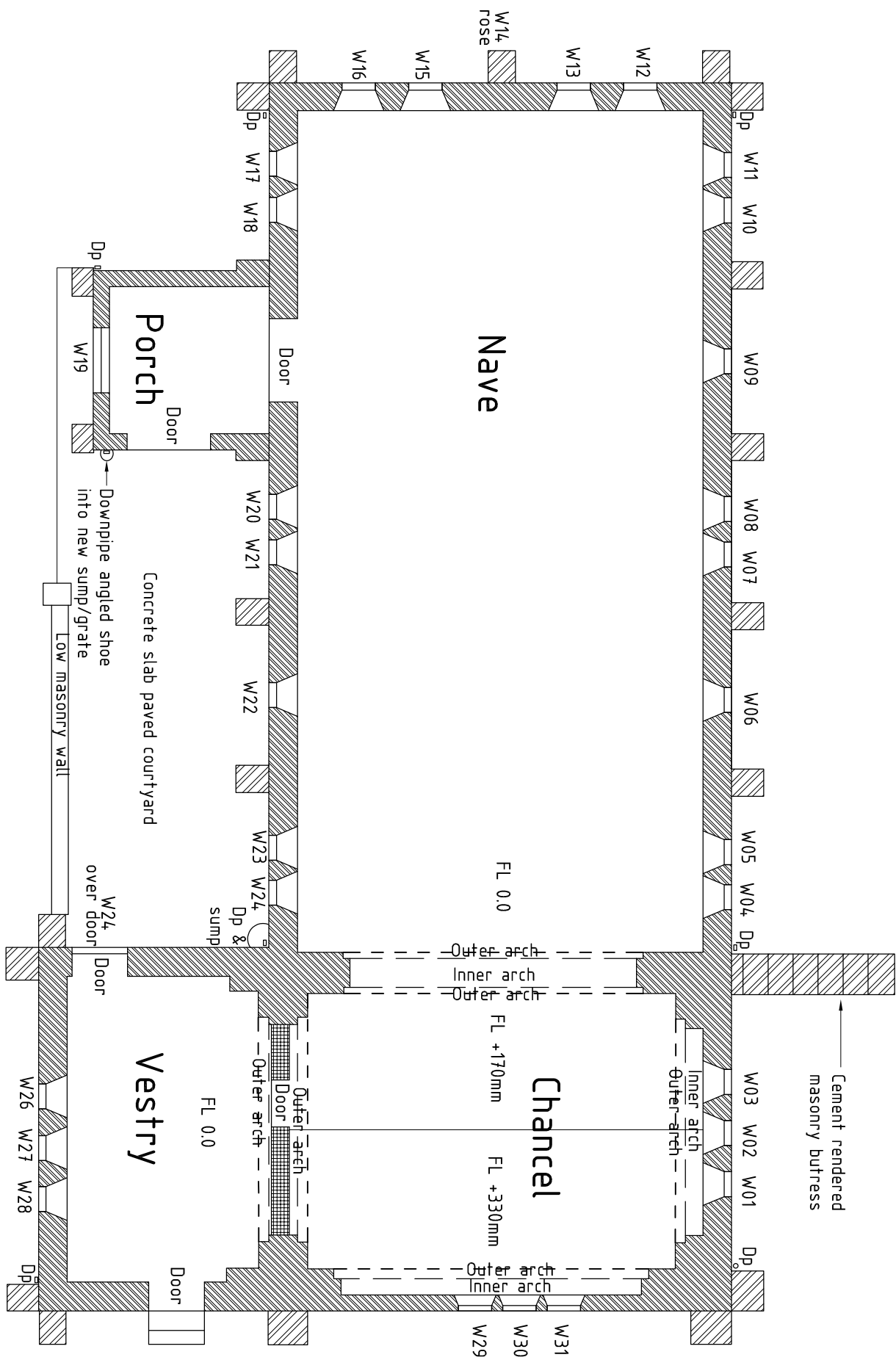
EXISTING ROOF PLAN

DRAWING ISSUE
A03 -



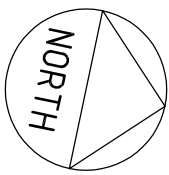
EXISTING ROOF PLAN
 SCALE 1:100





PROPOSED FLOOR PLAN (Water exclusion works)

SCALE 1:100



Eric Hancock Heritage Professional

26 Bentwood Avenue
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ABN: 833 9620 3819
Phone: 0400035199
Email: eric@ericvhancock.com

STATUS **Review**

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ST MARY'S ANGLICAN CHURCH BEVERLEY

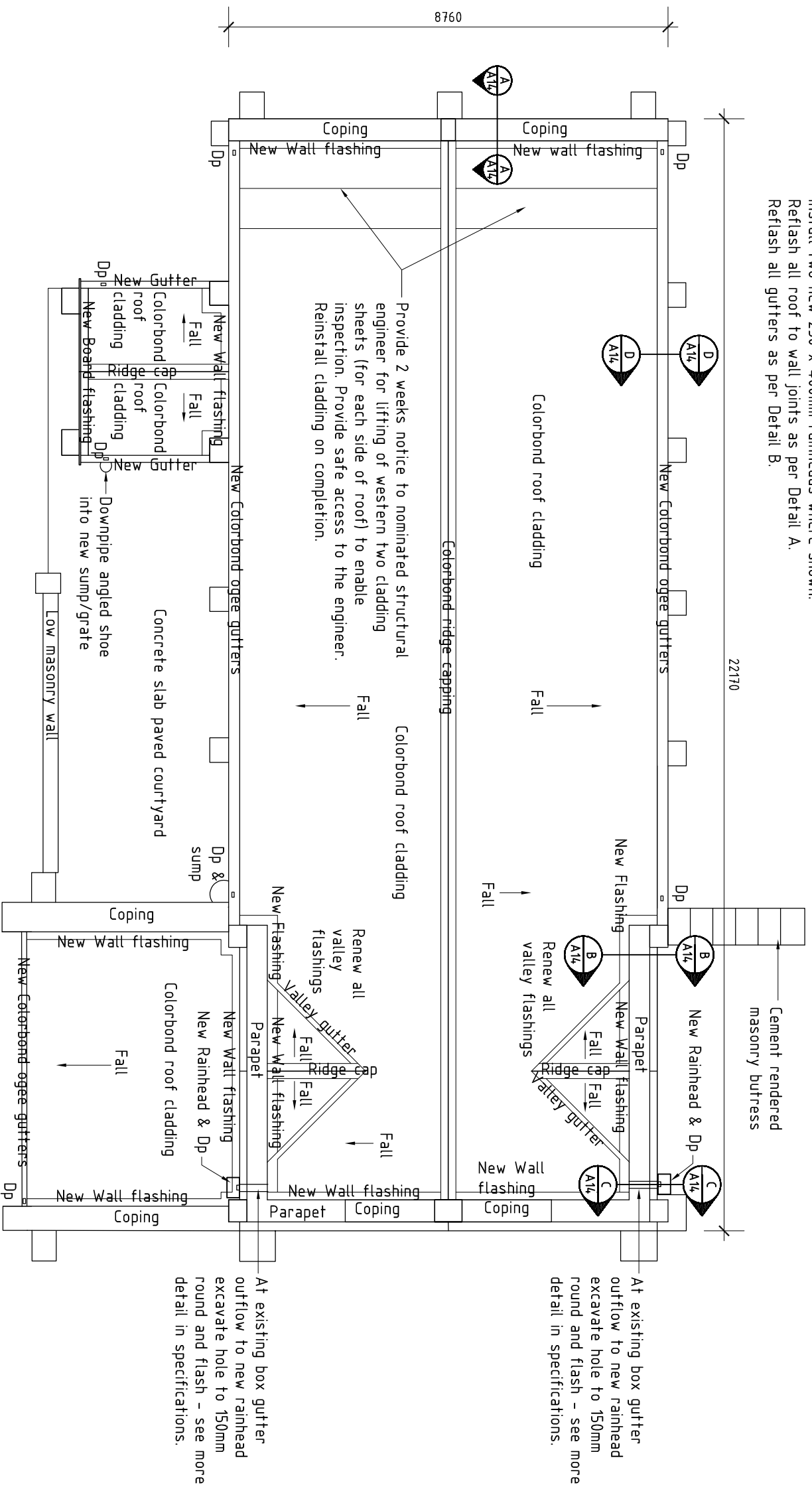
64 John Street
Beverley WA 6304
Scale: As shown on A3
Date: 01/08/2022
Drawn: Eric Hancock
Project No: 2204-1
File Location: Architectural Work\ 20220801\ St Marys Beverley.dwg

Rev	Date	Comments
0	05/08/2022	REVIEW

PROPOSED FLOOR PLAN - WATER EXCLUSION WORKS

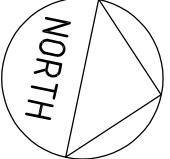
DRAWING ISSUE
A08 -

GENERAL:
 Replace all gutters with new high backed Colorbond ogee gutters of similar capacity to existing.
 Replace all downpipes with 50 x 100mm Colorbond downpipes with bottom shoes.
 Install two new 250 x 400mm rainheads where shown.
 Reflash all roof to wall joints as per Detail A.
 Reflash all gutters as per Detail B.



PROPOSED ROOF PLAN (Water exclusion works)

SCALE 1:100



Eric Hancock Heritage Professional
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STATUS **Review**

NOTE:
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ST MARY'S ANGLICAN CHURCH BEVERLEY

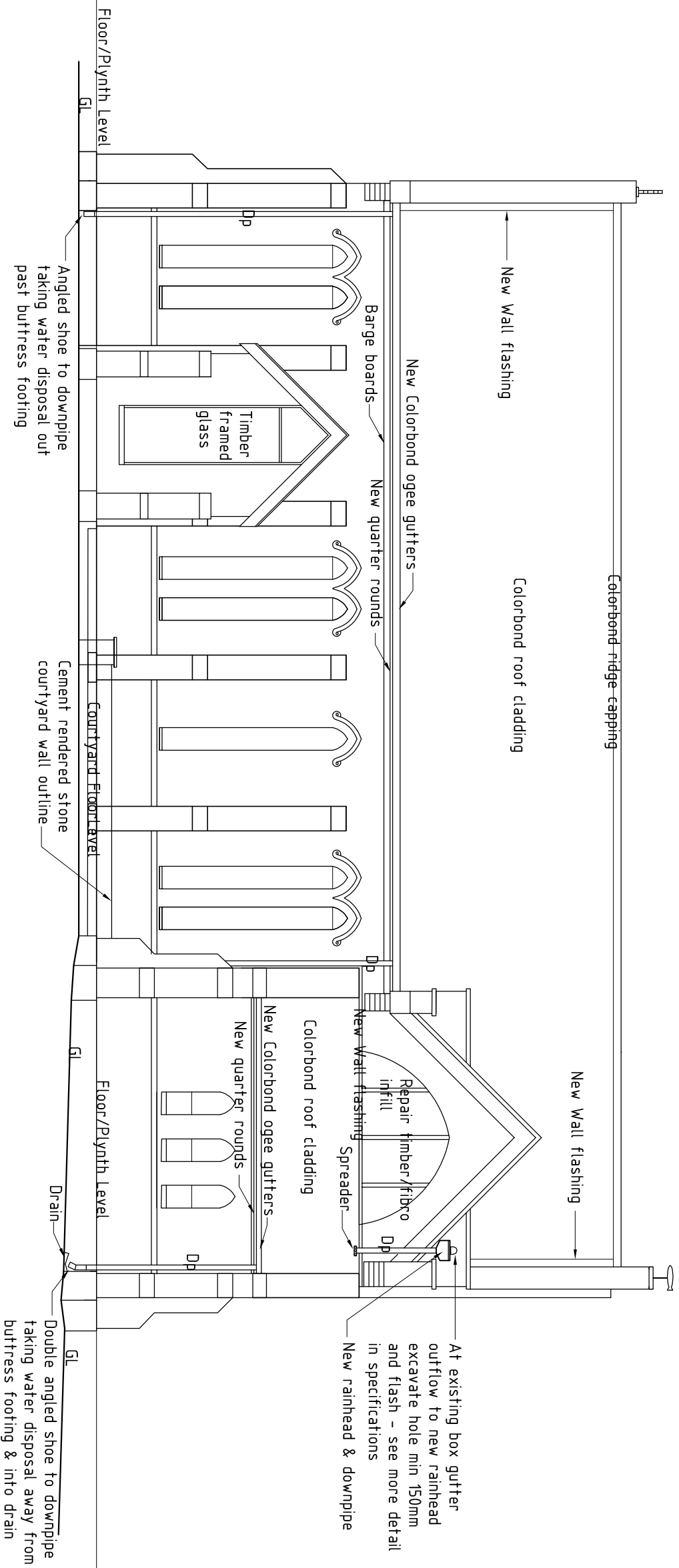
64 John Street
 Beverley WA 6304

Scale: As shown on A3
 Date: 01/08/2022
 Drawn: Eric Hancock
 Project No: 2204-1
 File Location: Architectural Work\20220801 St Mary's Beverley.dwg

Rev	Date	Comments
0	05/08/2022	REVIEW

PROPOSED ROOF PLAN - WATER EXCLUSION WORKS

DRAWING ISSUE
A09 -



PROPOSED SOUTH ELEVATION (Water exclusion works)
 SCALE 1:100

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 Email: eric@ericvhancock.com

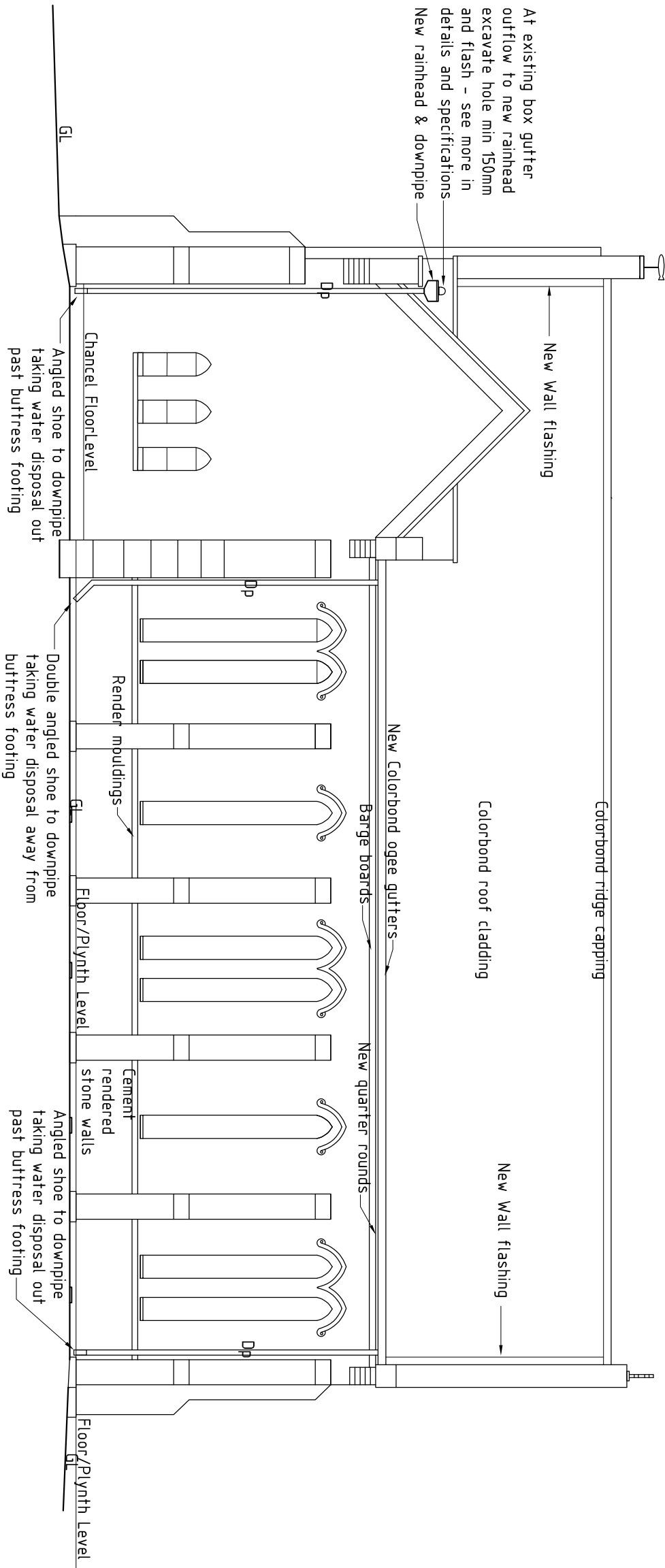
STATUS Review

NOTE:
 All dimensions to be checked on site prior to works being carried out. Notify the Principal's Representative of any discrepancies or errors. This property is an important heritage place. A cautious approach to all works is essential.

ST MARY'S ANGLICAN CHURCH BEVERLEY
 64 John Street
 Beverley WA 6304

Scale: As shown on A3
Date: 01/08/2022
Drawn: Eric Hancock
Project No: 2204-1
File Location: Architectural Work\ 20220801 St Marys Beverley.dwg

0	05/08/2022	REVIEW
Rev	Date	Comments
PROPOSED SOUTH ELEVATION - WATER EXCLUSION WORKS		
DRAWING	ISSUE	
A10	-	



PROPOSED NORTH ELEVATION (Water exclusion works)

SCALE 1:100

Eric Hancock Heritage Professional
 26 Bentwood Avenue
 Woodlands WA 6018
 ABN: 833 9620 3819
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 Email: eric@ericvhancock.com

STATUS Review

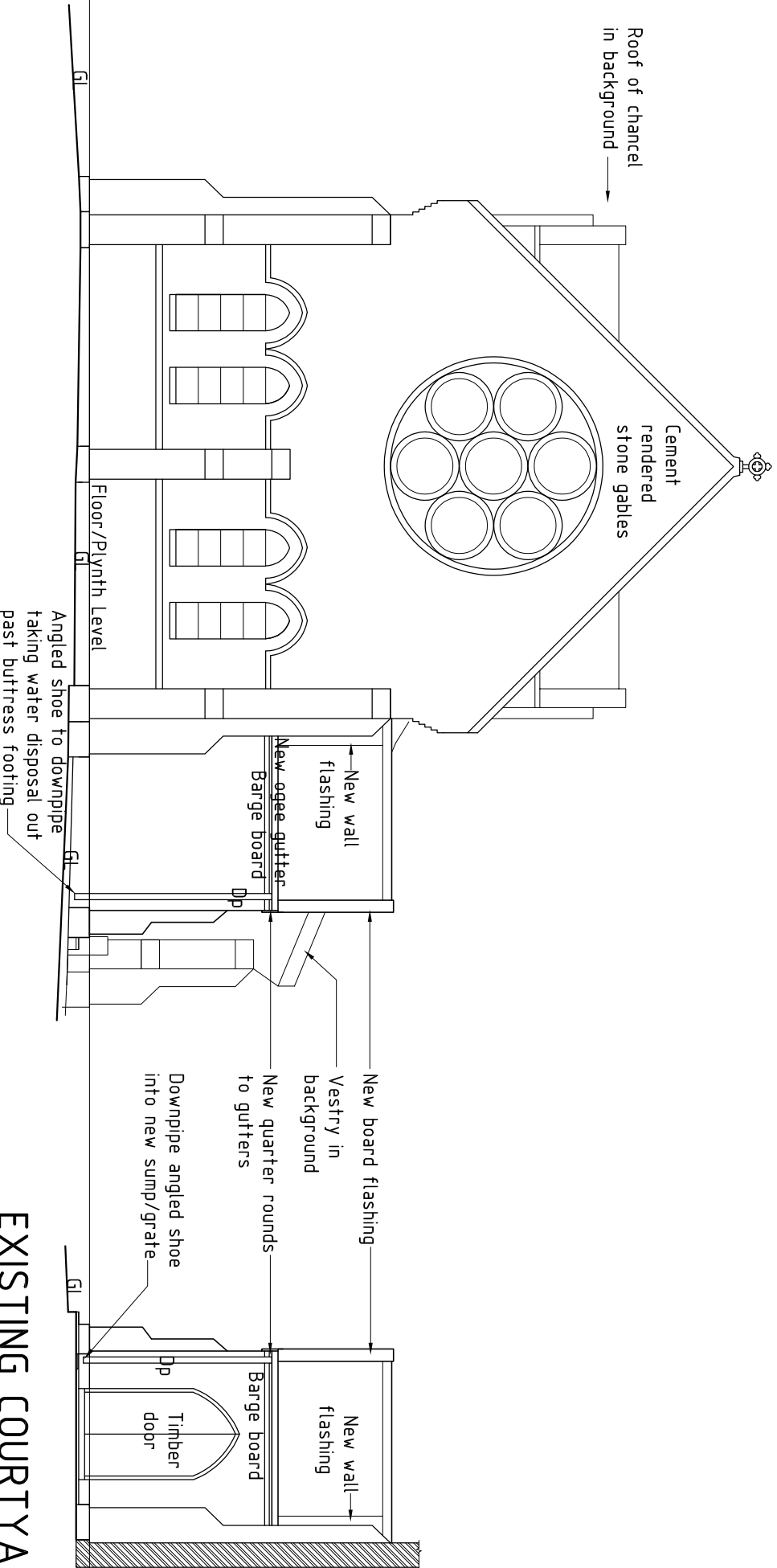
NOTE:
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ST MARY'S ANGLICAN CHURCH BEVERLEY
 64 John Street
 Beverley WA 6304

Scale: As shown on A3
 Date: 01/08/2022
 Drawn: Eric Hancock

Project No: 2204-1
 File Location: Architectural Work\ 20220801 St Marys Beverley.dwg

Rev	Date	Comments	DRAWING	ISSUE
0	05/08/2022	REVIEW	PROPOSED NORTH ELEVATION - WATER EXCLUSION WORKS	A11



EXISTING WEST ELEVATION (Water exclusion Works)

SCALE 1:100

EXISTING COURTYARD EAST ELEVATION

SCALE 1:100

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26 Bentwood Avenue
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ABN: 833 9620 3819
Phone: 0400035199
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STATUS

Review

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ST MARY'S ANGLICAN CHURCH BEVERLEY

64 John Street
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Date: 01/08/2022
Drawn: Eric Hancock

Project No: 2204-1
File Location: Architectural Work\20220801 St Marys Beverley.dwg

0 05/08/2022 REVIEW

Rev Date Comments

PROPOSED WEST ELEVATION - WATER EXCLUSION WORKS

DRAWING ISSUE
A12 -

Eric Hancock
Heritage Professional
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 eric@ericvhancock.com



Specifications for St Mary’s Anglican Church, Beverley, Water Exclusion Conservation Works

Site Location: Corner of Hunt and John Streets Beverley.

Date:

General Description:

Conservation works to the Heritage Listed building St Mary’s Anglican Church, Beverley including; roof flashings, water collection/disposal and painting.

Document Revision

Revision	Date	Comment	Author
0	07/08/22	DRAFT for Client Review	Eric Hancock

CONTRACT

Note that a set of drawings of same date forms part of the specifications.

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1. PRELIMINARIES

1.1 GENERAL

General conditions

Contract: To be advised.

Interpretation

General: The words Owner and Contract Administrator have the same meaning, respectively, as Owner and Owner's Representative, unless the context requires otherwise.

Cross reference: The clause **INTERPRETATION**, in the *General requirements* worksection, also applies.

1.2 HERITAGE SITE

The place is of heritage significance. The site is a State Registered Heritage Place and is entered in the Local Government Municipal Register. All works to the place are to be undertaken to the highest conservation standards and in accordance with the principles of Australia ICOMOS Burra Charter. Consequently it is necessary that any proposed new works are undertaken in a way that does not harm any elements of heritage significance. In the event of any doubt regarding the significance of a building element or extent of works required, consult with the Owner. No work outside the Scope of Works is to be undertaken without the prior permission of Owner (with consent from the Heritage Council of Western Australia). Failure to do so may result in legal action under the provisions of the Heritage of Western Australia Act 1990.

1.3 CONSERVATION OF HERITAGE MATERIALS

"Do as much as necessary and as little as possible". For heritage places the overriding aim is to preserve as much as of the original material as possible. Repair as much as possible. For example if only part of a building element is non-viable replace only that part. If timber is being replaced, replace with like size, species and profile. The aim of this contract is that new work should match the appearance of the original fabric.

During demolition care shall be taken to ensure that the removal of materials is carried out with as little disturbance to the retained fabric as is possible.

In cases where the new works are to match the profile or appearance of original elements that are to be removed, carefully remove these original elements for use as samples or templates for reproduction.

Generally traditional building construction methods will be used on this contract. In cases where there is a conflict between traditional and modern methods or the requirements of the relevant Australian Standard the Owner is to be notified and an instruction will be issued to cover that particular item of work. Descriptions are given in the specification to describe in general terms the traditional method and techniques used to achieve the original. It is not intended that these descriptions will provide a detailed step-by-step method of working. Tradesmen should have experience in these techniques and demonstrate the skills required to match the original.

Refer to drawings for detailed notes regarding conservation works. Where any doubt or concerns arise regarding an instruction, discuss on site before proceeding.

1.4 OCCUPATIONAL HEALTH & SAFETY

Carry out all works to comply with Occupational Health and Safety regulations, Local Government regulations as advised by the Shire of Beverley. Use licensed electricians and plumbers where these trades are required.

St Mary's Anglican Church, Beverley is a NO SMOKING area. The Contractor shall advise all workers and sub-contractors that smoking is prohibited within 20m of the building and ensure at all times that the policy is adhered to.

Due to the age of buildings lead paint is likely to be found. Do not remove layers of paint unless necessary including lead paints. Where sanding/preparation are being carried out to surfaces containing lead paint comply with Occupational Health and Safety regulations.

There may be building elements containing asbestos noted in the asbestos 'Asbestos Materials Assessment' a copy of which should be provided by the Owner. Other unrecorded elements of building construction may also contain asbestos. Where work is being carried out to elements or areas containing asbestos, or if additional asbestos is found, comply with Occupational Health and Safety regulations.

1.5 PROVISION OF EQUIPMENT AND MATERIALS

Provide all equipment necessary to complete the conservation works including scaffolding, temporary fencing and skip bins.

Provide all materials necessary to complete the conservation works

Comply with all Local Government requirements and regulations. Obtain and pay for any licences required.

1.6 STATUTORY REQUIREMENTS

Requirements of authorities

General: The Owner, before entering into the contract, has given the notices, paid the fees, and obtained the permits, approvals and other authorisations stated in the **Prior applications and approvals schedule**.

Prior applications and approvals schedule

Prior notices given and applications made	Fees paid	Permits, approvals and authorisations received
Engineer's documentation (plans or specifications) to contain a certification of compliance	To be arranged and paid by the owner	Private engineer to provide to the Owner.

Prior notices given and applications made	Fees paid	Permits, approvals and authorisations received
BA03 Design Compliance Certificate	To be arranged and paid by the owner	Private building surveyor to issue certificate upon receipt of required documentation.
Development Application	To be lodged & paid by the Owner	Application to be lodged.
BA01 Building Permit Application	To be lodged and paid by the Contractor	Builder will be given BA03 Design Compliance Certificate and Owner signed BA01 Building Permit Application for completion by the builder.
BA07 Notice of Completion Certificates	To be lodged by the Contractor	Builder must lodge within 7 days of completion.
Occupancy certificate	N/A	N/A

Authority Conditions Schedule

Authority	Document	Conditions
Shire of Beverley	Planning Approval	To be obtained
Shire of Beverley	Building Permit	To be obtained

1.7 PROTECTION OF PEOPLE AND PROPERTY

Safety

Accidents: Promptly notify the Owner of the occurrence, of the following:

Accidents involving death or personal injury.

Accidents involving loss of time.

Incidents with accident potential such as equipment failure, slides and cave-ins.

Accident reports: Submit reports of accidents.

Purpose of submission: Information only.

Protective clothing

Protective clothing: Make available protective clothing for the use of visitors.

Safety helmets: To AS/NZS 1801, Type 1.

Certification: Required.

Certification provider: An organisation accredited by the Joint Accreditation System of Australia and New Zealand (JAS-ANZ).

Weather Protection

Protect the building and contents from water or other weather damage during the works.

Protection of Property

Protect the property against unauthorised entry. Protect all adjoining surfaces, floors, glass, fixtures, fittings, furniture, objects or plants from damage due to the works. Provide covers

or other necessary protection. Protect freshly coated surfaces or freshly laid mortar until dry by use of screens, signs or other appropriate means.

1.8 THE SITE

Parking

Parking is available on site for works vehicles and equipment. The contractor is to make all necessary arrangements for any parking for delivery and unloading of materials, removal of demolition materials, erection of scaffolding and the like.

Access

St Mary's Anglican Church, Beverley will NOT be open to the public on Weekdays during the works. Generally the premises will be occupied only on Sundays during the works; however as the works are mainly external access to both external doors will be required. Upon completion of the working week the contractor is to enable temporary external access to the two external doors for public use on Sundays. In the event of the works will require closure to public through a Sunday the contractor is to provide adequate notice to the owners.

Arrange work to minimise nuisance to building contents and ensure their safety.

Protection of persons and property

Works and temporary works: Provide and maintain required hoardings, barricades, guards, fencing, shoring, signs or lighting.

Accessways, services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services. The adjoining manse residence in John Street will remain occupied and the shared driveway is not to be blocked to the occupants during the works.

Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property. The church windows are highly significant and will be inspected/photographed prior to the works -The contractor is to ensure that the windows are protected from any damage during the works.

Rectification

Accessways, services: Rectify immediately any obstruction or damage to roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site.

Property: Rectify immediately any interference or damage to property which is to remain on or adjacent to the site, including adjoining property.

1.9 CONSTRUCTION PLANT

Use of existing services

General: Existing services may be used as temporary services for the performance of the contract subject to conditions stated in the **Existing services schedule**.

Existing services schedule

Service	Conditions of use
Power is available on site	Power is available on site.
Water is available on site	Water is available on site
Toilets may be available on site	Toilets may be available by agreement between builder and owner.

Project signboards

General: Provide required builders signboards:

Locate where directed. **Do not affix to the building or any existing structures.**

Maintain in good condition for duration of the work and remove on completion.

Obtain approval from the Owner before display of advertisements or provision of other signboards.

Scaffolding

Provide any scaffolding or height access equipment necessary to complete the works.

Fire safety

Provide within the works at least two fire extinguishers for use in emergencies and instruct workers on the use of the fire extinguisher and fire safety generally. Ensure that workers of subcontractors also adhere to this requirement. **It is the contractor's responsibility to be fully informed of local fire conditions, fire bans and requirements for 'hot work'.**

1.10 BUILDING THE WORKS**Safety**

Accidents: Promptly notify the Owner of the occurrence of the following:

Accidents involving death or personal injury.

Accidents involving loss of time.

Accidental damage (including minor damage) to heritage elements and other elements of the building, plants and trees.

Incidents with accident potential such as equipment failure, slides and cave-ins.

Accident reports: Submit reports of accidents.

Purpose of submission: Information only.

Contractor's representative

General: Must be accessible, and fluent in English and technical terminology.

Subcontracting

General: Submit a complete list of proposed subcontractors and suppliers.

Program of work

Construction program: Show the following:

Sequence of work.

Critical paths of activities related to the work.

Allowance for holidays.

External dependencies including provision of access, document approvals and work by others.

Periods within which various stages or parts of the work are to be executed.

Time scale: Working days.

Updated program: Identify changes since the previous issue, and show the estimated percentage of completion for each item of work.

Site meetings

General: Hold and attend site meetings throughout the contract and arrange attendance of appropriate subcontractors and appropriate consultants.

Frequency: As arranged from time to time.

Contacts: Prior to commencement on site and at any change, submit names and telephone numbers of responsible persons who may be contacted after hours during the course of the contract.

Purpose of submission: Information only.

Security

St Mary's Anglican Church, Beverley has no security system. Liaise with the Owner or Owners Representative on site for access keys and entry/departure procedures.

Where the works require temporary removal of building fabric that would enable intruder access then temporary barriers are to be erected to prevent unauthorised entry in non-work hours.

1.11 COMPLETION OF THE WORKS

Final cleaning

General: Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Clean debris from the site, roofs, gutters, downpipes and drainage systems. Remove waste and surplus materials. Take care to protect heritage elements from cleaning action – If in doubt discuss with the heritage consultant.

Reinstatement

General: Before practical completion, clean and repair damage caused by installation or use of temporary work and restore existing facilities used during construction to original condition.

Removal of plant

General: Within 5 working days after practical completion, remove temporary works and construction plant no longer required.

1.12 PAYMENT FOR THE WORKS

Progress claims

Break-down: With each progress claim, submit a statement of amounts claimed in respect of each worksection or trade heading designated in the specification.

Purpose of submission: Review.

Payments will be made following receipt of the claim and tax invoice, satisfactory completion of the works and approval of the owners.

Method of measurement

General: In conformance with the principles of the Australian Standard Method of Measurement of Building Works (ASMM). Other civil engineering work: To AS 1181.

1.13 MISCELLANEOUS

Contractor and Owner to observe confidentiality

Publicity: Do not issue information concerning the project for publication in the media without prior written approval of the Owner. Refer to the Owner enquiries from the media or general public concerning the project.

2. GENERAL REQUIREMENTS

2.1 RESPONSIBILITIES

Performance

Structural: If required, provide structures, installations and components as follows:

Structural design actions: To AS/NZS 1170.0 series of standards.

Brickwork repairs shall be carried out in accordance with AS3700:2018.

Timber repairs shall be carried out in accordance with AS1720 and AS1684.

Design

Design by contractor: If the contractor provides design, use only appropriately qualified persons and conform to all statutory requirements.

Conflict with the documents: If it is believed that a conflict exists between statutory requirements and the documents, notify the Owner immediately and provide a recommendation to resolve the conflict.

Noise levels

General: Install systems in conformance with the **Noise level schedule** and within the limits of the contract design and documented equipment performance.

2.2 PRECEDENCE

General

Worksections and referenced documents:

The requirements of other worksections of the specification override conflicting requirements of this worksection.

The requirements of the worksections override conflicting requirements of their referenced documents.

The requirements of the referenced documents are minimum requirements.

2.3 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

All

Cross referencing styles

Within the text:

Worksection titles are indicated by *Italicised* text.

Subsection titles are indicated by **BOLD** text.

Clause titles are indicated by **Bold** text.

2.4 REFERENCED DOCUMENTS

Contractual relationships

General: Responsibilities and duties of the Owner, Contractor and Contract Administrator are not altered by requirements in the documents referenced in this specification.

Current editions

General: Use referenced documents which are the editions, with amendments, current 3 months before the closing date for tenders, except where other editions or amendments are required by statutory authorities.

2.5 INTERPRETATION

Abbreviations

General: For the purposes of this specification the following abbreviations apply:

AS: Australian Standard.

BCA: National Construction Code Series Volumes One and Two.

EMC: Electromagnetic compatibility.

MSDS: Material safety data sheets.

NATA: National Association of Testing Authorities.

NCC: National Construction Code.

NZS: New Zealand Standard.

PCA: National Construction Code Series Volume 3: Plumbing Code of Australia.

PVC: Polyvinyl Chloride.

VOC: Volatile organic compound.

Definitions

General: For the purposes of this specification, the definitions given below apply.

Attendance: Attendance, provide attendance and similar expressions mean give assistance for examination and testing.

Balcony: Being the first floor level of a verandah. For the purpose of this project in both drawings and specifications only the term verandah will be used and where necessary will be further defined as either ground floor verandah or first floor verandah.

Conserve: The process of looking after a building element to maintain a much as possible of its original values of material, profile, colour, structure, strength and aesthetic characteristics. Also to keep from change (from original), to keep from decay, to preserve and maintain.

Contractor: Contractor has the same meaning as builder and is the person or organisation bound to carry out and complete the work under the contract.

Contract Administrator: Contract Administrator has the same meaning as Owner' or superintendent' and is the person appointed by the owner' or Owner under the contract.

Default: Specified value, product or installation method which is to be provided unless otherwise documented.

Design life: The period of time for which it is assumed, in the design, that an asset will be able to perform its intended purpose with only anticipated maintenance but no major repair or replacement being necessary.

Documented: Documented, as documented and similar terms mean contained in the contract documents.

Economic life: The period of time from the acquisition of an asset to when the asset, while still physically capable of fulfilling its function and with only anticipated maintenance, ceases to be the lowest cost alternative for satisfying that function.

Electricity distributor: A person or organisation that provides electricity from an electricity distribution system and includes distributor supply authority, network operator and local network service provider.

Geotechnical site investigation: The process of evaluating the geotechnical characteristics of the site in the context of existing or proposed construction.

Give notice: Give notice, submit, advise, inform and similar expressions mean give notice (submit, advise, inform) in writing to the Contract Administrator.

High level interface: Systems transfer information in a digital format using an open system interface.

Hot-dip galvanized: Zinc coated to AS/NZS 4680 after fabrication with coating thickness and mass to AS/NZS 4680 Table 1. This applies to galvanizing after fabrication. Galvanized sheet metal and similar materials are covered by the Metals and prefinishes worksection.

IP: IP, IP code, IP rating and similar expression have the same meaning as IP Code in AS 60529.

Joints:

Construction joint: A joint with continuous reinforcement provided to suit construction sequence.

Control joint: An unreinforced joint between or within discrete elements of construction which allows for relative movement of the elements.

Contraction joint: An opening control joint with a bond breaking coating separating the joint surfaces to allow independent and controlled contraction of different parts or components, induced by shrinkage, temperature changes or other causes. It may include unbound dowels to assist vertical deflection control.

Expansion joint: A closing control joint with the joint surfaces separated by a compressible filler to allow axial movement due to thermal expansion or contraction with changes in temperature or creep. It may include unbound dowels to assist vertical deflection control.

Isolation joint: A joint between elements of a structure designed to isolate structural movement while permitting horizontal and/or vertical movement between abutting elements

Weakened plane joint: A contraction joint created by forming a groove, extending at least one quarter the depth of the section, either by using a grooving tool, by sawing, or by inserting a premoulded strip.

Structural control joint: A control joints (contraction, expansion and isolation) in structural elements when used with applied material and finishes.

Substrate joint: A joint in the substrate which includes construction joints and joints between different materials.

Sealant joint: A joint filled with a flexible synthetic compound which adheres to surfaces within the joint to prevent the passage of dust, moisture and gases.

Local government authority: A body established for the purposes of local government by or under a law applying in a state or territory.

Low level interface: Systems transfer information via terminals and voltage free contacts.

Manufacturer's recommendations: Recommendations, instructions, requirements, specifications (and similar expressions) provided in written or other form by the manufacturer and/or supplier relating to the suitability, use, installation, storage and/or handling of a product.

Metallic-coated: Steel coated with zinc or aluminium-zinc alloy as follows:

Metallic-coated steel sheet: To AS 1397. Metal thicknesses specified are base metal thicknesses.

Ferrous open sections zinc coated by an in-line process: To AS/NZS 4791.

Ferrous hollow sections zinc coated by a continuous or specialised process: To AS/NZS 4792.

Network Utility Operator: A person who undertakes the piped distribution of drinking water or natural gas for supply or is the operator of a sewerage system or a stormwater system.

This definition is based on the wording in the Plumbing Code of Australia (PCA) but expanded to include natural gas. The Network Utility Operator is also commonly known by names like the supply authority, water board etc.

Obtain: Obtain, seek and similar expressions mean obtain (seek) in writing from the Contract Administrator.

Practical completion or Defects free completion: The requirements for these stages of completion are defined in the relevant building contract for the project.

Pipe: Includes pipe and tube.

Principal or Owner: Owner has the same meaning as owner, client and proprietor and is the party to whom the contractor is legally bound to construct the works.

Professional engineer: As defined by the BCA.

Proprietary: Proprietary means identifiable by naming manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Provide: Provide and similar expressions mean supply and install and include development of the design beyond that documented.

Readily accessible: To AS/NZS 3000.

Record drawings: Record drawings has the same meaning as as-installed drawings, as-built drawings and work-as-executed drawings.

Registered testing authority:

An organisation registered by the National Association of Testing Authorities (NATA) to test in the relevant field; or

An organisation outside Australia registered by an authority recognised by NATA through a mutual recognition agreement; or

An organisation recognised as being a Registered Testing Authority under legislation at the time the test was undertaken.

Required: Means required by the documents, the local council or statutory authorities.

If required: A conditional specification term for work which may be shown in the documents or is a legislative requirement.

Samples: Includes samples, prototypes and sample panels. Samples may be prototypes or mock-ups that are full size assemblies for review of construction or for coordination of several worksections. They may be used for testing, for establishing quality levels, and to inform workers as to the detailed relationship and connections between adjacent products as the prototype is being assembled.

Subcontractor: A person or organisation, other than the principal, having a contract with the contractor for the provision of part of the works.

Statutory authority: A public sector entity created by a specific law of the Commonwealth State of Territory.

Supply: Supply, furnish and similar expressions mean supply only.

Tests:

Pre-completion tests: Tests carried out before completion tests.

Type tests: Tests carried out on an item identical with a production item, before delivery to the site.

Production tests: Tests carried out on a purchased item, before delivery to the site.

Progressive tests: Tests carried out during installation to demonstrate performance in according with this specification.

Site tests: Tests carried out on the site.

Completion tests: Tests carried out on completed installations or systems and fully resolved before the date for, to demonstrate that the installation or system, including components, controls and equipment, operates correctly, safely and efficiently, and meets performance and other requirements. The Contract Administrator may direct that completion tests be carried out after the date for practical completion.

Tolerance: The permitted difference between the upper limit and the lower limit of dimension, value or quantity. Tolerance is an absolute value without a positive or a negative sign. It is commonly expressed by \pm permitted deviation so that the value of the tolerance is implicit.

Verification: Provision of evidence or proof that a performance requirement has been met or a default exists.

2.6 CONTRACT DOCUMENTS

Services diagrammatic layouts

General: Layouts of service lines, plant and equipment shown on the drawings are diagrammatic only, except where figured dimensions are provided or calculable.

Before commencing work:

Obtain measurements and other necessary information.

Coordinate the design and installation in conjunction with all trades.

Levels

General: Spot levels take precedence over contour lines and ground profile lines.

Drawings and manuals for existing services

Warranty: No warranty is given as to the completeness or accuracy of drawings and/or manuals of existing services. The builder must check the locations of existing services prior to commencement of any works.

2.7 INSPECTION

Notice

Concealment: If notice of inspection is required in respect of parts of the works that are to be concealed, advise when the inspection can be made before concealment.

Tests: Give notice of the time and place of documented tests.

Minimum notice for inspections to be made and for witnessing of tests

Attendance

General: Provide attendance for documented inspections and tests.

2.8 SUBMISSIONS

General

Submit to: Owner.

Default timing: Make submissions at least 5 working days before ordering products for, or starting installation of, the respective portion of the works

Program: Allow in the construction program for at least the following times for response to submissions: Samples - 5 days

Manufacturers' or suppliers' recommendations: Refer to manufacturers' or suppliers' recommendations prior to use of a material.

Product data: Refer to manufacturers' or suppliers' material data and safety sheets prior to use of a material.

Proposed products schedules: If major products are not specified as proprietary items, submit a schedule of those proposed for use within 3 weeks prior to site possession.

Identification

General: Identify the project, contractor, subcontractor or supplier, manufacturer, applicable product, model number and options, as appropriate and include pertinent contract document references. Include service connection requirements and product certification.

Non-compliance: Identify proposals for non-compliance with project requirements, and characteristics which may be detrimental to successful performance of the completed work.

Errors

General: If a submission contains errors, make a new or amended submission as appropriate, indicating changes made since the previous submission.

Submissions - electronic copies

File format: PDF

Submissions - hard copy

Standard contract drawing size: A3

Authorities

Authorities' approvals: Submit documents showing approval by the authorities whose requirements apply to the work.

Correspondence: Submit copies of correspondence and notes of meetings with authorities whose requirements apply to the work.

Shop drawings

General: If required, submit dimensioned drawings showing details of the fabrication and installation of services and equipment, including relationship to building structure and other services, cable type and size, and marking details.

Diagrammatic layouts: Coordinate work shown diagrammatically in the contract documents, and submit dimensioned set-out drawings.

Submission Electronic.

Checking: Ensure that the drawings have been checked before submission.

Building penetrations

General: If it is proposed to penetrate or fix to the following, submit details of the methods proposed to maintain the required structural, fire and other properties:

Structural building elements including external walls, fire walls, fire doors and access panels, other tested and rated assemblies or elements, floor slabs and beams.

Membrane elements including damp-proof courses, waterproofing membranes and roof coverings. If penetrating membranes, provide a waterproof seal between the membrane and the penetrating component.

Inspection and testing

General: Submit an inspection and testing plan which is consistent with the construction program. Include particulars of test stages and procedures. (On completion test roof & gutters for leaks).

Test reports: Submit written reports on nominated tests.

Materials and components

Product certification: If products must conform to product certification schemes, submit evidence of conformance.

Product data: For proprietary equipment, submit the manufacturer's product data as follows:

- Technical specifications and drawings.
- Type-test reports.
- Performance and rating tables.
- Recommendations for installation and maintenance.

Substitutions

Identified proprietary items: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item.

Alternatives: If alternatives to the documented products, methods or systems are proposed, submit sufficient information to permit evaluation of the proposed alternatives, including the following:

- Evidence that the performance is equal to or greater than that specified.
- Evidence of conformity to a cited standard.
- Samples.
- Essential technical information, in English.
- Reasons for the proposed substitutions.
- Statement of the extent of revisions to the contract documents.
- Statement of the extent of revisions to the construction program.
- Statement of cost implications including costs outside the contract.
- Statement of consequent alterations to other parts of the works.

Availability: If the documented products or systems are unavailable within the time constraints of the construction program, submit evidence.

Criteria: If the substitution is for any reason other than unavailability, submit evidence that the substitution:

- Is of net enhanced value to the Owner.
- Is consistent with the contract documents and is as effective as the identified item, detail or method.

Samples

Submission: Submit nominated samples.

Retention of samples: Keep endorsed samples in good condition on site, until the date of practical completion.

2.9 DESIGN**General**

Design by contractor: If the contractor provides design, use only appropriately qualified persons and comply with all statutory requirements.

Conflict with the documents: If it is believed that a conflict exists between statutory requirements and the documents, notify the contract administrator immediately and provide a recommendation to resolve the conflict.

2.10 PRODUCTS

Manufacturers' or suppliers' recommendations

General: Provide and select, if no selection is given, transport, deliver, store, handle, protect, finish, adjust and prepare for use the manufactured items in conformance with the current written recommendations and instructions of the manufacturer or supplier.

Proprietary items/systems/assemblies: Assemble, install or fix to substrate in conformance with the current written recommendations and instructions of the manufacturer or supplier.

Project modifications: Advise of activities that supplement, or are contrary to, manufacturers' or suppliers' written recommendations and instructions.

Sealed containers

General: If materials or products are supplied by the manufacturer in closed or sealed containers or packages, bring the materials or products to point of use in the original containers or packages.

Prohibited materials

Do not provide the following:

- Materials listed in the Safe Work Australia Hazardous Substances Information System (HSIS).

- Materials that use chlorofluorocarbon (CFC) or hydro chlorofluorocarbon (HCFC) in the manufacturing process.

Tests

Attendance General: Provide attendance on tests where nominated in worksections.

Testing authorities

General: Except for site tests, have tests carried out by a Registered testing authority and submit test reports.

Reports: Submit copies of test reports, including certificates for type tests, showing the observations and results of tests and conformance or non-conformance with requirements.

Site tests: Use instruments calibrated by authorities accredited by a Registered testing authority.

2.11 MATERIALS AND COMPONENTS

Consistency

General: For each material or product use the same manufacturer or source and provide consistent type, size, quality and appearance.

Corrosion resistance

General: Conform to the following atmospheric corrosivity category as defined in AS/NZS 2312.

Steel components built-in to external masonry: Shall comply with AS3700:2018 for marine exposure environment and have stainless steel with a minimum durability class of R4.

Galvanizing

Severe conditions: Galvanize mild steel components (including fasteners) to AS 1214 or AS/NZS 4680 as appropriate, if:

Exposed to weather.

Exposed to or in air spaces behind the external leaf of masonry walls.

In contact with chemically treated timber, other than copper chrome arsenate (CCA).

2.12 EXECUTION

2.12.1 OFF-SITE DISPOSAL

Removal of material

General: Dispose of building waste material off site to the requirements of the relevant authorities.

2.12.2 WALL CHASING

Holes and chases

General: This is a heritage listed building and wall casing will only be considered if there is no alternative. If holes and chases are required in masonry walls, provide proposals to demonstrate that the structural integrity of the wall is maintained. Do not chase walls nominated as fire rated or acoustic. Parallel chases or recesses on opposite faces of a wall: Not closer than 600 mm to each other.

Discuss with Owners representative all chasings proposed as heritage significant fabric should have minimal disruption.

Fixings on face brickwork: Where agreed to surface mount fixings on face brick wall drill into mortar only, not bricks.

2.12.3 FIXING

General

Suitability: If equipment and services are not suitable for fixing to non-structural building elements, fix directly to structure and trim around penetrations in non-structural elements.

Fasteners

General: Use proprietary fasteners capable of transmitting the loads imposed, and sufficient for the rigidity of the assembly. Use only compatible materials (to prevent galvanic corrosion).

2.12.4 WARRANTIES

General

General: If a warranty is documented or if a manufacturer's standard warranty extends beyond the end of the defects liability period, name the Owner as warrantee. Register with manufacturers as necessary. Retain copies delivered with components and equipment.

Commencement: Commence warranty periods at practical completion or at acceptance of installation, if acceptance is not concurrent with practical completion.

Approval of installer: If installation is not by manufacturer, and product warranty is conditional on the manufacturer's approval of the installer, submit the manufacturer's written approval of the installing firm.

2.12.5 POST-CONSTRUCTION MANDATORY INSPECTIONS AND MAINTENANCE

General

General: For the duration of the defects liability period, provide inspections and maintenance of safety measures required by the following:

The Building Code of Australia.

Records: Provide mandatory records.

Certification: Certify that mandatory inspections and maintenance have been carried out and that the respective items comply with statutory requirements. Submit certification.

Annual inspection: Provide an annual inspection and maintenance immediately prior to the end of the defects liability period.

2.12.6 CLEANING

Final cleaning

General: Before practical completion, clean work areas throughout, including all exterior and interior surfaces and gutters.

Labels: Remove all labels not required for maintenance.

3. ADHESIVES, SEALANTS AND FASTENERS

3.1 GENERAL

3.1.1 RESPONSIBILITIES

General

Requirement: Provide adhesives, sealants and fasteners, as documented.

Performance

Requirements: Conform to the following:

Fitness for purpose: Capable of transmitting imposed loads, sufficient to maintain the rigidity of the assembly, or integrity of the joint.

Finished surface: That will not cause discolouration.

Compatibility: Compatible with the products to which they are applied.

Sealant replacement: Capable of safe removal without compromising the application of the replacement sealant for future refurbishment.

Movement: If an adhered or sealed joint is subject to movement, select a system certified to accommodate the projected movement under the conditions of service.

Fasteners: Suitable for the particular use, capable of transmitting imposed loads and maintaining the rigidity of the assembly.

3.1.2 PRECEDENCE

General

Order of precedence:

The requirements of other worksections of the specification override conflicting requirements of this worksection.

The requirements of worksections override conflicting requirements of their referenced documents. The requirements of the referenced documents are minimum requirements.

3.1.3 CROSS REFERENCES

General

Requirement: Conform to the following:

All

3.1.4 SUBMISSIONS

Products and materials

Sealants: Submit technical data sheets.

Samples

Visible joint sealants: Submit colour samples.

Tests

Compatibility testing: Submit adhesion and compatibility testing data demonstrating that adhesive, sealant or fastener is compatible with materials to be fixed and is suitable for the project conditions.

Warranties

Manufacturer's warranty: Submit the manufacturer's published product warranties.

3.1.5 INSPECTION

Notice

Inspection: Give notice so that inspection may be made of prepared joints and penetrations for each sealant application included in the Installed sealant tests schedule.

3.2 PRODUCTS

3.2.1 ADHESIVES

Standards

Gypsum plaster adhesive: To AS 2753.

High strength adhesive tape

General description: A foam of cross linked polyethylene or closed cell acrylic coated both sides with a high performance acrylic adhesive system, encased in release liners of paper or polyester.

Product classification: Select tape to suit substrate as follows:

Firm high strength foam tapes: For high energy surfaces including most bare metals such as stainless steel and aluminium.

Conformable high strength foam: For the following:

Medium energy surfaces including many plastics and paints, and bare metals.

Lower energy surfaces including many plastics, most paints and powder coatings, and bare metals.

Thickness: Select the tape to make sure a mismatch between surfaces does not exceed half the tape thickness under the applied lamination pressure.

3.2.2 SEALANTS

Standards

General: To ISO 11600.

External masonry joints

General: Provide sealant and bond breaking materials which are non-staining to masonry. Do not use bituminous materials with absorbent masonry units.

Bond breaking backing:

Bond breaking materials: Non-adhesive to sealant, or faced with a non-adhering material

Foamed materials: Closed-cell or impregnated, not water-absorbing.

Fire-resisting control joints

General: Provide sealant materials that maintain the nominated fire-resistance level (FRL).

Fire-stopping: To AS 4072.1

Lightweight building element joints

Joints subject to rapid changes of movement: Provide sealants that accommodate the movement of the contact materials.

Floor control joints

General: Provide trafficable sealants.

Bond breaking backing:

Bond breaking materials: Non-adhesive to sealant, or faced with a non-adhering material

Foamed materials: Closed-cell or impregnated, not water-absorbing.

3.2.3 FASTENERS**General**

Masonry anchors: Proprietary expansion or bonded type anchors conforming to SELECTIONS, ANCHORS.

Plain washers: To AS 1237.1.

Provide washers to the heads and nuts of bolts, and the nuts of coach bolts.

Plugs: Proprietary purpose-made plastic.

Stainless steel fasteners: To ASTM A240/A240M.

Steel nails: To AS 2334.

Length: At least 2.5 times the thickness of the member being secured, and at least 4 times the thickness if the member IS plywood or building board less than 10 mm thick.

Unified hexagon bolts, screws and nuts: To AS/NZS 2465.

Fasteners in CCA treated timber: Epoxy coated or stainless steel.

Bolts

Coach bolts: To AS/NZS 1390. Hexagon bolts Grades A and B: To AS 1110.1.

Corrosion resistance

Atmospheric corrosivity category: To 0171 General, requirements.

Steel products: Conform to the Corrosion resistance table or provide proprietary products with metallic and/or organic coatings of equivalent corrosion-resistance.

Corrosion resistance table

Atmospheric corrosivity category to AS 4312	Threaded fasteners and anchors		Powder actuated fasteners
	Material	Minimum local metallic coating thickness (um)	Material
Cl and C2	Electroplated zinc or Hot-dip galvanized	30	Stainless steel 316
C3	Hot-dip galvanized	50	Stainless steel 316
C4 and T	Stainless steel 316	-	Stainless steel 316

Finishes**Electroplating:**

Metric thread: To AS 1897.

Imperial thread: To AS 4397.

Galvanizing:

Threaded fasteners: To AS/NZS 1214.

Other fasteners: To AS/NZS 4680.

Mild steel fasteners: Galvanize if:

Embedded In masonry.

In external timbers.

In contact with chemically treated timber other than CCA treated timber.

Epoxy coated: CCA treated timber.

Nuts

Hexagon chamfered thin nuts Grades A and B: To AS 11124

Hexagon nuts Grade C: To AS 1112.3.

Hexagon nuts Style 1 Grades A and B: To AS 1112.1.

Hexagon nuts Style 2 Grades A and B: To AS 1112.2.

Screws

Coach screws: To AS/NZS 1393.

Hexagon screws Grades A and B: To AS 1110.2.

Hexagon socket screws: To AS 1420.

Self-drilling screws: To AS 3566.1.

Self-tapping screws.

Crossed recessed countersunk (flat-common head style): To AS/NZS 4407.

Crossed recessed pan: To AS/NZS 4406.

Crossed recessed raised countersunk (oval): To AS/NZS 4408.

Hexagon: To AS/NZS 4402.

Hexagon flange: To AS/NZS 4410.

Hexagon washer: To AS/NZS 4409.

Slotted countersunk (flat-common head style): To AS/NZS 4404.

Slotted pan: To AS/NZS 4403.

Slotted raised countersunk (oval-common head style): To AS/NZS 4405.

Blind rivets

Description: Expanding end type with snap mandrel.

Type: Closed end for external application, open end for internal application.

End material:

Aluminium base alloy for metallic-coated or prepainted steel.

Stainless steel for stainless steel sheet.

Copper for copper sheet.

Size:

For sheet metal to sheet metal: 3 mm.

For sheet metal to supports, brackets and rolled steel angles: 4.8 mm.

3.3 EXECUTION**3.3.1 ADHESIVES****General**

Requirement: Install to the manufacture's recommendations.

Preparation

Substrates: Conform to the following:

Remove any deposit or finish which may impair adhesion.

If framed or discontinuous, provide support members in full lengths without splicing.

If solid or continuous, remove excessive projections.

If previously painted, remove cracked or flaking paint and lightly sand the surface.

Contact adhesive

Precautions: Do not use contact adhesive if:

- A substrate is polystyrene foam.
- A PVC substrate may allow plasticiser migration.
- The adhesive solvent can discolour the finished surface.
- Dispersal of the adhesive solvent is Impaired.

Two-way method: Immediately after application, press firmly to transfer adhesive and then pull both surfaces apart. Allow to tack off and then reposition and press firmly together. Tap areas in contact With a hammer and padded block.

One-way method: Immediately after application, bring substrates together and maintain maximum surface contact for 24 hours by clamps, nails or screws as appropriate. If highly stressed, employ permanent mechanical fasteners.

High strength adhesive tape

Preparation:

Non-porous surfaces: Clean with surface cleaning solvents such as isopropyl alcohol/water, wash down and allow to dry.

Porous surfaces: Prime the surface with a contact adhesive compatible with the tape adhesive system.

Application to copper, brass, plasticised vinyl and hydrophilic surfaces such as glass and ceramics in a high humidity environment: Conform to manufacturer's recommendations.

Applied lamination pressure: Make sure the tape experiences 100 kPa.

Application temperature: Generally above IOCC and to the manufacturer's recommendations.

Completion: Do not apply loads to the assembly for 72 hours at 21'C.

3.3.2 JOINT SEALING**General**

Requirement: Install to the manufacture's recommendations.

Joint preparation

Cleaning: Cut flush joint surface protrusions and rectify if required. Mechanically clean joint surfaces free of any deposit or finish which may impair adhesion of the sealant.

Immediately before sealant application, remove loose particles from the joint, using oil-free compressed air.

Bond breaking: Install bond breaking backing material.

Taping: Protect the surface on each side of the joint using 50 mm wide masking tape or equivalent means. On completion of sealant application, remove the tape and remove any stains or marks from adjacent surfaces.

Primer: Apply the recommended primer to the surfaces in contact with sealant materials.

Sealant joint proportions

General weatherproofing joints (width: depth):

1:1 for joint widths less than 12 mm.

2:1 for joint widths greater than 12 mm.

Sealant application

General: Apply the sealant to dry joint surfaces using a pneumatic applicator gun. Make sure the sealant completely fills the joint to the required depth, provides good contact with the full depth of the sides of the joint and traps no air in the joint. Do not apply the sealant outside the recommended working time for the material or the primer.

Weather conditions

Two pack polyurethanes: Do not apply the sealant ambient conditions are outside the following:

Temperature: Less than 5°C or greater than 40°C.

Humidity: To the manufacturer's recommendations.

Joint finish

General: Force the sealant into the joint and finish with a smooth, slightly concave surface using a tool designed for the purpose

Excess sealant: Remove from adjoining surfaces using cleaning material nominated by the sealant manufacturer.

Protection

General: Protect the joint from inclement weather during the setting or curing period of the material

Rectification

General: Cut out and remove damaged portion of joint sealant and reinstall so repaired area is indistinguishable from undamaged portion.

3.3.3 TESTING

Installed sealant tests

Sampling: For each sealant test, take 3 samples of installed and cured sealant, each at least 50 mm long, from completed joints.

Reinstatement: Repair-as-new the joints from which the samples were taken.

Installed sealant tests schedule

Item to be tested	Property to be tested	Applicable standard

3.3.4 FASTENERS

General

Requirement: Install to the manufacture's recommendations.

Fastening to wood and steel

Timber substrates: To AS 1720.1 Section 4.

Self-drilling screws: To AS 3566.1 for timber and steel substrates.

Masonry anchors

Installation: To the manufacturer's recommendations.

4. DEMOLITION

4.1 GENERAL

Responsibilities

Demolition required includes the following:

Refer to the drawing plans for location of building elements. Perform work described here and shown on drawings including but not limited to:

- a) Remove all existing roof flashings, downpipes and gutters of the church.
- b) Remove the existing gutter scotias and gutter support brackets.
- c) Remove other timbers as described in worksection *Light timber Framing*.

General

Demolition: To AS 2601.

4.2 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

Preliminaries

General Requirements

Adhesives, Sealants & Fasteners

Gutters and Downpipes

4.3 INTERPRETATION

Definitions

For the purposes of this worksection, the following definitions apply:

Demolition: The complete or partial dismantling of a building or structure, by pre-planned and controlled methods or procedures.

Dismantle: The reduction of an item to its components in a manner to allow re-assembly.

Recover: The disconnection and removal of an item in a manner to allow re-installation.

4.4 DEMOLISHED MATERIALS

Demolished material classes

Retain for reuse as necessary: Comply with the **Demolished material table**. Recover without damage items identified for re-use in the works schedule.

Demolished material table

Recovered items	Requirement
Nil	None

Recovered items	Requirement
Nil	None

4.5 EXECUTION

Disposal

General: Remove all other demolished materials from site and dispose of. Provide a copy of tip receipts for asbestos disposal to the Owner (if asbestos found).

4.6 SUPPORT

Temporary support

General: If temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

4.7 PROTECTION

Encroachment

General: Prevent the encroachment of demolished materials onto adjoining property, including public places.

Weather protection

General: If walls or roofs are opened for alterations and additions provide temporary covers to prevent water penetration. Provide covers to protect existing plant and equipment and materials intended for re-use.

Dust protection

General: Provide dust-proof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.

Security

General: If a wall or roof is opened for alterations and additions, provide security against unauthorised entry to the building.

Exposed surfaces

General: Where necessary protect and weatherproof the surfaces of adjacent structures exposed by demolition.

4.8 HAZARDOUS MATERIALS

General

General: Hazardous materials may be found in old buildings.

Hazardous materials

If found perform asbestos removal in accordance with; National Code Practice for the Safe removal of Asbestos 2005. Visit www.ascc.gov.au Relevant State government department or State statutory authority which has jurisdiction over the work.

Submit as and when required all of the reports and submissions required by the statutory authorities.

Submit the data required in the National Code of Practice.

Provide notices to statutory authority which needs data relating to asbestos removal. Pay fees due to any statutory authority which require by law fees to be paid.

Removal: To AS 2601 Clause 1.6.2.

Protect all items which may be damaged during the preparation for and action of asbestos removal. Be responsible for damage resulting from asbestos removal actions.

Advise Owners representative in advance of proposed removal methods.

4.9 COMPLETION**Notice of completion**

General: Give at least 3 working days' notice of completion of demolition so that adjacent structures may be inspected following completion of demolition.

Making good: Make good any damage arising out of demolition work.

5. LIGHT TIMBER FRAMING

5.1 GENERAL

Responsibilities

Timber work required includes the following:

Perform work described here and shown on drawings including but not limited to:

- a) Replace/install quarter rounds to all gutters.
- b) Replace fascia and board soffit to southern wall of vestry.
- c) Replace as necessary timber and cladding infill to the upper southern chancel gable - external above vestry and make watertight.
- d) Replace fascia and timber board cover to apex of the church porch.
- e) Where necessary replace/install support substrate to box gutters.

5.2 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

Preliminaries

General Requirements

Adhesives, sealants and fasteners

Demolition

Painting

5.3 STANDARDS

General

Framing: To AS 1684.2, AS 1684.3 or AS 1684.4, as appropriate.

Design: To AS 1720.1.

5.4 INTERPRETATION

Definitions

General: For the purposes of this worksection the definitions given below apply.

Plywood: To AS/NZS 4491.

'Standard trade common names': To AS/NZS 1148.

Groups of timbers: Terms employed for that purpose in relevant Australian standards.

5.5 PRODUCTS

Timber

Durability

General: Provide timbers having natural durability appropriate to the conditions of use, or preservative-treated timber of equivalent durability.

All timber material being replaced is to match original in species, composition, size, material profile and colour unless otherwise specified. Seasoned jarrah (min strength F14) is to be used throughout project unless otherwise noted on the engineering drawings. F7 (softwood or hardwood) has been nominated for chimney earthquake retrofit works.

Natural durability class of heartwood: To AS 5604.

Minimum requirements:

Class 1: Timbers in contact with ground.

Class 2: Timbers above ground, not in continuous contact with moisture, well ventilated, protected from moisture but exposed to the weather.

Class 3: Timbers above ground, not in continuous contact with moisture, well ventilated, protected with a finish, and well maintained.

Class 4: Timbers fully protected from moisture, indoors, above ground, and well ventilated.

Lyctus susceptible timbers

General: Do not provide timbers containing Lyctus susceptible sapwood.

Preservative treatment

Glued laminated timber products: To AS/NZS 1604.5.

Hazard classification: To Table A1.

Laminated veneer lumber (LVL): To AS/NZS 1604.4.

Hazard classification. To Table A1.

Plywood: To AS/NZS 1604.3.

Hazard classification: To Table A1.

Reconstituted wood-based products: To AS/NZS 1604.2.

Hazard classification: To Table A1.

Sawn and round timber: To AS 1604.1.

Hazard classification: To Table D1.

Moisture content

Tolerance: Make milled and dressed products from timbers seasoned as follows:

To within 3% of the equilibrium moisture content appropriate to the timber and its intended conditions of use.

To 10 – 15% moisture content.

With no more than 3% difference between any 2 pieces in any one group.

Test: To AS/NZS 1080.1.

Protection: Protect timber and timber products stored on site from moisture and weather. For milled, prefinished, prefabricated and similar elements which are protected

in the final structure, provide temporary weather protection until the permanent covering is in place.

Finished sizes

General: Provide milled timbers with actual dimensions which are at least the stated dimensions, except for dimensions qualified by a term such as 'nominal' or 'out of' to which industry standards for finished sizes apply.

Unseasoned timber

General: If unseasoned timber is used, or if variations in moisture are likely, allow for shrinkage, swelling and differential movement. Do NOT use unseasoned timber for verandah posts, beams, fascia or balusters.

Surface finish

Hardwood: To AS 2796.1 Table B1.

Softwood: To AS 4785.1 Table B1.

Steel Bracketry

Unless noted on the engineering drawings, all fabricated steel brackets, including steel stumps to be:

- Min grade 250 MPa mild steel
- Hot dipped galvanised to min 600 g/sqm
- In-ground steel to have addition coating of Crommelin's Elastoseal HD to 1000 microns.

5.6 COMPONENTS

Fasteners

Standard: To AS 4597. Use screws in predrilled holes to secure the battens to old existing rafters.

Installation: Do not split or otherwise damage the timber.

Use galvanised or other non-corrosive fixings in locations subject to weathering.

5.7 EXECUTION

Workmanship

Painting - Edges: Chamfer edges of work to receive paint or similar coatings.

Tightening

General: Tighten bolts, screws and other fixings so that joints and anchorages are secure at the date of practical completion.

6. GUTTERS AND DOWNPIPES (AND ROOFWORKS)

6.1 GENERAL

Responsibilities

Perform rainwater collection work and roof water disposal work described here and shown on drawings but not limited to:

- a) Provide new downpipes, rainwater heads and gutters as described in the drawings. The whole of the building requires replacement of gutters and downpipes. Reuse or install additional downpipe straps as necessary/required - straps should be fixed into mortar joints and not brickwork or stonework. Each downpipe must have a shoe and be directed as described in the drawings and **must not be plumbed directly into** the in-ground rainwater disposal system.
- b) Provide gutter straps to all gutters at centres of no more than 600mm.
- c) Install one new grate/sump as shown in the drawings and connect to the existing in-ground pipes.
- d) Replace all roof flashings, valley flashings and box gutters.
- e) During the works temporarily remove the end two cladding sheets (two each on north and south side) at the western gable to enable inspection of the roof substrate structure by the nominated engineer. Provide 7 days notice of date to the owner to enable the engineer to be available at the appropriate time. Provide the engineer with safe access the roof structure to enable the inspection.

General: Provide a rainwater disposal system and associated work which satisfies performance requirements.

6.2 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

Preliminaries

General Requirements

Adhesives, sealants and fasteners

Demolition

Painting

6.3 MATERIAL COMPANY CONTACTS

For high back ogee gutters, downpipes and rainheads) technical contacts:

- Revolution Roofing Website: www.revolutionroofing.com.au T:92179011

- Carter Roofing contacts - Website: nigel@carterroofing.com.au T:94081984

6.4 PRODUCTS

Fasteners: Use fasteners for longevity and that are compatible with adjoining materials. Nails should not be driven into old and brittle timber (pre-drill holes). Stainless steel screws or hot dipped galvanised screws should be used in concealed positions and where fixing to existing old timber. Also use for fixing of quarter rounds to fascias.

Seek approval: Provide samples and discuss with the heritage professional the fixing for every external fixing of downpipe brackets.

6.5 ROOF PLUMBING

General

Standard: To AS/NZS 3500.3.

General: Provide the flashings, gutters, outlets and downpipes necessary to make the verandah roofs watertight and to collect rainwater.

Materials

Metal rainwater goods: To AS/NZS 2179.1.

Gutter Metal: 0.60 bmt steel and a coating to match existing colour scheme of church.

Gutter Profile: Ogee gutters are required with a high back (at least 10mm higher than front so that overflow spills away). Provide a gutter size similar to capacity of existing gutters.

Gutter supports

Gutter strap supports are required at no less than 600mm spacings. Advise Principal if additional supports are required.

Gutter Installation

Falls: Provide an adequate and continual fall to gutter so that water does not sit in the gutter.

Rainheads

Material: 0.60 bmt steel and a coating to match roof gutters.

Profile: Colonial style - but will need to fit rectangular downpipes.

Size: Revolution make a colonial style rainhead of 300mm long, by 150mm wide, by 200mm high which would be a suitable size.



The water outlet holes through the parapets into the rainheads will require enlarging and flashing. For filling around the flashing and finishing detail **DO NOT USE CEMENT** - Use a lime/sand mortar as below:

Materials

Sand: Sand is to be washed clean (less than 5% clay content) and sharp. The sand mix is to be evenly graded with particle sizes typically ranging between 1.18mm and 0.30mm with no sand particles greater than 3.5mm and with no greater than 35% voids.

White Sand: Washed white sand.

Lime materials

Lime putty: Use lime putty or Natural Hydraulic Lime (NHL 2.0).

Lime putty ordering lead time: Note lime putty is not always available at short notice – allow adequate time for ordering.

Lime mortar mix

For Lime putty ratio is 1 lime:2 sand. For NHL proportions as described on the product data information sheet.

Do not add excessive water to mortar mix: If the lime mortar mix is too dry and lacks workability then first check that the sand material is correct (more voids to fill or smaller or rounded sand grains to coat requires more lime) and secondly ensure the mortar has been mixed for an adequate time (will become more workable with more mixing). **Do not add cement or any other additives to lime/sand mix.**

Downpipes

Material: 0.60 bmt steel and a coating to match existing roof gutters. Downpipes then to be painted to match existing colour scheme.

Profile: Rectangular to match existing.

Size: 100mm by 50mm diameter.

Shoes: All downpipes to have an angled shoe at the base to direct water away from the wall and buttress base and for one into a grate/sump.

Straps: A minimum of three straps per downpipe are required. **Do not drill into bricks**, only fix into mortar joints. A traditional roofing clout into a wall plug is the preferred fixing however another fixing may be necessary – discuss selection with the owners.

Rainwater disposal

Systems: Direct the shoe of each downpipe and ensure that it is set in the correct position for maximum flow away from the building.

6.6 EXECUTION

Installation

Protection: Keep the roofing and rainwater system free of debris and loose material during construction, and leave them clean and unobstructed on completion. Repair damage to the roofing and rainwater system.

Thermal movement

Requirement: Provide for thermal movement in the roof installation and the structure, including movement in joints and fastenings.

Metal separation

Requirement: Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either of the following methods:

Applying an anti-corrosion, low moisture transmission coating to contact surfaces.

Inserting a separation layer.

Tolerances

Requirement: To AS 1562.1 clause 4.2.

Rainhead instalation

The outflow from box gutters behind the north and south chancel gables/parapets is inadequate. A larger fully flashed hole through the parapet is required - see drawing detail.

6.7 COMPLETION

Warranties

Roofing materials: Submit the manufacturer's published product warranties.

Cleaning

Leave gutters and flashings clean of all debris.

7. DRAINAGE AND IN-GROUND WORKS

7.1 GENERAL

Responsibilities

Drainage and in-ground work includes the following:

- a) Install one sumps/grate in location shown on the drawings and connect to the existing in-ground pipes.

7.2 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

Preliminaries

General Requirements

Adhesives, sealants and fasteners

Gutters and Downpipes

7.3 STANDARDS

General

Storm water: To Australian Standards as appropriate.

7.4 INSPECTION

Notice: Inspection: Give notice to authorities if required so that inspection may be made of the below ground installations before covered up or concealed.

7.5 COMPLETION

Making good: Make good any damage arising out of demolition work including leaving ground level and reinstating paved areas.

Images of typical commercially available sump/grates.



8. PAINTING

8.1 GENERAL

Responsibilities

Painting and finish coating work includes the following:

- a) Existing or new fascias when gutters removed.
- b) All existing or new external timber, mouldings at roof or gutter level and the infill panel.
- c) All roof to wall flashing except that not visible within the three chancel gables - Prepare and apply undercoats and finish coats.
- d) All new rainheads, gutters and downpipes.

General: Provide coating systems to new or previously painted substrates as follows:

With sound adhesion and durability.

Consistent in colour, gloss level, texture and dry film thickness.

Free of runs, sags, blisters, or other discontinuities.

Paint systems fully opaque.

Clear finishes at the level of transparency consistent with the product.

Fully adhered.

Resistant to environmental degradation within the manufacturer's stated life span.

Selections: Conform to **PAINT SCHEDULE**.

8.2 CROSS REFERENCES

General

Common Requirement: Conform to the following worksection(s):

Preliminaries

General Requirements

Adhesives, Sealants & Fasteners

Gutters and Downpipes

Masonry conservation

Light Timber Framing

8.3 STANDARDS

Painting

General: Comply with the recommendations of those parts of AS/NZS 2311 which are referenced in this worksection.

8.4 SUBMISSIONS

Paint

General: Submit the selected manufacturer's details, as follows:

Dulux paint colour and number of paint selected to match the existing colour. Provide sample and painted sample panel and seek approval from Owner prior to painting.

8.5 PRODUCTS

Paint brand

Proprietary product: Use Dulux paints.

Quality: If the product is offered in a number of levels of quality, provide premium quality lines.

Combinations

General: Do not combine paints from different manufacturers in a paint system.

Delivery

General: Deliver paints to the site in the manufacturer's labelled and unopened containers.

Putty and fillers

Material: To the recommendation of the paint system manufacturer, as suitable for the substrate and compatible with the primer.

Tinting

General: Provide only products which are colour tinted by the manufacturer or supplier.

Toxic ingredients

General: Comply with the requirements of Appendix I Uniform Paint Standard to the Standard for the Uniform Scheduling of Medicines and Poisons (SUSMP).

8.6 EXECUTION

Preparation

Order of work

Other trades: Before painting, complete the work of other trades as far as practicable within the area to be painted.

Protection

General: Before painting, clean the area and protect it against dust entry. Use drop sheets and masking to protect finished surfaces or other surfaces at risk of damage during painting.

Adjacent surfaces: Protect adjacent finished surfaces liable to damage from painting operations - **especially the stained glass windows.**

Wet paint warning

General: Place notices conspicuously and do not remove them until paint is dry.

Repair

General: Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Touch up new damaged decorative paintwork or misses only with the paint batch used in the original application.

Substrates

General: Prepare substrates to receive the painting systems.

Cleaning: Clean down the substrate surface. Do not cause undue damage to the substrate or damage to, or contamination of, the surroundings.

Filling: Fill cracks and holes with fillers, sealants, putties as appropriate for the finishing system and substrate, and sand smooth.

Previously painted surfaces

Preparation of a substrate in good condition: To AS/NZS 2311 clause 7.4.

Preparation of a substrate in poor condition: To AS/NZS 2311 clause 7.5.

Preparation of steel substrates with protective coatings: To AS/NZS 2312 Section 10 and AS 1627.1.

8.7 PAINTING**Drying**

General: Use a moisture meter to demonstrate that the moisture content of the substrate is at or below the recommended maximum level for the type of paint and the substrate material.

Paint application

Standard: To AS/NZS 2311 Section 6.

Timing: Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Apply subsequent coats after the manufacturer's recommended drying period has elapsed.

Painting conditions

General: Do not paint in dusty conditions, or otherwise unsuitable weather as follows unless the paint is suitable and recommended for such conditions:

Relative humidity: $\geq 85\%$.

Surface temperature $\leq 10^{\circ}\text{C}$ or $\geq 35^{\circ}\text{C}$.

Priming before fixing

General: Apply at least one coat of wood primer (2 coats to end grain) to the following before fixing in position:

External fascia boards, edge boards, barge boards and quarter rounds.

Tinting

General: Tint each coat of an opaque coating system so that each has a noticeably different tint from the preceding coat, except for top coats in systems with more than one top coat.

8.8 SELECTIONS**Painting Systems****New unpainted exterior surfaces**

Standard: To AS/NZS 2311 Table 5.2.

Previously painted surfaces

Standard: To AS/NZS 2311 Section 8.

8.9 PAINTING SCHEDULES

General

Number of coats: Unless specified as one or two coat systems, each paint system consists of at least 3 coats including the appropriate primer/sealer undercoats.

Final coat selection: To the **Painting schedule**.

Low VOC emitting paints

Provide the VOC limits noted in the **Painting schedule**.

8.10 PAINTING FINISHES SCHEDULE

Exterior painting schedule

Select colour to match existing and seek approval from Owner prior to painting

Building element	Substrate	Final coat	Colour reference
Timbers	Painted timber and replacement unpainted timber.	Dulux Aquanamel Gloss	To match existing white colour scheme
Steel elements	Rainheads, gutters, downpipes, associated straps and roof flashings.	Dulux, Gloss appropriate for the steel material.	To match existing white colour scheme

END OF DOCUMENT

9.2 Review of Shire of Beverley Municipal Heritage Inventory

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	9 November 2022
Applicant:	Shire of Beverley
File Reference:	ADM 0178
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Draft Shire of Beverley Local Heritage Survey

SUMMARY

The reviewed *Draft Shire of Beverley Local Heritage Survey* is presented to Council for consideration and consent to commence with Public Consultation with individual affected parties and the general public.

BACKGROUND

The present *Shire of Beverley Municipal Heritage Inventory (MHI)* is dated July 1995. The MHI was compiled at the time in terms of the *Heritage of Western Australia Act, 1990*.

A comprehensive review of the MHI commenced in 2017 with the establishment of a Working Group consisting mainly of representatives from the Beverley Historical Society and Beverley Shire Planner.

The new ***Heritage Act 2018***, Part 8, is quoted below:

103. Local Heritage Survey

- (1) *A local government must prepare a survey of places in its district that in its opinion are, or may become, of cultural heritage significance.*
- (2) *In preparing, or reviewing and updating, a local heritage survey, a local government must have regard to –*
 - (a) *The purpose set out in section 104; and*
 - (b) *...*

104. Purposes of local heritage survey

- The purposes of a local heritage survey by a local government include-*
- (a) *Identifying and recording places that are, or may become, of cultural heritage significance in its district; and*
 - (b) *Assisting the local government in making and implementing decisions that are in harmony with cultural heritage values; and*
 - (c) *Providing a cultural and historical record of its district; and*
 - (d) *Providing an accessible public record of places of cultural heritage significance to its district; and*
 - (e) *Assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.*

Transitional arrangements in Clause 181 of the *Heritage Act 2018* mentions the following:

181. Local Heritage Survey

An inventory compiled and maintained under the 1990 Act Section 45 is, on and from commencement day, taken for the purposes of Part 8 to be a survey prepared under section 103(1)

Further to the above, Clause 8 in Schedule 2, Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* determines as follows:

Heritage List

- (1) The Local Government must establish and maintain a heritage list to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation...*

- (3) The Local government must not enter a place in, or remove a place in the heritage list or modify the entry of a place in the heritage list unless the local government –*
 - (a) Notifies in writing each owner and occupier of the place and provides each of them with a description of the place and the reasons for the proposed entry; and*
 - (b) Invites each owner and occupier to make submissions on the proposal within a period specified in the notice; and*
 - (c) Carries out any other consultation the local government considers appropriate; and*
 - (d) Following any consultation and consideration of the submissions made on the proposal, resolves that the place be entered in the heritage list with or without modification, or that the place be removed from the heritage list.*
- (4) If the local government enters a place in the heritage list or modifies an entry of a place in the heritage list the local government must give notice of the entry or modification to –*
 - (a) The Heritage Council of Western Australia; and*
 - (b) Each owner and occupier of the place.*

In anticipation of the above reviewed outcome, a Local Planning Policy (*Local Heritage Survey & Heritage List*) was adopted by Council, with the following purpose:

To provide a guide for the compilation, operation and administration of the Shire's Local Heritage Survey and Statutory Heritage List.

The following extract of the relevant Planning Policy is flagged for its importance in this review process:

DIFFERENCE BETWEEN THE LOCAL HERITAGE SURVEY & HERITAGE LIST

It is important to note that there is a distinction between the Local Heritage Survey and the Heritage List.

*The Local Heritage Survey is the Shire's broader heritage resource document and represents a complete list of all places within the Shire's jurisdiction that has cultural heritage significance in the opinion of the Shire, **and includes the Heritage List.***

***The Heritage List** is the statutory sub-section of the Local Heritage Survey where planning controls apply in terms of the Deemed Provisions to places within the Heritage List, i.e. where a Planning Application is required for proposed development.*

All places within the Local Heritage Survey designated as Category 2 forms the statutory Heritage List.

All places designated as Category 3 within the Local Heritage Survey does not form part of the statutory Heritage List, and no planning controls apply to these places. Places with a Category 3 designation are included in the broader resource Local Heritage Survey document to only acknowledge the level of cultural heritage significance that they are considered to have.

COMMENT

The assessment criteria detailed in the State Heritage Office's guidelines entitled *Criteria for the assessment of local heritage places and areas* as recommended in *State Planning Policy 3.5 Historic Heritage Conservation*, and *Guidelines for Establishing a Heritage List* have been the primary guiding documents for the Heritage Inventory review for the Shire of Beverley.

The review references the thematic framework developed for the original Municipal Heritage Inventory to provide a relevant check for a broad ranging inclusion of relevant places of heritage significance.

Community consultation is an essential element of the review process and interested members of the Beverley Historical Society have been actively engaged in the process with several places put forward for consideration.

The 1995 Municipal Heritage Inventory recognised and listed 51 places and 18 sites. The reviewed *Draft Shire of Beverley Local Heritage Survey* proposes 90 places. They were assessed against the criteria mentioned above and have been included in the reviewed *Draft Shire of Beverley Local Heritage Survey*.

Together with the additional listings in the context of the entirety of the Shire of Beverley, gradings (management categories) have been introduced. Gradings are critical to providing some guidance to the owners, managers and the Shire of Beverley, to respond appropriately to each heritage place. Based on the assessed values, gradings have been determined, consistent with the assessed level of significance for each place.

Importantly, 'Category 2' graded places are recommended to form the '**Heritage List**' to be provided for through formal recognition in the Shire of Beverley Local Planning Scheme, whilst 'Category 3' graded places have no statutory protection or management control, and Sites, that have cultural significance but no significant built features, similarly have no statutory protection or management control, but are recommended for interpretation.

'Category 1' graded places (State Heritage Listed) are automatically afforded protection as a '*heritage-protected place*' pursuant to Clause 1A of Schedule 2 Part 1 of *Planning and Development (Local Planning Schemes) Regulations 2015*.

New places (including their place numbers) on the reviewed *Draft Shire of Beverley Local Heritage Survey* include, amongst others, the following:

New Category 2 Places:

Norwich Downs Homestead – No. 17
Old Power House – No. 55
Sacred Heart Catholic Church (Queen Street) – No. 56
Richard Bowyer Smith Residence – No. 57
Pharmacy (fmr) – No. 58
Avon Buildings – No. 59
ANZ Bank (fmr) – No. 60
Beverley Farmers Co-op (IGA) – No. 61
Central Buildings – No. 62
Fairhead Stone Cottage – No. 63
Freemasons Tavern – No. 64
Forbes Building – No. 65
Powell's Building – No. 66
Road Board Office (fmr) – No. 68
School Principles Residence – No. 70

New Category 3 Places (mostly sites):

Site of Beverley Picture Gardens – No. 88
Site of Beverley Aeronautical Museum – No. 89
Site of Beverley Infant Health Centre – No. 90

It is submitted that the reviewed *Draft Shire of Beverley Local Heritage Survey* aims to be more user-friendly by the inclusion of amongst others, clear photos, street and lot addresses and GPS Coordinates which the previous inventory did not have.

CONSULTATION

Consultation will commence when this report is considered by Council.

STATUTORY ENVIRONMENT

- Shire of Beverley Local Planning Scheme No. 3;
- Clause 8 in Schedule 2, Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Heritage Act 2018*

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M3/1122

Moved Cr Martin

Seconded Cr Davis

That Council receive the *Draft Shire of Beverley Local Heritage Survey* and instruct the Shire Planner to commence with Public Consultation pursuant to Clause 8 in Schedule 2, Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED 7/0

SHIRE OF BEVERLEY

LOCAL HERITAGE SURVEY

(INCLUDING STATUTORY HERITAGE LIST)



4/5

"The Place to be"

Marlene Wilson

EXECUTIVE SUMMARY

The review of the Shire of Beverley Municipal Heritage Inventory is a requirement of the Heritage Act, 2018. The revised terminology in the Heritage Act 2018 now refers to *Local Heritage Surveys*.

The assessment criteria detailed in the State Heritage Office's guidelines entitled *Criteria for the assessment of local heritage places and areas* as recommended in State Planning Policy 3.5 *Historic Heritage Conservation*, as well as the *Guidelines for Establishing a Heritage List* have been the primary guiding documents for the Heritage Inventory review for the Shire of Beverley.

The review references the thematic framework developed for the original Municipal Heritage Inventory (1995) to provide a relevant benchmark for a broad ranging inclusion of relevant places of heritage significance.

Community consultation is an essential element of the review process and community members and members of the Beverley Historical Society have been actively engaged in the process.

Together with the additional heritage listings, Management Categories have also been added (Categories 1, 2 & 3). Categories are critical to providing some guidance to the owners, managers and the Shire of Beverley, to respond appropriately to each heritage place. Based on the assessed values, categories have been determined, consistent with the assessed level of significance for each place.

The State Heritage Office's guidelines outline levels of significance and desired outcomes in reference to Categories to ensure all parties have a clear expectation associated with the assessed level of significance. Management Categories have therefore been developed and implications detailed to ensure clear outcomes.

The review of the Shire of Beverley's Municipal Heritage Inventory further reiterates the considerable significance of the rich multicultural heritage and history of the Beverley Townsite and District.

Importantly, Category 2 graded places represents the Statutory '*Heritage List*' as required by Part 3 of the *Planning & Development (Local Planning Schemes) Regulations, 2015*. Any proposed development on these sites requires Planning Approval as per the above Regulations.

Category 3 graded places have no statutory protection or management control, and sites that have cultural significance but no significant built features, similarly have no statutory protection or management control, but are included in the revised Local Heritage Survey as a resource for interpretation.

ACKNOWLEDGEMENTS

The Shire of Beverley would like to extend their gratitude to the following persons and others for their invaluable contribution to the review of the *1995 Municipal Heritage Inventory* and the compilation of this *Local Heritage Survey*, including the provision of historical imagery:

- The Beverley Historical Society;
 - o Morag Whitney
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- The Battye Library;
- Bygone Beverley Facebook™ Group;
- Laura Gray – Heritage Consultant
- Google Earth™

Stefan de Beer

Manager: Planning & Development Services

November 2022

1. HERITAGE

Heritage means different things to different people and can be quite subjective. However, objective consideration has been provided through the Guidelines: *Criteria for the Assessment of Local Heritage Places and Areas* that provide a consistency of assessment and comparative significance both within the local government area and to other places throughout the state.

2. THEMATIC FRAMEWORK

The Thematic Framework or Historical Overview which follows is the story of the development of the Beverley district, told in time sequence. An abridged version is represented here as taken from the previous *Shire of Beverley Municipal Heritage Inventory, 1995*. Spellings of names and Shire boundaries may have changed over the years, but in the overview the spellings common during the relevant time period have been used. Changes which have occurred to places since the earlier time periods are reflected in the individual stories of the places and sites on the Place Entry Forms.

2.1 INTRODUCTION

When Ensign Robert Dale and Lieutenant Erskine first stood on a hill overlooking the Avon River in 1830, one wonders whether they imagined how the area would unfold and develop into the Avon Valley District in the years to follow. It seems the area was reminiscent of parts of England, hence the assignment of names like York, Avon and later Beverley. The word Beverley is said to come from an old English word, meaning beaver stream, and it is thought that the name Beverley was given to the area by a Dr Simmons, a recipient of one of the first land grants in the area - a reminder of his home town in Yorkshire, England.

2.2 ABORIGINAL SOCIETY AT THE TIME OF THE ARRIVAL OF THE EUROPEAN SETTLERS

The arrival of European explorers and settlers in the Swan River Colony in the late 1820's and the movement of people into the interior of Western Australia in the subsequent decade was to set in motion a period of major change for the Aboriginal inhabitants of Western Australia. Living in closely knit family groups related by kinship, the Aboriginal people had, over the previous centuries, evolved a sound social framework and a finely tuned established order. The rich culture and traditions were passed down to the younger generations through the power of legend.

Entirely dependent on nature, the Aboriginal people were constantly in search of food and water. In a harsh climate this limited the size of the tribes, who understood the implications

of tribal territories, boundaries and sacred places. They did not congregate in large groups, nor did they build permanent shelters or acquire numbers of material possessions. Sometimes tribes came together in good times. At such meeting times celebratory and religious ceremonies such as corroborees were performed. Goods were traded, information was passed on, elopements took place, old grievances were settled, and sometimes even violent fighting took place till justice was restored.

The movement of the tribes was not aimless. It followed definite routes determined by seasonal supplies of food and water. Traditionally the men were the hunters of kangaroos, wallabies, possums and other small animals and birds while the women took responsibility for gathering seeds, roots, berries and other food supplies.

2.3 THE PERIOD 1829 – 1850: EXPLORATION AND SETTLEMENT

The early exploration in the Beverley area was carried out in 1830 by Ensign Dale and Lieutenant Erskine, and there are reports of visits to the area by John Septimus Roe. Alfred Stone, who became the first solicitor to practice in the new colony, was requested by Governor Stirling to prepare the systems of title for the area which was made available for settlement after 1830. Stone took up the first Crown Grant in November 1830, naming the property 'Speldhurst'.

While there is evidence of some pockets of early settlement in the area, most of the town settlement was based in the Toodyay, York and Northam areas. Although the area was named Beverley in 1838, and land was reserved for a townsite, detailed surveying was only done in 1843.

The arrival of the Europeans, with an entirely different approach to land settlement and ownership, was to change forever the once established order of Aboriginal tribal life. The Aboriginal inhabitants of the district were to see their camping and food grounds, springs and swamps enclosed by the fences of the European settlers.

Intrusion by the settlers on traditional hunting grounds saw the Aboriginals move further and further afield in their search for food. Flocks and herds displaced the wildlife they hunted. In following their food supply, the Aboriginals could no longer keep within their tribal boundaries, but to trespass on the preserves of other tribal groups created friction. Disorientation and inter-tribal conflict followed.

The early contact between the European settlers and the Aboriginals was relatively uneventful. The reports and journals of some early settlers suggest that the invasion was initially peaceful because the Aboriginals believed the white men were the returning spirits or reincarnates of their own dead. It was not uncommon for settlers to be greeted in the streets or embraced by Aboriginals who recognised in them deceased sons or brothers.

In the early days of European settlement ignorance by both groups led to uncertainty and fear. Settlers did not understand that conflict between Aboriginal groups was governed by tribal law. They imagined that it would lead to wholesale tribal warfare which would be a threat to their safety. British settlers regarded fighting between the Aboriginal people as breaches of the peace.

There is some evidence of clashes between the Aboriginal people in the area, and the soldiers and white settlers. The soldiers were originally provided for protection for the settlers and were based on the nearby property, Addington. Their practice of bugling from a hill to ward off Aborigines who may have caused trouble, gave the name to Bugle Hill. In May 1837 a settler, Sewell, was fatally speared, and the following month Private Green of the 21st Regiment was murdered. However, by 1840 some Aboriginal men were employed as police aides or constables helping to maintain law and order.

As European settlers filtered into the district a system of squatting evolved as the area opened up. This squatting was legalised between 1840 and 1845 by the introduction of pastoral and tillage leases. The original land use in the district was attractive for raising sheep and horses rather than cattle. Sheep free ranged, owing to lack of fences. They were cared for by shepherds which gave employment to some of the Aboriginal people who were suffering from a breakdown of their traditional hunting and gathering lifestyle and had become dependent on European food supplies. Some of the earliest fencing followed the example of the Harper Fence, originally built by Charles Harper, using jam timber. Oats and wheat were planted for personal consumption and stock feed. Land clearing was slow.

Some dairy cattle were kept for personal consumption, and subsistence growing of vegetables, with a small surplus to augment incomes, was the order of the day. In 1850 James Broun purchased the first wool press for the community and installed it at Avondale Park. This had been made by Solomon Cook. Early shearing was done by blades after swimming the sheep through the river to wash the wool.

At that time horses were used for transport, and the roads were very rough bush tracks. Many early roads followed in the wake of the Sandalwood cutters. Sandalwood was in great demand for export to China and it attracted much activity to the district. The lack of bridges made accessibility difficult. The first mail service from Perth to Albany serviced the area in 1841. A Committee, a forerunner to the Roads Board, was established in 1844 to address matters of community importance, like the state of the roads.

Employment for Aborigines with the settlers was scarce except in the field of tracking. Attempts were made to teach the Aborigines skills to become servants to the settlers, but there was only seasonal part time work available - as shepherds, farmhands and general household helps. The Aborigines proved themselves invaluable for tracking escaped convicts

or wrong doers and for guiding explorers and surveyors. There were instances when lost sheep and even the odd lost child was saved as a result of their skills.

A period of depression between 1843 - 49 caused labour problems in the Avon district when settlers could not pay for labour, and there was a request for the introduction of convict labour. The Swan River Colony was established as a penal settlement in 1850. The contribution made by the convicts' arrival was to be widely felt, particularly in the improvement made on roads and bridges.

2.4 THE PERIOD 1851 – 1885: CONVICTS AND COMMUNITY

There was some delay between the initial plans for a townsite, and the actual town lot surveying which was completed between 1868 - 1870. Later (Sir) John Forrest amended the plans, moving the proposed development to what is the present townsite. By 1884 there were 50 people living in the town area.

The introduction of convict labour between 1850 and 1868 assisted the settlers to establish roads and bridges. There is evidence of convict camps and soldier bases at Yangedine, St Aubyns and at "The Barracks" (as the property later owned by the Mann family came to be known). The district was policed from York prior to the arrival of Constable Thomas Edwards in 1861.

Transport in this period was still mainly horseback and horse and cart. The trip to Perth was by rough bush track, taking approximately eight days with three horses and a dray. Camel teams were also used. There is evidence of an old camping site on the river bank which was used by camel team drivers. To enable communication from outside, a postal agency was set up at Seaton Ross in 1858, and was later taken over by James Bartram at Avondale. The mail route went from York to Beverley, also visiting Mourambine and Boyadine. The first Post Office was established in the townsite in 1861 with Mrs Ann Maria Edwards, wife of Constable Thomas Edwards, as postmistress. The post office was attached to the Police Station built by James Bartram.

The Seaton Ross Bridge was built over the Avon River at Edwards Crossing in 1864, using convict labour. The Dale Bridge followed a few years later. In 1877 Beverley was linked to Perth by means of the first electric telegraph operated by Susannah Edwards, the daughter of Thomas and Ann Maria Edwards. By 1884 a bi-weekly mail and passenger coach service between York and Beverley was established.

Agriculture continued to grow steadily, and in 1859 Bartram's Mill was established at Avondale for small community use. A steam driven flour mill was erected at Yangedine in 1866.

Apart from agriculture, the area became important for the felling of sandalwood trees. Sandalwood carters would make the long trip to Midland, and in 1872 the Wheat Sheaf Inn was built, largely to service the passing traders and as a meeting place for functions and social events. This later became known as the Settlers Arms, and still later the "Dead Finish". When the townsite developed away from this area owing to the arrival of the railway, the "Dead Finish", three or four businesses and the Police Station and Post Office were no longer on the main thoroughfare.

The economy of the district was limited by the lack of transport and cartage facilities and a shortage of labour. In 1877 a formal request was made for a railway. The contract was set in 1885 and the rail link was completed in 1886.

This period saw the start of community efforts and projects in the district. Gilgering and Avondale were the sites of the first district schools. Under the supervision of the Chaplain, Rev Fred Lynch, the first church, St Peter's was built in 1858 at Gilgering. St Paul's Church was built at Edwards Crossing four years later. Rev Lynch was also the school inspector.

Constable Thomas Edwards initially came to the district as an indentured agricultural labourer. He later became the first constable and was able to operate from the first Police Station, built by James Bartram. (Records show that much of his business was involved with patrons who had over-imbibed at the Wheat Sheaf Inn).

In 1871 the Beverley Road Board was established, and cart licences were introduced to raise revenue for the district. In the following year the Agriculture Society was set up to convene the first show. This was of major significance and very influential in the area. The first school in Beverley town was built from community funds in 1873, though the government paid the teachers' wages. Medical services in the district were provided by the first doctor, Dr Fred Morris. An important event in 1868 was the clearing of an area as a cricket ground, for the first Beverley-York Cricket Match. The Beverley Race Club (1884) had its origins in this period as did the Fair and the Old English Sports.

The period saw some setbacks for the settlers, one of these being floods in 1862 and 1872, which damaged bridges and cut off communications between Beverley and York. 1865 was a year of drought which induced hardship, and the bushfire in 1869 caused concern and damage. There are reports of an epidemic of measles among the Aboriginal people who did not have an immunity against introduced European diseases. A local Aboriginal man, Yombaitch, became well known around 1900 for his likeable personality, his misdemeanours against European laws and his ability to outrun troopers when trying to escape capture.

The district was shocked by the murder of P C Hackett in 1884 by two ticket-of-leave men. The men of the district came together and managed to recapture the escapees who were severely dealt with.

2.5 THE PERIOD 1886 – 1901: THE ARRIVAL OF THE RAILWAY

A major landmark in the history of Beverley was the arrival of the railway from York in 1886. This allowed for the economic growth and stability of the area.

The building of the rail link from Beverley to Albany, the Great Southern Railway, continued for the next three years. The line was built under a lease system, where Anthony Horden's private London syndicate, which funded the scheme, was compensated with extensive land leases. The railway workers were accommodated in the area known as the Main Camp and in the period between 1887-91 a series of railway cottages were built.

Beverley became a terminus for passengers travelling from the Eastern States via Albany, and overnight stay passengers were accommodated at the Settlers Arms (as the Wheat Sheaf Inn was now called). The Refreshment Rooms at the railway station were improved in 1892, and the Government took over control of the railway in 1896.

The gold rush in the Eastern Goldfields of Kalgoorlie/Coolgardie had a positive effect on the Beverley area. Many prospectors and miners settled in areas like Beverley after they had left the diggings. The increased activity in the town gave a boost to the local economy. The original Edwards General Store was established in 1886, and in the same year the Freemason's Hotel was built for H H Sewell. An agency of the West Australia Bank was opened in 1891. In 1896 the new Edwards Store was built. A roller flour mill was erected in the townsite. The proximity of Beverley to the Midland markets was a great asset, so in times of low wheat prices, production of fat lambs and wool was stepped up. There was a well on the York-Williams Road near Bald Hill which was used by teamsters carting grain or taking sheep to be loaded on to the train at Dale Bridge. These were called 'baiting places'.

Community activity increased considerably and the Beverley Mechanics Institute, which was built in 1890, provided a central meeting place for community occasions. In the same year a Roman Catholic Church was built, followed by St Mary's Anglican Church in 1892, and the Wesley Church a year later. The Municipal Council of Beverley was proclaimed in 1895, and a new school was built in the town. The Court House was built in 1897.

During this period Charles Harper made history as the first member of parliament for Beverley in the inaugural Western Australian Parliament in 1890. He held the seat until 1905.

A Government Hospital was built in Beverley, but, owing to Government changes, was not opened until 1910.

The Gold Rush boom in the 1890s created a high demand for Avon Valley hay for stock feed, and for wool and flour. The introduction of guano and then later superphosphate as fertiliser, allowed for improvements in production and yields. The invention of the 'stump jump' plough

in this period made it possible to cultivate areas that would have previously been inhospitable for cultivation.

The introduction of fencing changed some of the existing farming practices, and shepherds were no longer needed to the same extent. Jenkin Lewis Thomas was reputedly the first farmer to use wire fencing extensively.

A major event in this period was the first Beverley to Perth Cycle Race in 1897, a tradition which has continued ever since, with very few interruptions. A nine-hole golf course was established at Avondale Park in 1900, and tennis courts were built at East Beverley and Beverley (1899). The football club (1896) and the rifle club came into being. The Queen's Jubilee was celebrated with a Grand Ball and a picnic for children.

There was still some tension with the Aboriginal people, and a native assistant policeman, Jack Natup, was speared at East Beverley. These tensions continued to exist as traditional Aboriginal practices were forced to give way to a different pattern of life, fitting in with farming communities. During this period Billy Noongale became well known as one of two Aboriginals who accompanied Sir John Forrest on his expedition from Perth to Adelaide in 1870. His bushcraft apparently saved the lives of the party. Sir John Forrest erected a headstone to his memory in the Beverley Catholic Cemetery, after Noongale's death in 1904.

2.6 THE PERIOD 1902 – 1939: WAR AND SURVIVAL

Early settlement in the Beverley district was relatively slow but steady. By 1901 the population of the Beverley Townsite stood at 194, and within the district known as Beverley there were a number of other settlements. By 1902 the area of Boyadine had a population of 133 while East Beverley had a state school and an Agricultural Hall (1904). In the Mourambine area there was the Agricultural Hall, the Anglican Church and a school. At Mount Kokeby there was the school, a hotel, a store, a hall and a Post Office. In Bally Bally there was a hall and a school. In the Dale area there was an Anglican Church, "Top Dale", and a hall and school, "Bottom Dale". The Avondale Estate was broken up for settlement in 1910. After World War I a soldier settlement scheme was introduced.

Communications in the district were improved with the introduction of telephones and the Wireless. The 'Beverley Times' newspaper was started in 1905 by Charles Dawson. Later Arthur Oliver took over the newspaper whom passed on in 1975. The newspaper closed in 1977 with Roger Rice as the last editor. A modern Post Office was built in 1910. The Freemason's Hotel was rebuilt and modernised for Joe Newby in 1908, while electricity was supplied privately for streetlights in 1913 by Percy Lambert. The "Dead Finish" Hotel was delicensed in 1920. "Dead Finish" was a colloquial name for the Hotel Beverley (former Settler Arms, former Wheatsheaf Inn).

The call to war in 1914 affected a large proportion of the male population in the area, resulting in a shortage of experienced male farm labour. While the women stepped into the breach, they were not necessarily able to bring the same skills to the jobs. Beverley residents voted an overwhelming 'yes' in the referendums about conscription in 1916 and 1917, as it was hoped that a conscripted soldier force would mean less people having to go to war from the area.

During WWI the pastoral industry was affected by a fall in labour and by the outbreak of "Beverley" sheep disease, now known as pulpy kidney disease. The cause and treatment of the disease were discovered at Avondale by H W Bennets. Funds and manpower which might have been used in research and treatment of the disease were, however, not available as a result of the war effort. To add to the problems of the farmers, 1914 was also a year of drought. There were also grasshopper plagues and an outbreak of red rust. The first fox in the district was shot at Mt Kokeby in 1927 - the beginning of another pest era.

The introduction of the tractor helped ease the effects of the labour shortage, as did mechanical shearing methods. The "Beda" flour mill burnt down on Christmas Day 1910 after only a few years in production and a new flour mill was built in 1920. The Beverley Farmers Co-operative was first formed in 1917 to handle wheat in the area. Motorized transport led to a garage opening opposite the White Hart in 1916 while a taxi service was supplied by George Ferguson and Bill Fisher in the 1930s. Other light industry included a Cordial Factory which operated through this period.

This was a period of intense civic activity in the Beverley district. A local water supply by well and pump was introduced in 1904. Four years later the Mundaring Water Scheme was extended to include Beverley, and the Beverley Volunteer Fire Brigade was initiated.

One of the regular volunteers was Harry "Pop" Brody who was well known throughout the district for his kindly deeds. On his death (1939) the Beverley Roads Board erected a memorial to perpetuate his memory.

During WWI a branch of the Red Cross was formed in Beverley and a sub-branch of the RSL grew up after the war. The Salvation Army opened a chapter in this period, as did the CWA which began its good work in 1925. Beryl Fisher and Mary Adamson were influential in this early period of the CWA. A number of small schools appeared in the region, one being for Aboriginal children. The Presentation Sacred Heart Convent was also established during this period. Children on district farms could attend school in the town after a school bus service was started by Les Swan. A person who influenced the lives of two generations of Beverley residents was Miss Una Moore (Nan) Wansborough who taught in the district, mainly between 1921 and 1964.

This period saw the establishment and growth of a number of sporting and recreational activities. Football, tennis and rifle shooting continued to be popular activities, while the Golf

Club and the Beverley Dramatics and Variety Society were launched in 1905. Croquet was introduced two years later, and the swimming club became active down at the river. Cobbler fishing took place in the Dale River. The Beverley Brass Band which was formed in the early 1900s was an asset to the region and bowls was introduced in 1913. Athletics and billiards were popular activities, and hockey was introduced some years later in 1927. The Perth-Beverley Cycle Race continued to be a major annual event for the area, although it was disrupted by the world wars.

The hospital, although built a number of years earlier, was finally opened in 1910. With a growing population there was the need for a maternity wing, which was added in 1923. The St John Ambulance service was introduced much later in 1934.

The community was divided over the proposed amalgamation of the Road Board and the Municipal Council in 1913, but the amalgamation went ahead, in the name of more efficient local government for the area.

Prior to WWI, Avondale had been split up for settlement. In 1925 the Avondale Agricultural Research Station was started there.

The Depression of 1929 led to a worldwide fall in agricultural prices. Farmers in the area were badly affected and many walked off their properties as their debts rose. Dairying was carried out with two businesses producing dairy goods, the Waverley and Melrose Dairies. They amalgamated but eventually closed in 1940. The introduction of clover around 1939 was very important for the agricultural development of the district and after WWII there was a period of agricultural revival.

A significant achievement in 1929/30 was the building of the Silver Centenary Airplane by Selby Ford and Tom Shackles. Entertainment reached a new level when the silent movies became talking movies in 1932.

The new Town Hall, built on the site of the previous Mechanics Institute, was opened in 1938 and it became an important venue for social activities in the area.

2.7 THE PERIOD 1940 – 1960: WAR, RECOVERY AND PROGRESS

The outbreak of WWII did not have as great an impact on the Beverley district as had The Great War. By 1940 there were the beginnings of farm mechanisation, so the labour shortage was not felt as keenly. The Land Girls movement helped to ease the labour situation and there were Italian Prisoners of War also working with farming families in the area. The community established a Volunteer Defence Corps, and took it in turns to watch for planes. The plane spotters were assisted by a sound alarm amplifier invented by Selby Ford. An aerodrome was built for use in World War II and the airstrip has continued to be used regularly since that time.

With the labour shortage caused by the war, many Aboriginal men were employed as general farm labourers and shearers. Many have continued in this field. Mrs Leila Mourish was an Aboriginal lady who had a great influence on her people during the 1950s.

The post war period in Beverley seems to have been one of steady progress, except for the decline of some of the outer areas such as Mt Kokeby. Dale, however, expanded with the introduction of two brickworks, for private use only, and two timber mills. Motorised transport had by 1940 completely taken over from horsepower. During the war petrol was scarce owing to rationing. An alternative was found by charcoal burning gas producers. Charcoal pits were used between 1940-48 in Beverley to produce the necessary fuel. The first gas producer was used by Dale mailman, Charlie Abbey.

Agriculture continued to be the backbone of the region with machinery slowly but surely replacing horse power. After 1950 farmers were using hay balers, harvesters and tractors, and the increased productivity led to an increase in rural incomes. By 1950 clover and other introduced pastures were well established. The rabbit population was causing havoc for the farmers, and after 1945 assumed plague proportions. In the early 1950s myxomatosis was introduced and this helped control the rabbit population. A popular event was the annual 'Governor's Hunt' which Sir James Mitchell attended each year. This period saw the first ram sales of the Beverley Stud Sheep Breeders Association and in 1946 Wesfarmers opened their sales yards.

The Junior Farmers Organisation was a strong social influence for young people, while the CWA Younger Set in 1946-47 organised a number of important social events in the district, raising funds for various organisations. Many dances and balls were held during this period, and the Repertory Club was active.

The next ten years saw the establishment of shops providing various services to the people of Beverley. A hairdresser and dentist also became available to the community. In 1950 the new school was opened in John Street. The Beverley kindergarten and library were then established in the old Vincent Street school. The Fire Brigade acquired a new building in 1947 and new change rooms were built at the Beverley Sports Ground in 1959. Television was introduced during this period while the Drive-in became popular in the early 1960s.

An outside event which affected the whole district was the cyclonic storm in 1943. All Saints Church Haisthorpe was demolished. Luckily there were few casualties and no deaths. Beverley was almost completely cut off by summer flood waters in February 1955.

2.8 THE PERIOD 1961 – 2021: A COUNTRY COMMUNITY

Beverley today is not the busy railway junction it once may have been. After 1960 the growth of the township stopped, and even declined. The Refreshment Rooms, so essential in 1886, were dismantled in 1965. The age of TV arrived and a relay station was built at Mawson. As a

result the popularity of the Drive-in declined. The manual telephone exchange was replaced by an automatic system and the 'Beverley Times' closed in 1977. The gap was filled by the Beverley/York Express between 1978-86 and the "Beverley Blarney" was established by the Shire Council in September 1984, taking over coverage of local community notices and events. It is still printed each month.

There was still a need for good medical facilities, and a new hospital was proposed in 1963 and opened in 1969. The old school was turned into a kindergarten pre-school and library by the Shire, and the Shire Office opened in the refurbished headmaster's house in 1967. This was later demolished and replaced by the new Shire Office building which opened in 1989.

In 1966 the electricity supply was taken over by the state and converted from DC current to AC. In the same year a fire tragically destroyed the historic homestead of "Waterhatch" and in 1968 a fire also demolished Barnsley's Garage on the corner of Vincent Street and Hunt Road. The unusual geodesic domed structure which replaced it has been a landmark ever since.

In 1961 a referendum was held which resulted in shops closing on Saturday afternoons and opening on Wednesday afternoons (Wednesday had been a half day). Previously, Saturdays had been a social occasion where people dressed up, did their shopping, met their friends, frequented the tea rooms, often stayed for tea, and then they went on to the pictures or to a dance. Afterwards they could have a snack at the Railway Refreshment Rooms which would be open for the passengers on the midnight train to Albany. Once the shops closed the social side of Saturday shopping ceased.

In 1967, an Aeronautical Museum was built as a memorial to Mr Selby Ford (who was killed in a motor accident), to house his aeroplane, the Silver Centenary. The Beverley Pioneer Memorial Swimming Pool was a welcome addition to the town. The Aeronautical Museum and the Infant Health Building located next door were demolished in 2017 and a new Multi-Purpose Community Centre, the Beverley Cornerstone, was constructed in their place. The Cornerstone Building houses the Community Resource Centre, a Tourist Visitors Centre, Conference Facilities, the Beverley Library, a Family Day Care and rental offices.

The use of the railway was reduced dramatically when WAGR/Westrail stopped passenger train services in 1978 and it was further diminished later with the withdrawal of services for small packages and consignments. This service was taken up by various courier road services which sprang up. Some of the local citizens, headed by Ruth Mann, fought long and hard to prevent Westrail from demolishing the Railway Station in 1981. The railway cottages (built between 1887-91) did not, however, escape demolition in 1982.

Significant changes to the face of Vincent Street were made when the Shire Council passed a by-law forcing the removal of all verandah posts on the street frontage. Many of these posts

had hitching rings for the horses of the old days and these and the old bullnosed verandahs were removed, some being replaced by cantilever shelters.

Light industry changes saw the closure of the two sawmills in the Dale during this period. The Dale community activities that had been very strong in the 1920s and 30s also declined with the closure of the Cricket and Football Clubs and the sports ground became disused in the late 1960s.

The technology of two-way radio was introduced in the area. Interested fire brigade members purchased radio sets in November 1969 to be used to co-ordinate firefighting activities. Since that time individual farmers have acquired sets and radio contact has become an important part of conducting firefighting and farming activities in general.

Avondale was set up as a tourist/agricultural liaison project. Old agricultural machinery and memorabilia were collected for a large museum. The historic homestead and project were opened by Prince Charles in 1979.

The St John Ambulance Brigade in 1984 also acquired a two-way radio to improve communication links. The Alex Miles Frail Aged Lodge was established, named after Alex Miles a prominent citizen who was influential in a number of other organisations. The Beverley Rural Therapy Unit for Intellectually Handicapped Adults was set up in the district in 1979. It continued until its closure in 1990.

The "Dead Finish" was carefully restored in 1985 and now operates as a museum. It houses a wonderful collection of furniture, artefacts and information depicting life in early Beverley. Exhibits like the pieces of Harper fencing allow one to visualise just how difficult it would have been to fence entire properties in that manner.

Outside influences to affect Beverley during this period included the 1968 Meckering earthquake which caused some damage in Beverley. In 1984 the people of Beverley were devastated when bushfires raged through parts of the district. The community banded together to help wherever possible. The district was also affected by a severe locust plague in 1990.

Records relating to the hospital indicate that theatre services ceased in 1991 and obstetric services were withdrawn from the hospital the next year. Physiotherapy, podiatry, speech therapy and a dietician were available at some point after this.

Tourism in the area was boosted by the opening of the Avondale Discovery Farm in 1991. The Hotham Valley Train used to periodically come to Beverley, giving passengers an opportunity to recapture an experience from yesteryear. The Tourist and Development Bureau operated in a room at the "Dead Finish" for a short period at the beginning of 1992. A new Visitor Centre

now operates from the Cornerstone Building in Vincent Street, officially opened on 28 February 2019.

The Vincent Street – Streetscape Project scheduled for completion in 2022 will change the face of Vincent Street with the undergrounding of overhead power, landscaping and new road surfacing. New opportunities will arise for street activation through permanent Al Fresco areas, whilst enhancing the rural and heritage character of the town centre.

3. THEMES AND STORYLINES

The designation of themes for historic interpretation is a useful tool to determine if a consistent message is being presented in the interpretation. Themes can be overlapping between stories and the linkages between stories and prominent individuals are common.

The overarching theme of ‘Connections’ is played out in the wealth of stories below that demonstrate the interconnectedness of a small community and the linkages to other networks, influences, individuals and communities.

THEME 1 – DEMOGRAPHIC SETTLEMENT AND MOBILITY

Why people settled; why they moved away; the things they left behind.

SUBTHEMES

- Exploration & surveying;
- Aboriginal occupation;
- European settlement;
- Racial contact and interaction;
- Land allocation and subdivision;
- Workers – including aboriginal & convict;
- Environmental change;
- Resource exploitation and depletion;
- Technology and technological change;
- Natural disasters.

THEME 2 – TRANSPORT AND COMMUNICATIONS

How people and goods moved; how people communicated and exchanged information.

SUBTHEMES

- Rail transport;
- Road transport;
- Air transport;
- Mail services;
- Newspapers.

THEME 3 – OCCUPATIONS

What people did for sustenance or to add quality of life.

SUBTHEMES

- Grazing, pastoralism and dairying;
- Rural industries;
- Timber industries;
- Domestic activities;
- Commercial services and industries;
- Manufacturing and processing;
- Hospitality industry and tourism.

THEME 4 – SOCIAL AND CIVIC ACTIVITIES

The provision of services to the town.

SUBTHEMES

- Education and science;
- Government and politics;
- Law and order;
- Community services and utilities;
- Religion;
- Cultural activities;
- Institutions.

THEME 5 – OUTSIDE INFLUENCES

Events, decisions or changes which affected the community, but were beyond its control.

SUBTHEMES

- World Wars;
- Depression and boom;
- Natural disasters;
- Water, power and major transport routes.

THEME 6 – PEOPLE

Women and men from all walks of life who left their mark on the history of the community.

SUBTHEMES

- Aboriginal people;
- Early settlers;
- Local heroes and battlers;
- Innovators;
- Famous and infamous people.

4. CRITERIA FOR SIGNIFICANCE

Every place either previously listed or proposed for inclusion in the Shire of Beverley's Local Heritage Survey, has been assessed within the aforementioned guidelines that are detailed below. A place only needs to be relevant to one element of any of the four Criteria of Aesthetic, Historic, Research or Social values, to be assessed as a heritage place.

AESTHETIC VALUE*

Criterion 1: *It is significant in exhibiting particular aesthetic characteristic.*

This may encompass:

- creative or design excellence;
- the contribution of a place to the quality of the setting;
- landmark quality;
- a contribution to important vistas.

A place is excluded if:

- its distinguishing features have been lost, degraded or compromised
- landmark or scenic qualities have been irreversibly degraded by surrounding or infill development;
- it has only a loose association with creative or artistic excellence or achievement.

HISTORIC VALUE

Criterion 2: *It is significant in the evolution or pattern of the history of the local district.*

Be closely associated with events, developments or cultural phases that have played an important part in the locality's history;

Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them);

Be an example of technical or creative achievement from a particular period.

A place is excluded if:

- it has brief, incidental or distant association with historically important activities, processes, people or event;
- it is associated with events of interest only to a small number of

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 2002.

people;

it retains no physical trace of the event or activity.

RESEARCH VALUE

Criterion 3A: *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.*

May be a standing structure or archaeological deposit and will generally be an important benchmark or reference site;

A place of research value should provide, or demonstrate a likelihood of providing, evidence about past activity. This may include important information about construction technology, land use or industrial processes not available anywhere else;

The information should be inherent in the fabric of the place.

A place is excluded if:

there is little evidence to suggest the presence of archaeological deposits;

the place is not able to provide useful information through the fabric;

it is likely to yield similar information to other places;

it is likely to yield information that could easily be obtained from documentary sources.

Criterion 3B: *It is significant in demonstrating a high degree of technical innovation or achievement.*

Guidelines for Inclusion

Show qualities of innovation or represent a new achievement for its time;

Demonstrate breakthroughs in design or places that extend the limits of technology;

Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet challenge of a particular site;

Many of the places included under this criterion are industrial sites, though examples of engineering (such as bridge construction and road design) might also meet this criterion.

Guidelines for Exclusion

A place would not normally be considered under this criterion if its authenticity were so diminished that while the achievement was

documented, it was no longer apparent in the place.

SOCIAL VALUE

Criterion 4: *It is significant through association with a community or cultural group in Western Australia for social, cultural, education or spiritual reasons.*

Most communities will have a special attachment to particular places. A place would be considered for inclusion under this criterion if it were:

One that the community, or a significant part of the community, has held in high regard for an extended period;

Places of social value tend to be public places, or places distinctive in the local landscape, and generally make a positive contribution to the local 'sense of place' and local identity;

They may be symbolic or landmark places, and may include places of worship, community halls, schools, cemeteries, public offices, or privately owned places such as hotels, cinemas, cafes or sporting venues;

Places need not be valued by the entire community to be significant. A significant group within the community may be defined by ethnic background, religious belief or profession.

Guidelines for Exclusion

A place will not normally be considered if its association is commonplace; or of recent origin is recognised by only a small number of people; or if the associations are not held very strongly or cannot be demonstrated satisfactorily to others.

Of all the criteria, social value is the hardest to identify and substantiate. Care should be taken not to confuse cultural heritage significance with amenity or utility. There must be evidence that the building/place is valued over and above the activities that occur there.

DEGREE OF SIGNIFICANCE

RARITY

Criterion 5: *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.*

A place or area of rarity value should:

provide evidence of a defunct custom, way of life or process; or demonstrate a custom, way of life or process that is in danger of being lost; or demonstrate a building function, design or technique of exceptional interest.

A place or area will not normally be considered under this criterion if:

it is not rare in the locality;

it appears rare only because research has not been undertaken to determine otherwise;

its distinguishing features have been degraded or compromised.

REPRESENTATIVENESS

Criterion 6: *It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.*

A place included under this criterion should provide a good example of its type;

A place may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style;

To be considered a good representative example, the place should have a high level of authenticity;

Places will be excluded if their characteristics do not clearly typify their class, or if the representative qualities have been degraded or lost.

Condition *refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental effects.*

Integrity *is a measure of the likely long term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.*

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

5. LEVELS OF SIGNIFICANCE

For each place deemed to be of heritage value, the level of significance and consequent grading/categorization is applied.

The following table from *Criteria for the Assessment of Local Heritage Places and Areas*, illustrates the details, and the gradings are listed against them with respect to Beverley's Local Heritage Survey.

Each place assessed was graded/categorised on the basis of the following levels of significance:

Cultural Heritage Significance and inclusion in the Local Heritage Survey and Heritage List

Level of Significance	Category	Description	Local Heritage Survey and Heritage List
Exceptional significance	1 <i>(State Register of Heritage Places)</i>	Essential to the heritage of the locality. Rare or outstanding example.	Places representing the statutory <i>Heritage List</i> , pursuant to the <i>Deemed</i>

Considerable significance	2	Very important to the heritage of the locality. Shows a high degree of integrity/ authenticity.	<i>Provisions in the Planning and Development (Local Planning Scheme) Regulations 2015.</i>
Some / Moderate significance	3	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.	Places not part of the statutory <i>Heritage List</i> , acknowledged only.

6. CATEGORIES

Further to the guidelines aforementioned it is important that as part of the recognition and understanding of cultural heritage significance of a place, that some guidance is provided to the owners, managers and statutory authority, to respond to that assessed significance.

Gradings have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised.

CATEGORY 1: A place of exceptional cultural heritage significance to the Shire of Beverley and the state of Western Australia, that is either in the State Heritage Office's Register of Heritage Places, or worthy of consideration for entry into the Register;

A place worthy of recognition and protection through provisions of the Shire of Beverley's Local Planning Scheme;

A Planning application needs to be submitted to the Shire of Beverley for any proposed development;

The development application needs to be submitted to State Heritage Office (SHO) for approval for any proposed development, and the Shire of Beverley cannot approve contrary to SHO recommendation.

Recommendation: Maximum encouragement to owners to retain and conserve the place. Full consultation with property owner prior to making the recommendation.

IMPLICATIONS OF REGISTRATION:

A Memorial is lodged on the Certificate of Title of the Registered place under the provisions of the Heritage Act (2018).

By virtue of the Heritage Act, the owner is bound to conserve the place.

ALL development (including demolition) MUST be referred to State Heritage Office for consideration PRIOR to undertaking any works.

The Shire of Beverley cannot act contrary to State Heritage Office recommendations.

Private owners of Registered places qualify for the State Heritage Office's Heritage Grants Funding. A Conservation Management Plan is a pre-

requisite for conservation works funding, but a Conservation Management Plan can also be funded on same basis.

Local Government, churches and community owners qualify for Federal Cultural Heritage program annually for built heritage, the environment and Indigenous heritage. It is funded on a \$ for \$ basis. A Conservation Management Plan is a pre-requisite for conservation works funding.

Local Government, churches and community owners qualify for annual Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, and 'in-kind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan is a pre-requisite for conservation works funding, but a Conservation Management Plan can also be funded on same basis.

CATEGORY 2: A place of considerable cultural heritage significance to the Shire of Beverley that is worthy of recognition and protection through provisions of the Shire of Beverley's Local Planning Scheme.

A Planning application needs to be submitted to the Shire of Beverley for any proposed development.

Recommendation: Retain and conserve the place. Undertake photo record of the place prior to any development.

IMPLICATIONS:

Planning applications must be submitted to the Shire of Beverley for approval prior to undertaking any works.

Private owners do not qualify for any funding.

Local Government, churches and community owners qualify for annual Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, and 'in-kind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan is a pre-requisite for conservation works funding, but a Conservation Management Plan can also be funded on same basis.

CATEGORY 3: A place of some cultural heritage significance to the Shire of Beverley.

No constraints.

Recommendation: Encourage retention of the place, and document and undertake photo record of the place prior to any development or if retention is not possible.

IMPLICATIONS:

There are no statutory requirements pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community owners qualify for annual Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, and

'in-kind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan is a pre-requisite for conservation works funding, but a Conservation Management Plan can also be funded on same basis.

SITES: A site, without built features of any significance, that is of some cultural heritage significance to the Shire of Beverley.

No constraints.

Recommendation: Interpret the place.

IMPLICATIONS:

There are no statutory requirements pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community owners qualify for annual Lotterywest interpretation funding. It is funded loosely on a \$ for \$ basis, although 'in-kind' contributions are encouraged. An Interpretation Plan is a pre-requisite for any interpretation works or initiatives funding, but an Interpretation Plan can also be funded on same basis.

PLACE RECORDS

Category 1

State Register of

Heritage Places

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 1

STATE REGISTER OF HERITAGE PLACES: NO. 24398

NAME OF PLACE		OLD POLICE BUILDINGS – BARTRAM STREET	
Place Type	Individual Building		
Other names			
Address	55 (Lot 501) Bartram Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107971 Long: 116.92827		
CONSTRUCTION DATE		1922	
Original Use	Police Quarters and Office, and Clerk of Courts Residence		
Present Use	Private Residence		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE		Federation Georgian style	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>Build in 1910, the quarters were built on sloping land, hence the roof of each building is a different level. This makes the roofing a very distinctive feature of the buildings.</p> <p>Indicators of the Federation Georgian style of the place include the simple chimney(s), exposed brick work, verandah under separate roof and simple roof pitch. The width of the dwellings indicates living accommodation of a slightly greater standard to that of other worker's row housing from the same period.</p>	
CONDITION: Fair	
INTEGRITY: Very little of the original fabric is intact	
AUTHENTICITY: Not many modifications	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Law and Order	
STATEMENT OF SIGNIFICANCE	
<p>These quarters were attached to the second Police Station. The buildings housed two families (cells at back, stables demolished). It was used for this purpose until the new Police Station was built in 1983. The building is still in use as private housing and owned by the National Trust of WA.</p> <p>The place demonstrates the characteristics of structures erected for the accommodation/office use of public servants in this State during the same period.</p>	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category 1	
HISTORICAL NOTES	
Quarters were designed by Hillson Beasley, Chief Architect for Western Australia	
LISTINGS	
State Register of Heritage Places: No 24398 Beverley Judicial Complex: No 06291	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<p>http://inherit.stateheritage.wa.gov.au/Admin/api/file/ca736561-9b7e-4b7c-cf94-d162b3f272dd</p> <p>http://inherit.stateheritage.wa.gov.au/Admin/api/file/9f211916-5db7-b6fe-7467-614d18d6b6e1</p>	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 2

STATE REGISTER OF HERITAGE PLACES: NO. 24453

NAME OF PLACE	BEVERLEY COURT HOUSE		
Place Type	Individual Building		
Other names	Craft Centre, Lyn's Gym, Shire of Beverley Gym		
Address	Corner Vincent Street/Bartram Street		
Suburb/Town	Beverley		
Reserve No:	6614 (Lot 500) on DP66106		
GPS:	Lat: -32.107800 Long: 116.92816		
CONSTRUCTION DATE	1897		
Original Use	Courts; Registrar		
Present Use	Shire of Beverley Gymnasium		
Other Use	Lands Dept, Commonwealth Bank, Arts & Craft		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	CGI		
Other	Stone facings		
ARCHITECTURAL STYLE	Federation Free Classical with Federation Arts and Crafts influences		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

The building measures approx. 12m x 7.3m and was built at a cost of £1,891. There were offices for the Magistrate, clerk courts, police, jury, and witnesses. It ceased to operate as a court in 1980.

A prominent semi-circular arched arcade forms the verandah perimeter. This together with the light coloured plinth suggests Federation Free Classical as the predominant style. The face brick, pitched roof and eaves brackets suggest Federation Arts and Crafts influences. The previously mentioned building elements were successfully employed for the intended public activity that took place under the roof.

CONDITION: Very good

INTEGRITY: All of the original integrity is intact

AUTHENTICITY:

HISTORIC THEME & SUBTHEME

Social and Civic Activities: Law and Order

STATEMENT OF SIGNIFICANCE

The building is a fine example of Temple Poole's architecture. The building is still in very good condition.

The place has aesthetic characteristics valued by the community. These are the types of materials externally visible and the 'human scale' of the place. The place demonstrates the characteristics of other public buildings constructed under the design direction of George Temple-Poole.

Forms part of the judicial complex with for former Police Station and Quarters on Bartram Street.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

Architect: George Temple Poole

Builder: S. S. Leonard

LISTINGS

State Register of Heritage Places: No 24453

Beverley Judicial Complex: No 06291

SUPPORTING INFORMATION/BIBLIOGRAPHY

<http://inherit.stateheritage.wa.gov.au/Admin/api/file/ca736561-9b7e-4b7c-cf94-d162b3f272dd>
<http://inherit.stateheritage.wa.gov.au/Admin/api/file/9f211916-5db7-b6fe-7467-614d18d6b6e1>

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 3

STATE REGISTER OF HERITAGE PLACES: NO. 00164

NAME OF PLACE	BALLY BALLY HALL		
Place Type	Individual Building		
Other names			
Address	Cnr of Bally Bally County Peak Rd & Caroling Bally Bally Rd		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.184235 Long: 117.11674		
CONSTRUCTION DATE	1904		
Original Use	Hall		
Present Use	Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other	Stone		
ARCHITECTURAL STYLE	Simple Rural Federation		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
<p>Built in 1903, the building is a typical building of the time of a small country hall. The hall is approximately 12m by 6m, with a supper room 6m by 4.5m and with toilets under the main roof.</p> <p>The prominent features of the place include the weatherboard structure, the high-pitched metal roof, the timber finial St Gable apex, the face stonework and brick quoining and symmetrical facades. The style is Simple Rural Federation Era.</p>	
CONDITION: Fair	
INTEGRITY: All	
AUTHENTICITY: Some additions	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Community services and utilities	
STATEMENT OF SIGNIFICANCE	
This place is representative of other simple structures erected in this period in this state (WA).	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 1	
HISTORICAL NOTES	
The hall was used for social gatherings, church services, Christmas Tree socials, Farmer's Union meetings, birthday parties etc. It was used during World War I & II to raise funds for the war effort.	
LISTINGS	
State Register of Heritage Places: No 00164	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<p>http://inherit.stateheritage.wa.gov.au/Admin/api/file/648f44e3-3dc5-4ea3-5220-ddf8a9fd4543</p> <p>http://inherit.stateheritage.wa.gov.au/Admin/api/file/2785d407-e486-133a-1703-25030c4c3820</p>	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 4

STATE REGISTER OF HERITAGE PLACES: NO. 23903

NAME OF PLACE	EUCALYPTUS CITRIODORA TREE		
Place Type	Tree		
Other names	Lemon Scented Gum		
Address	64 (Lot 39) John Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.103962 Long: 116.92092		
DATE PLANTED	Planted in 1892 by Reverent Canon Charles Eaton Groser		
Original Use			
Present Use			
Other Use			
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
The very large, majestic, Eucalyptus Citriodora - Lemon Scented Gum Tree is situated on the eastern side of the Anglican Rectory, John Street, Beverley.	
CONDITION: Good	
INTEGRITY:	
AUTHENTICITY:	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Religion	
STATEMENT OF SIGNIFICANCE	
Planted in about 1892, the tree was planted by Rev Canon Groser, the first Anglican Rector for Beverley, from 1887-1915.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 1	
HISTORICAL NOTES	
LISTINGS	
State Register of Heritage Places: No 23903 St Mary's Anglican Church Precinct: No 00150	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 5

STATE REGISTER OF HERITAGE PLACES: NO. 24394

NAME OF PLACE	ST MARY'S ANGLICAN CHURCH		
Place Type	Individual Building		
Other names			
Address	64 (Lot 39) John Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.104409 Long:116.92041		
CONSTRUCTION DATE	1892 (consecrated) Nave built first; 1904 (Chancel and vestry)		
Original Use	Church		
Present Use	Church		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Stone		
Roof	Corrugated Galvanized Iron		
Other			
ARCHITECTURAL STYLE	Federation Gothic		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

This large, majestic church is built in the Gothic style, with a high raked ceiling and vestry room attached. It houses a large memorial neo-gothic, stained glass eastern window and a smaller memorial on the northern window.

The predominant features of the place include the parapet gable, the rose wheel window, the wall buttressing, the high-pitched roof, the double pointed arch window and the string course moulding at sill height. The style is distinctly Federation Gothic. The painted render and the removed ridge ornamentation evoke a moulded architectural expression compared with the rugged nature of the original face stonework. The former memorial tower (erected 1914 - demolished 1926) style was Inter-War Old English.

CONDITION: Very good

INTEGRITY: All

AUTHENTICITY:

HISTORIC THEME & SUBTHEME

Social and Civic Activities: Religion

STATEMENT OF SIGNIFICANCE

The place exhibits style characteristics of church buildings valued by sectors of the community. The place is typical of other buildings of its nature in the state during the same period. Howard Evans was the architect.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

This was the first Anglican Church in the Beverley townsite. It cost £475 and was consecrated by Reverend Parry on 30th November 1892. The Chancel and Vestry were added in 1904 at a cost of £290. A memorial tower to Mr WH de Lisle, added in 1914, was too heavy for the foundation and was removed in 1926. The lychgate was a War Commemoration and was dedicated on Remembrance Day 11 November 1956. The lychgate is the only memorial lychgate in Western Australia. Pat Boyle and Lloyd Carr were the first bride and groom to walk through the new lychgate. The Porch was added in 1963 in memory of Mena Smith.

Associated persons: Thomas Davey & E. Fairhead

LISTINGS

State Register of Heritage Places: No 24394

St Mary's Anglican Church Precinct: No 00150

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 6

STATE REGISTER OF HERITAGE PLACES: NO. 23915

NAME OF PLACE	ST MARY'S ANGLICAN RECTORY		
Place Type	Individual Building		
Other names			
Address	64 (Lot 39) John Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.103978 Long: 116.92066		
CONSTRUCTION DATE	February 1890		
Original Use	Rectory		
Present Use	Dwelling		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Stone		
Roof	Corrugated Galvanized Iron		
Other			
ARCHITECTURAL STYLE	Victorian Regency		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>The three bedroom home includes the Rector's study and lounge. The room features large bay windows. The rectory joins a small hall which has a meeting area that can be partitioned off and has kitchen facilities.</p> <p>The predominant features of the place include the forecourt vehicular approach, the symmetrical facade layout (accentuated by the half-hexagonal lounge room and protrusion), the verandah, the stone facework and quoining. Victorian Regency is the style form here.</p> <p>The roof sheeting is an unsympathetic alteration, detracting from the place's heritage integrity.</p>	
CONDITION: Very good	
INTEGRITY: Mostly intact	
AUTHENTICITY:	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Religion	
STATEMENT OF SIGNIFICANCE	
Moderate architectural significance for style and architect Howard Evans.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 1	
HISTORICAL NOTES	
<p>This was the first official home of the Anglican Rector (Canon CE Groser was the first resident Rector). Sunday School, confirmation classes, Vestry, Guild Dorcas, Mothers Union meetings and other social functions were held in the school room which was later rebuilt into a small hall (1957).</p> <p>Associated persons: Thomas Davey & G. Reynolds (hall builder).</p>	
LISTINGS	
State Register of Heritage Places: No 23915 St Mary's Anglican Church Precinct: No 00150	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 7

STATE REGISTER OF HERITAGE PLACES: NO. 00144

NAME OF PLACE	ST PAUL'S ANGLICAN CHURCH & GRAVEYARD		
Place Type	Individual Building		
Other names			
Address	Top Beverley Rd, off Spavens Rd		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.077636 Long: 116.88306		
CONSTRUCTION DATE	1859, consecrated 1862		
Original Use	Church		
Present Use	Church		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Earth, mud brick		
Roof	Shingle roof		
Other			
ARCHITECTURAL STYLE			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

Situated on land given by William Edwards, the building was constructed from bricks made at the river. It originally had a brick floor and shingle roof and cost £115. Originally a Harper Fence surrounded the church - now it is cyclone fencing. The church was restored after the 1943 cyclone and several times since.

Not enough photographic evidence for this place to make an architectural assessment.

CONDITION: Good

INTEGRITY: Half

AUTHENTICITY:

HISTORIC THEME & SUBTHEME

Social and Civic Activities: Religion

STATEMENT OF SIGNIFICANCE

The constructed method indicated would suggest significance for it's rare (surviving) local construction type.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

St Paul's Church was built opposite a small trading centre of three of four buildings. The carpet at the altar is of unique design (quoted by Perth Historians) and is from England. The first marriage recorded in the Anglican Register took place on 5th June 1859. Johnathon Bowron, shepherd from Speldhurst married Susanna McGovern of Speldhurst at the Upper Church/Beverley. Two of the Colonial Secretary Peter Broun's children were married there in 1862 and 1873. May have been convict built.

LISTINGS

State Register of Heritage Places: No 00144

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 8

STATE REGISTER OF HERITAGE PLACES: NO. 00157

NAME OF PLACE	BEVERLEY POST OFFICE & QUARTERS		
Place Type	Individual Building		
Other names			
Address	130 (Lot 238) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108814 Long: 116.92509		
CONSTRUCTION DATE	1910		
Original Use	Post Office & Quarters		
Present Use	Post Office & Quarters		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron roof		
Other			
ARCHITECTURAL STYLE	Federation Free Style		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

The Beverley Post Office & Quarters, is a two-storey brick and iron building. Beverley Post Office & quarters is an integral element within the townscape and character of the Town of Beverley, and is located within the main street of the town, contributing an essential component of the main street streetscape.

CONDITION: Good

INTEGRITY: Good

AUTHENTICITY: Good

HISTORIC THEME & SUBTHEME

Transport and Communications: Mail Services & Telegraph Office

STATEMENT OF SIGNIFICANCE

Beverley Post Office & quarters, a two-storey brick and iron building, has cultural heritage significance for the following reasons:

- It is a fine example of the Federation Free style of architecture from one of the recognised exponents of the style; Hillson Beasley, the PWD Chief Architect;
- The place has strong visual impact in the Vincent Street vista, making a significant contribution to the townscape and character of the Beverley town, and is a landmark within the main street;
- It is associated with the development of postal and telecommunication services in the Beverley town and region; and,
- It demonstrates a sense of place for the people of Beverley.

The communications extension carried out in 1957, the subject of a lease agreement with Telstra, is an intrusive element. Garages, sheds and an external laundry and toilet located at the rear of Beverley Post Office & quarters are of little significance.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

Beverley Post Office & Quarters is important for the association with the development of postal and telecommunication service and facilities since 1910. The Beverley Post Office & Quarters replaced the former facility and represents an era of development in the main street of Beverley. The place is associated with its designer, the PWD Chief Architect, Hillson Beasley and demonstrates a fine example of the architecture of the period and is a design achievement which has served continuously since its inception.

LISTINGS

State Register of Heritage Places: No 00157

SUPPORTING INFORMATION/BIBLIOGRAPHY

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<http://inherit.stateheritage.wa.gov.au/Admin/api/file/3f3aa995-2a42-92cc-2897-a45401161295>

DOCUMENT TYPE

Assessment

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 9

STATE REGISTER OF HERITAGE PLACES: NO. 00147

NAME OF PLACE	BEVERLEY RAILWAY STATION		
Place Type	Individual Building		
Other names	Beverley Station Art Gallery		
Address	120 (Lot 426) Vincent Street		
Suburb/Town	Beverley		
Reserve No:	47116		
GPS:	Lat: -32.108210 Long: 116.92573		
CONSTRUCTION DATE	1886		
Original Use	Railway Station		
Present Use	Art Gallery and Theatre		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Corrugated Galvanized Iron		
Other			
ARCHITECTURAL STYLE	Victorian Tudor Style		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

Built of rendered brick on stone foundation, the building has undergone many modifications over the years. Most of the original fabric remains. The living quarters were to the side and back of the offices. The two-storey building had three bedrooms upstairs, with the kitchen, lounge, bathroom and pantry downstairs. The building was licensed for many years as the refreshment rooms for passengers. There was also a book stall. Staff quarters were above the main building, designed by Temple Poole. The refreshment rooms have since been demolished.

The remaining predominant features of the place include the railway platform, the quoining and extended gabled eaves. The remaining structure and historical photographs suggest the Victorian Tudor Style applied to an otherwise simple building. Removal or replacement of the platform canopy has taken away a large proportion of the place's architectural expression.

CONDITION: Good

INTEGRITY: Most of the original fabric is intact

AUTHENTICITY: It has had many modifications over the years

HISTORIC THEME & SUBTHEME

Transport and Communications: Rail Transport

STATEMENT OF SIGNIFICANCE

For several years Beverley was the terminus for trains and passengers from the Eastern States via Albany. The station precinct included a large turntable, engine rooms, loading ramp and a large water tank opposite the station, across the line. The last Perth to Albany passenger train ran in 1978. For many years large gates spread across the street as trains approached - as a safety measure.

The place is typical of other regional and metropolitan railway stations. The residential quarters display an uncommon accompaniment to WA railway station buildings.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

Beverley Railway Station represents the importance of the railway system in the development of the agricultural areas, and their supporting townships, in the South West of Western Australia. Beverley Railway Station acted as a terminus between the Government and the West Australian Land Company Ltd engines during the early years of establishment of the Great Southern Railway.

LISTINGS

State Register of Heritage Places: No 00147

SUPPORTING INFORMATION/BIBLIOGRAPHY

<http://inheri.stateheritage.wa.gov.au/Admin/api/file/6dfa6ba3-85af-044e-e26f-fe39a14af83e>

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DOCUMENT TYPE

Assessment

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 10

STATE REGISTER OF HERITAGE PLACES: NO. 00154

NAME OF PLACE	BEVERLEY TOWN HALL		
Place Type	Individual Building		
Other names			
Address	144 & 136 (Lots 1, 2 & 124) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109126 Long: 116.92420		
CONSTRUCTION DATE	1938		
Original Use	Public Hall		
Present Use	Public Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick render		
Roof	Corrugated Galvanized Iron		
Other			
ARCHITECTURAL STYLE	Inter-war Functionalist Style and minor Inter-war Art Deco Style		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION
<p>Beverley Town Hall, a single-storey brick, render and corrugated iron building, comprising offices, main hall, lesser hall and former picture garden, with a double-storey bio box, constructed in 1938 in Inter-war Functionalist style.</p> <p>The predominant building elements include the vertical emphasis of the hall entry juxtaposed to the horizontal banding, the rounded corner, the parapet concealing the roof and the shafted jamb of the main entry arch. Inter-war Functionalist Style is the major influence on this place. The place displays minor Inter-war Art Deco style evidenced by the lettering and horizontal bands on either side of the flagpole.</p>
CONDITION: Very good
INTEGRITY: All
AUTHENTICITY:

HISTORIC THEME & SUBTHEME
Social and Civic Activities: Government & Politics; Community Services & Utilities; Cultural Activities

STATEMENT OF SIGNIFICANCE
<p>The hall is used for community and private functions. In earlier times picture shows were relayed from the projection room, the raised section at the entrance. The grassed area on west side was used for the first open air picture shows. The stage is set at the back of the building. The corner office at the front was used as Council Offices, later as Art Rooms, the Quaker Meeting House, and presently as the Hospital Auxiliary Op Shop.</p> <p>The place is significant for expressing a simple example of its style type. The place is valuable as an example of a civic building in its style type. An example of work of W G Bennett architect.</p>

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 1

HISTORICAL NOTES
Seven hundred people attended the opening of the hall in 1938. The original Mechanic's Institute built in 1890 stood on this site. It was replaced by another building in 1904. It was then replaced by this new town hall built in 1938. The hall measures approx. 23m x 12m. The walls are of special ornamental brick. Three very large pines at the front of the building (the Sentinels) caused much debate in 1992 when there was talk of their removal.

LISTINGS
State Register of Heritage Places: No 00154 Vincent Street Art Deco Precinct: No 18939

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
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**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 11

STATE REGISTER OF HERITAGE PLACES: NO. 05592

NAME OF PLACE	THE SENTINELS – TOWN HALL TREES		
Place Type	Tree		
Other names			
Address	144 & 136 (Lots 1, 2 & 124) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109126 Long: 116.92420		
CONSTRUCTION DATE	Planted circa 1938		
Original Use	Decorative trees		
Present Use			
Other Use			
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION
The "Sentinels" were three tall pine trees planted in 1938. The tallest was 10.6m high and the others graduate down to 8m.
CONDITION: All Removed
INTEGRITY:
AUTHENTICITY:

HISTORIC THEME & SUBTHEME
Social and Civic Activities: Environmental Awareness

STATEMENT OF SIGNIFICANCE
The 'Sentinels' were a well-known element of the Vincent Street streetscape. They were planted to compliment the Art Deco style of the Town Hall.

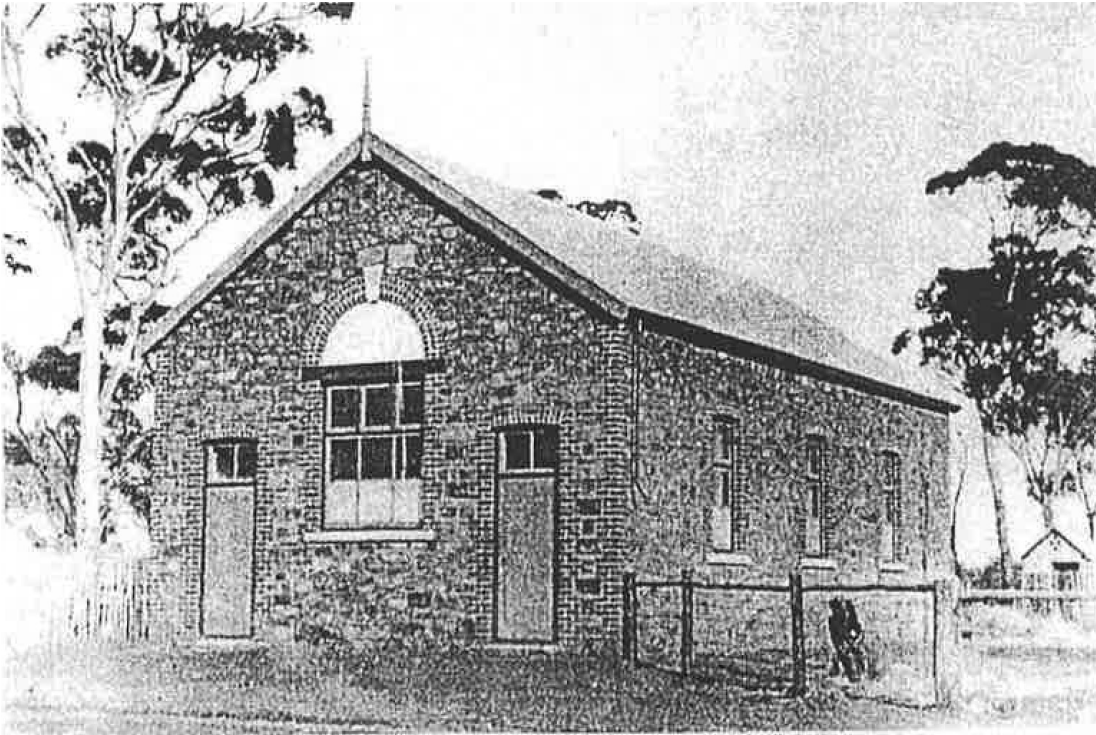
MANAGEMENT RECOMMENDATION
Level of Significance - Category: 1

HISTORICAL NOTES
The trees were on the original plan for the Town Hall to compliment the Art Deco style. Council resolved to remove the trees at the September 2009 Council Meeting.

LISTINGS
State Register of Heritage Places: No 05592 Beverley Town Hall: No 00154

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 12

STATE REGISTER OF HERITAGE PLACES: NO. 04540

NAME OF PLACE	SITE OF FORMER BEVERLEY MECHANICS INSTITUTE		
Place Type	Site		
Other names			
Address	144 & 136 (Lots 1, 2 & 124) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109126 Long: 116.92420		
CONSTRUCTION DATE	First Mechanics Institute built in 1890 – demolished 1905		
Original Use	Mechanics Institute		
Present Use	Beverley Town Hall		
Other Use	Social/Recreational; Governmental; Library		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Metal		
Other	Stonework, Timber		
ARCHITECTURAL STYLE	First Mechanics Institute - Federation Romanesque		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
The predominant features of the original Institute included the gable ended high pitched metal roof, the timber finial, the symmetrical facades, the random stonework, the brick quoining, the highlight windows over the doors and the semi-circular arch with moulded keystone (Federation Romanesque reference). The pace was similar to the <i>Bally Bally Hall</i> , <i>Dale Community Hall</i> and <i>East Beverley Hall</i> .	
CONDITION: Demolished 1905	
INTEGRITY:	
AUTHENTICITY:	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Institutions	
STATEMENT OF SIGNIFICANCE	
Site of the former Beverley Mechanics Institutes.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 1	
HISTORICAL NOTES	
Built in 1890 by Mr James Fairhead, the original Institute was demolished in 1905. Replaced by the second Mechanics Institute which was demolished in 1938. The Beverley Town Hall is built on the site. A lending library was kept here. Picture shows and social evenings were held here.	
LISTINGS	
State Register of Heritage Places: No 04540 Vincent Street Art Deco Precinct: No 18939	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 13

STATE REGISTER OF HERITAGE PLACES: NO. 14438

NAME OF PLACE		BEVERLEY FIRE STATION	
Place Type	Individual Building		
Other names			
Address	146 (Lot 27) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109380 Long: 116.92373		
CONSTRUCTION DATE		1948	
Original Use	Beverley Fire Station		
Present Use	Beverley Men's Shed		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tile		
Other			
ARCHITECTURAL STYLE		Inter-war Stripped Classical Style	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION
Beverley Fire Station comprises a simple single-storey brick, tile and render Appliance Room and Quarters constructed in 1948 and showing some influence of Inter-War Stripped Classical style, and a single storey face brick and tile Storage and Toilet Building at the rear of the site, constructed at the same time. Beverley Fire Station is located on the north west side of Vincent Street, the main street in Beverley, next to the similarly design influenced Beverley Town Hall. There is a road and parking access separating the fire station and town hall, which affords side access to the site, at the rear.
CONDITION: Good
INTEGRITY: Beverley Fire Station evidences the original form and has retained a high degree of integrity
AUTHENTICITY: High degree of the original fabric

HISTORIC THEME & SUBTHEME
Social and Civic Activities: Community Services & Utilities

STATEMENT OF SIGNIFICANCE
<p>Beverley Fire Station is a rare remaining example of a single-appliance brick fire station with quarters built immediately post World War II and in largely original condition.</p> <p>Beverley Fire Station is representative of a fire station facility established in the late 1940s that has functioned continuously until recent years.</p> <p>Beverley Fire Station retains a high degree of the original fabric with intervention only evident in the concrete floor in the Appliance Room and Quarters, and a door intervention in the same area. Overall, Beverley Fire Station has a high degree of authenticity.</p>

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 1

HISTORICAL NOTES
<p>The place has strong social and historic value as a fire station and the home of the Beverley Volunteer Fire Brigade for over 50 years from 1948. The place was designed by architect Keith Duncan, who was responsible for the design of fire stations in Western Australia from 1926 to 1960. The concrete slab that was the floor of the pre-painted corrugated galvanized steel shed (removed) is of no heritage significance.</p> <p>In the early 2000's the Beverley Men's Shed movement started using the building.</p>

LISTINGS
State Register of Heritage Places: No 14438 Vincent Street Art Deco Precinct: No 18939

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
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**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 14

STATE REGISTER OF HERITAGE PLACES: NO. 00162

NAME OF PLACE	HOTEL BEVERLEY		
Place Type	Individual Building		
Other names	Railway Hotel		
Address	135 (Lots 1 & 2) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109096 Long: 116.92521		
CONSTRUCTION DATE	1885 & 1938		
Original Use	Hotel		
Present Use	Hotel		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Rendered Brick		
Roof	Corrugated Metal		
Other			
ARCHITECTURAL STYLE	Inter-war Art Deco/Federation Filigree		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
Hotel Beverley is a two-storey face brick and render building with a curved truncated corner and hipped corrugated iron roof constructed 1885-1890s and refurbished in 1938, showing influences of Federation Filigree and Inter-War Art Deco styles.	
CONDITION: Good	
INTEGRITY: High degree of integrity	
AUTHENTICITY: Moderate to High degree of authenticity	
HISTORIC THEME & SUBTHEME	
Social and Civic Activities: Community Services & Utilities Occupations: Hospitality Industry & Tourism Outside Influences: Depression & boom	
STATEMENT OF SIGNIFICANCE	
Hotel Beverley has cultural heritage significance for the following reasons: <ul style="list-style-type: none">• the place has landmark value in Beverley and contributes to the historic streetscape of Inter-War style buildings in Vincent Street;• the place is an uncommon example of a rural 19th century hotel that has been extensively modernised in an Inter-War Art Deco style, and these modernisations are representative of a post-depression practice;• the place has been a licensed premise since 1885, and development of the site reflects the history and development of both State and region; and,• the 1938 refurbishment is the work of architect William Garnsworthy Bennett, who made a significant contribution to the architectural history of the State.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 1	
HISTORICAL NOTES	
Hotel Beverley has been a licensed premise since 1885, where social interaction, refreshment, accommodation and entertainment have been provided for the local community and the travelling public. The evolution of the building from the Railway Hotel (1885-90s) is an example of building practice during the post-depression years when existing structures, particularly commercial buildings, were modernised and extended for contemporary use.	
LISTINGS	
State Register of Heritage Places: No 00162 Vincent Street Art Deco Precinct: No 18939	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
http://inherit.stateheritage.wa.gov.au/Admin/api/file/4f341fdb-c5ae-1518-06ce-4da90b3e3e82 http://inherit.stateheritage.wa.gov.au/Admin/api/file/d18973cd-b8e4-8dc9-e215-6e2c9b042dc5	Assessment

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

No Image Available

LOCAL HERITAGE SURVEY: PLACE NO. 15

STATE REGISTER OF HERITAGE PLACES: NO. 14916

NAME OF PLACE		RAILWAY HOTEL	
Place Type	Site		
Other names	Railway Hotel		
Address	120 (Lot 426) Vincent Street		
Suburb/Town	Beverley		
Reserve No:	47116		
GPS:	Lat: -32.108210 Long: 116.92573		
CONSTRUCTION DATE		1893	
Original Use	Hotel		
Present Use	Vacant site		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Weatherboard		
Roof	Corrugated Metal		
Other			
ARCHITECTURAL STYLE		Federation Free Style	

DESCRIPTION
Registered as part of State Register of Heritage Places No 00147 – Beverley Railway Station (Local Heritage Survey No 9).
CONDITION:
INTEGRITY:
AUTHENTICITY:
HISTORIC THEME & SUBTHEME
Occupations: Hospitality Industry & Tourism

STATEMENT OF SIGNIFICANCE
Registered as part of State Register of Heritage Places No 00147 – Beverley Railway Station (Local Heritage Survey No 9).
MANAGEMENT RECOMMENDATION
Level of Significance - Category: 1
HISTORICAL NOTES
Registered as part of State Register of Heritage Places No 00147 – Beverley Railway Station (Local Heritage Survey No 9).

LISTINGS
State Register of Heritage Places: No 14916 Beverley Railway Station: No 00147

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 16

STATE REGISTER OF HERITAGE PLACES: NO. 05566

NAME OF PLACE		AVONDALE RESEARCH STATION	
Place Type	Group of Buildings		
Other names	Avondale State Farm, Avondale Seed Farm, Discovery Farm, Machinery Museum		
Address	550 (Lot 3) Waterhatch Road		
Suburb/Town	Beverley		
Reserve No:	Reserve 37765		
GPS:	Lat: -32.118056 Long: 116.86872		
CONSTRUCTION DATE		Constructed from 1850	
Original Use	Farming		
Present Use	Tourism, Farming, Machinery Museum		
Other Use	Agricultural Research		
CONSTRUCTION MATERIALS			
Walls	Various		
Roof			
Other	Stables and loft of Oregon Pine		
ARCHITECTURAL STYLE		Victorian Georgian	

DESCRIPTION	
<p>Avondale Research Station comprises a single storey brick and corrugated iron Homestead (1850's) in the Victorian Georgian style, a vernacular single and double storey corrugated iron Stables (1890's), a vertical concrete grain Silo (1927), a single storey brick and iron former Laboratory (1930), workers' dwellings (1928 and 1957) and the museum (1979).</p>	
CONDITION: Good	
INTEGRITY:	
AUTHENTICITY:	

HISTORIC THEME & SUBTHEME	
Occupations: Grazing, pastoralism and dairying	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

STATEMENT OF SIGNIFICANCE

Established as a State Farm in 1919, the place has been a venue for agricultural research since 1924, and was the site of an important research project into braxy-like disease in sheep in the early 1930s, with the research Laboratory constructed specifically for the project.

The place has a landmark quality within its picturesque rural landscape, the Stables dating from the 1890's feature very well-detailed timber horse stalls and roof structure and are a rare example of innovative design.

The place is valued for its role in agricultural research and education, born out by the local community's financial contribution to the establishment of the Laboratory in 1930 and the contribution of farm machinery for the Discovery Farm museum in 1979.

The various components that comprise the place demonstrate specific government initiatives in the establishment and the subsequent development of the place as a site of agricultural research and a showcase of rural work and life. The large farm machinery display houses a number of vintage agricultural machinery and other items. This was first opened in 1979.

The Avondale property was one of the earliest pastoral properties established in the Beverley district and the farm's development since 1838 has been indicative of and contributed to the development of the area, and the place contributes to the local and wider community's sense of place for its links to the early settlement of the Avon Valley and for its ongoing contribution to agricultural research and education in the State.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 1

HISTORICAL NOTES

The property forms part of an original grant to James Stirling. Various owners include N Carey 1838, W M De Lisle, Lands Dept 1911. In 1924 it was passed to the Department of Agriculture for use as a Research Station for student scientists. In 1931 a vaccine was found for the sheep disease, "Pulpy Kidney", sometimes called Beverley disease. A machinery display shed was opened by Prince Charles in 1979.

Now owned by the National Trust of WA, portions of the farm are leased to a local farmer. The machinery collection is maintained by volunteers and vested in the Shire of Beverley.

LISTINGS

State Register of Heritage Places: No 05566

SUPPORTING INFORMATION/BIBLIOGRAPHY

<http://inherit.stateheritage.wa.gov.au/Admin/api/file/4c8605c7-ce5b-af06-74d6-aef55421890b>
<http://inherit.stateheritage.wa.gov.au/Admin/api/file/473ba44e-d943-66aa-9c9f-464015f95a5a>

DOCUMENT TYPE

Assessment

PLACE RECORDS

Category 2

Heritage List

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 17

INHERIT: NOT LISTED

NAME OF PLACE	NORWICH DOWNS HOMESTEAD		
Place Type	Individual building		
Other names	Woodlands Estate		
Address	Lot 711 on DP 406452		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.168584 Long: 117.171899		
CONSTRUCTION DATE	Constructed from 1916		
Original Use	Farm Homestead		
Present Use	Vacant		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Face tone		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE	Federation Bungalow		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION
The single storey face stone residence with hipped corrugated iron roof has a double frontage with protruding gable detail and a return bullnose verandah to the front and side.
CONDITION: Poor-Fair: rusted roof, deteriorated weatherboard enclosure, collapsed verandah structure, roof and floor, weathered window and door frames. Interior rusted ceilings, damaged floors and ceilings.
INTEGRITY: Moderate degree - retrievable as a residence.
AUTHENTICITY: High degree

HISTORIC THEME & SUBTHEME
Demographic Settlement and Mobility: Land Allocation and Subdivision

STATEMENT OF SIGNIFICANCE
Norwich Downs is a representative example of a Federation Bungalow residence built of local stone in a rural context typifying the settlement pattern of the Wheatbelt region in the early 1910's and 1920's.

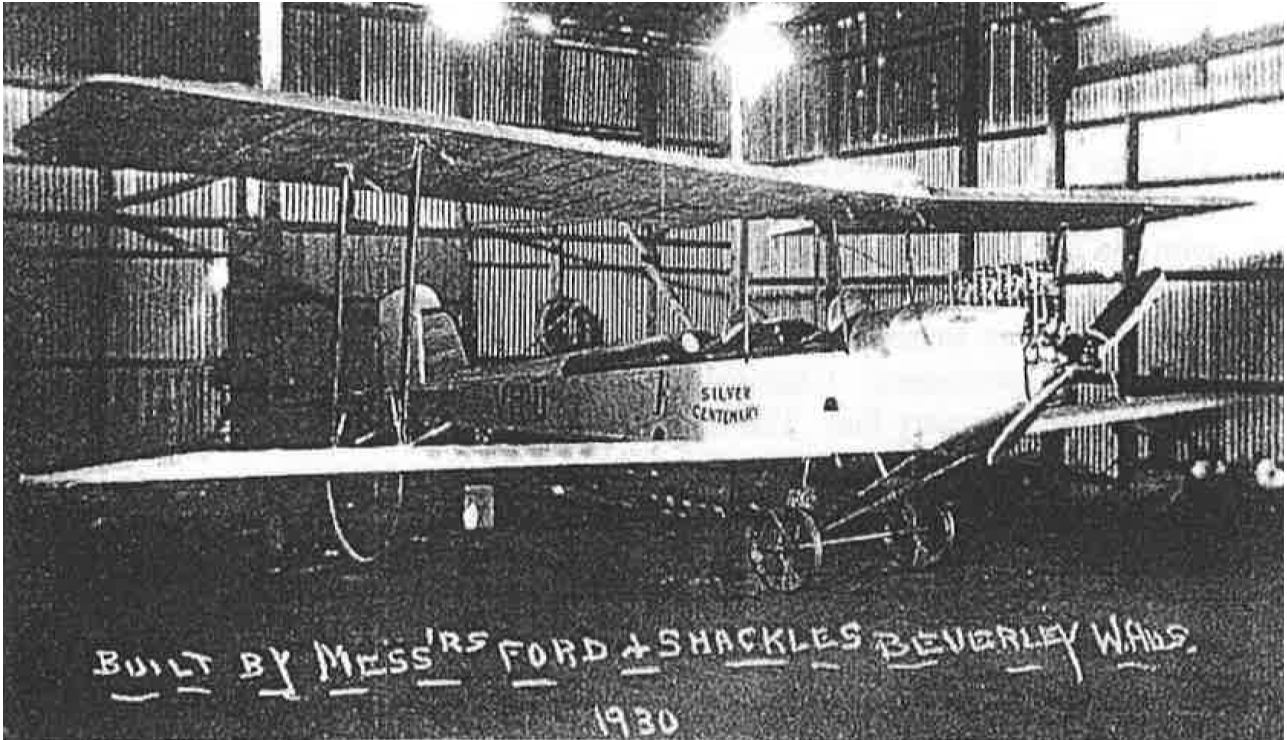
MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2

HISTORICAL NOTES
<p>The farm now called Norwich Downs was originally called Woodlands Estate when taken up as virgin land by A.A. Wood in 1903 who came from South Australia as a young man with his friend Mr Fisher, each taking up a one thousand acre block. It was allegedly decided by the toss of a coin, that Mr Fisher would take the land with water whilst Mr Wood would take the land that was a little heavier, carting all his water. A few years later Mr Wood's fiancée Miss Lavinia Fisher came from South Australia and their marriage was the first at Bally-Bally Hall.</p> <p>They lived in a small house that was added to as the family expanded. When their sons were adolescents, with their father they collected stone and Mr Wood used an axle off some old machinery to break the rock into usable size. A Stonemason was employed to build the house, which was a replica of his old home (the Wood family's own town in South Australia called Wood Town). In 1916 World War One interrupted construction of the stone house until 1922.</p> <p>There was a large orchard on the southside of the house. Mrs Wood planted peppercorn trees along both sides of the driveway. The farm had two teams of draught horses for the cropping and heavy work along with hacks etc. Mr Wood also bred racehorses to race and in tough times sell some. Mr Wood loved to work in his bough hut blacksmith shed at the end of the machinery shed. In later years Mr Wood was involved in local affairs and enjoyed his horse racing. At 72, when he was killed in a car accident, the farm was 1750 acres with a fine wool flock of 600 head. After the Wood's, the Murphet's, and then the Trevor McLean family have been owners.</p>

LISTINGS
No listings

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
	Assessment

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 18

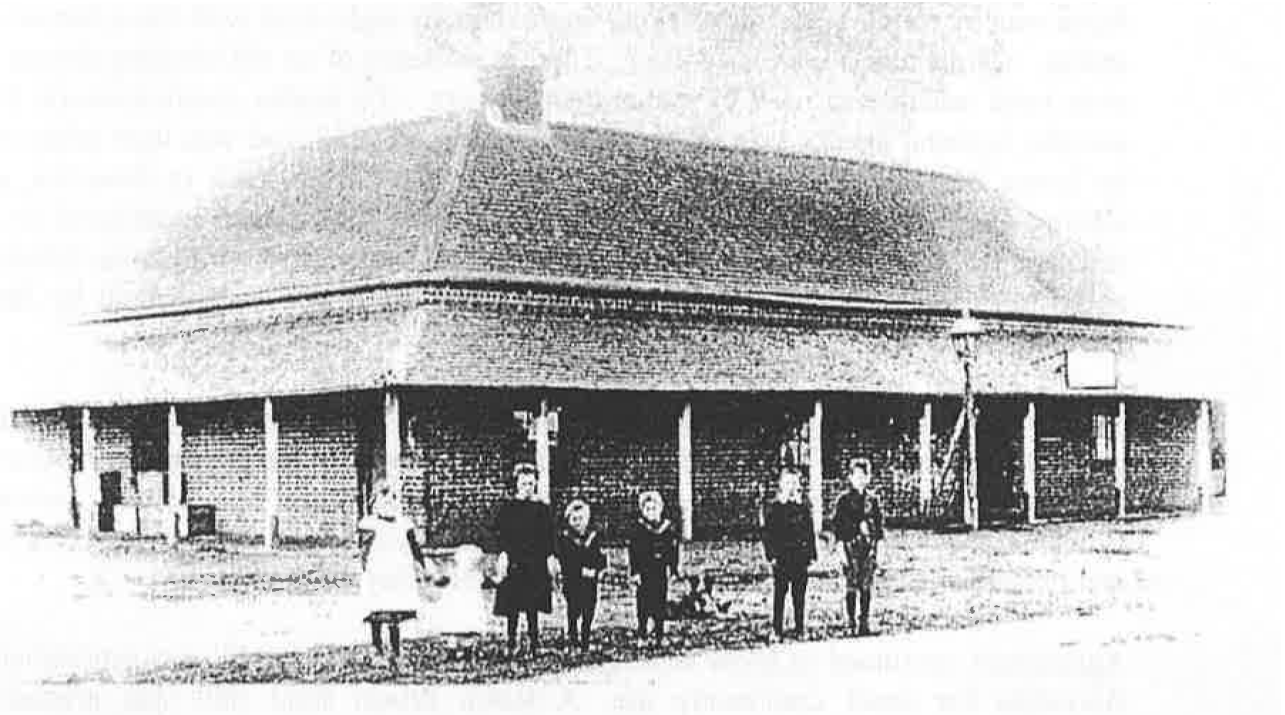
INHERIT: NO. 5567

NAME OF PLACE	SILVER CENTENARY BI-PLANE		
Place Type	Artefact - Aeroplane		
Other names	Former site of Beverley Aeronautical Museum		
Address	141 (lot 201) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109382 Long: 116.924814		
CONSTRUCTION DATE	Constructed from 1929		
Original Use	Bi-plane		
Present Use			
Other Use			
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
The 'Silver Centenary' locally built bi-plane by Selby A Ford. The materials used for construction were sewn by the sisters of the two builders.	
CONDITION: Restored to flying condition	
INTEGRITY: Excellent	
AUTHENTICITY: Excellent	
HISTORIC THEME & SUBTHEME	
People: Local Heroes	
STATEMENT OF SIGNIFICANCE	
It was the first privately built bi-plane in Western Australia. It took 2 years to build at a cost of 600 pounds.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
On 1st July 1930 Corporal CH Nesbitt, chief pilot of the Western Air Service took it for a trial flight. He gave a wonderful report, stating it would "outpace any other light weight plane". It has now been fully restored to flying condition by Rod Edwards (grandson of the Selby Ford).	
LISTINGS	
Inherit: No 5567	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 19

INHERIT: NO. 00148

NAME OF PLACE		DEAD FINISH MUSEUM	
Place Type	Individual Building		
Other names	Wheatsheaf Inn, Settlers Arms, Beverley Hotel		
Address	Corner Hunt Rd & Morrison St (Lot 200 on DP99794)		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107413 Long: 116.922117		
CONSTRUCTION DATE		1872, rebuilt after fire 1876	
Original Use	Hotel		
Present Use	Museum		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Mud bat walls		
Roof	Sheoak Shingles		
Other	Jarrah floors	Pressed tin/stamped metal ceilings	Jarrah ceiling. Baltic pine tongue & groove ceilings
ARCHITECTURAL STYLE		Victorian Georgian	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
<p>Constructed with large mud bats, the building has verandahs on two sides and a very high pitched roof with many angles. It has 3.6 m ceilings, one hipped to 5.4 m, some Baltic pine, one Jarrah, the others pressed tin. It consists of seven medium sized rooms, a reconstructed bar, attached kitchen on east side and a very small room on the west verandah. It has pit sawn floorboards, with homemade nails. The shingle roof is now covered with iron while there is no ceiling in the kitchen. The verandah floor is made from small red bricks.</p> <p>The predominant features of the place include a verandah under separate roof (from the street elevation) and small eaves. The slender, simple verandah posts add to the elements that indicate this place belonging to the Victorian Georgian Style. Flemish Bond (solid wall) brickwork under render.</p>	
CONDITION: Fair	
INTEGRITY: Three quarters of the original fabric is intact	
AUTHENTICITY: Kitchen was added in 1910	
HISTORIC THEME & SUBTHEME	
Occupations: Hospitality Industry & Tourism	
STATEMENT OF SIGNIFICANCE	
This is the oldest standing building in the township. The place is typical of boarding houses (hotels) of single level of this period.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>Built in 1872, it was rebuilt in 1876 after a fire. It was built for Alfred Smith & Frederick Smith, the first twins in the Colony. The kitchen was added in 1910. It was a popular stop for sandalwood carters. It was a stopover for travellers resting their horses. The early community used the main dining room for meetings, social functions and visiting slide shows. Doctors used it for vaccination clinics. The cellar was used as a mortuary (very rarely). The first schoolteacher boarded there. Large stables now demolished at the back of the building housed up to 20 horses.</p> <p>After delicensing of the hotel in the 1920s the building became residential, often in two parts rented separately. In the 1950s it became unoccupied and by the 1980s derelict and a fire hazard. Community action enabled the building to be bought by the Shire of Beverley and eventually opened as the Dead Finish Museum at peppercorn rent to the Beverley Historical Society.</p>	
LISTINGS	
Inherit: No 00148	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 20

INHERIT: NO. 00143

NAME OF PLACE	ST JOHN IN THE WILDERNESS CHURCH & DALE COMMUNITY HALL		
Place Type	Group of Buildings		
Other names	Dale Church, St Johns		
Address	1834 (Lot 100) Westdale Rd & Lot 100 on DP300103		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.247523 Long: 116.74566		
CONSTRUCTION DATE	Constructed from 1895		
Original Use	Church		
Present Use	Church & Community Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Local Stone		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE	Rustic Gothic Style		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The stone face work, quoining, pointed arch windows, 'high' pitched roof and timber porch suggest Victorian Rustic Gothic Style. The building sits prominently in its site because of its height and the cleared area in the immediate grounds.

CONDITION: Good

INTEGRITY: All Intact

AUTHENTICITY: All Intact

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Religion

STATEMENT OF SIGNIFICANCE

This little church fell into disrepair in the 1970's. It was lovingly restored to its former glory in 1975. It is still used for church services and celebrated its centenary on the 21st May 1995.

The place is representative of other simple places of worship erected in this period by semi-isolated communities.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

This small church was built of local stone almost single handed by Mr A E Woodruffe - lay minister to Cannon Grosser the 2nd Rector of Beverley in 1895. Stone was carted to the site by members of the Potts Family and others. Situated in a small bush setting next to Dale Hall, it is surrounded by a recently restored graveyard with 32 marked graves and an unknown number of unmarked graves.

LISTINGS

Inherit: No 00143

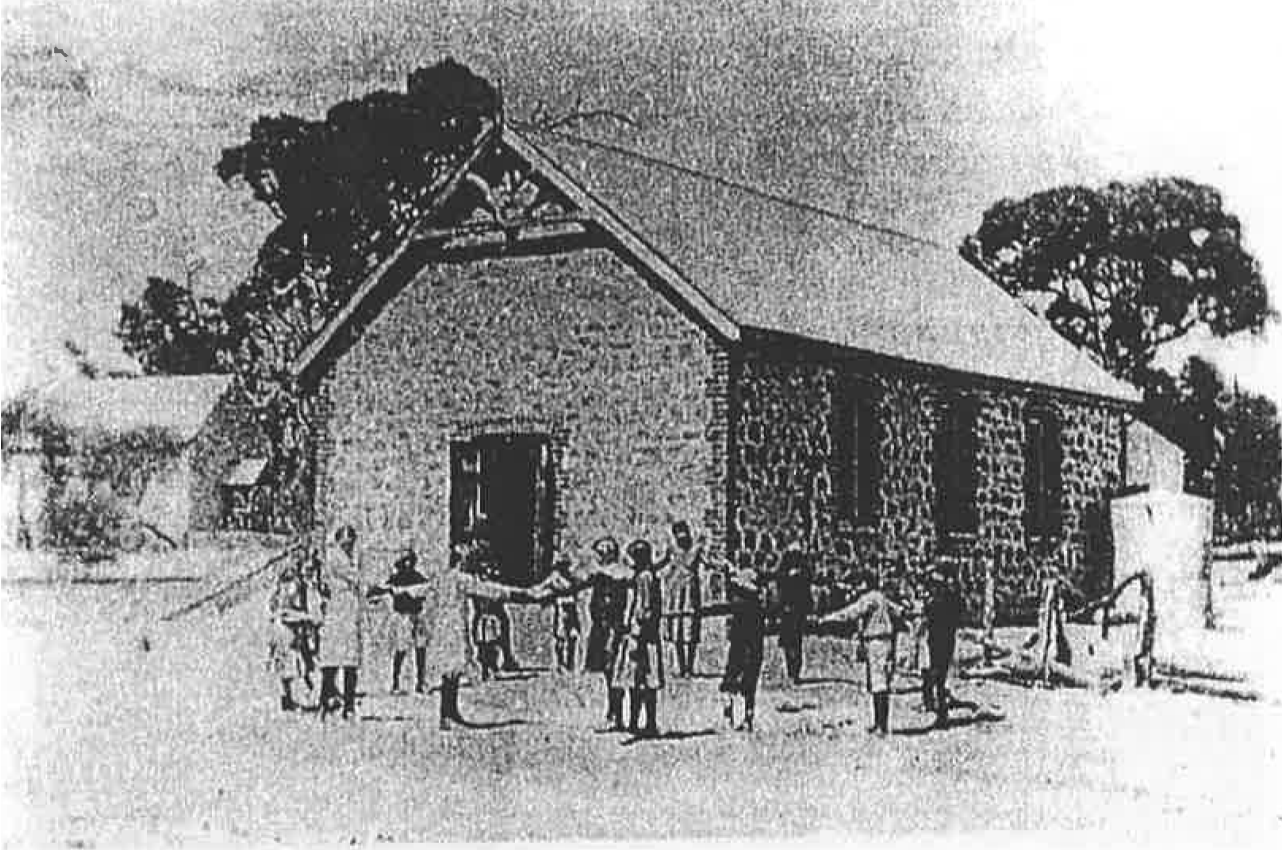
SUPPORTING INFORMATION/BIBLIOGRAPHY

St John in the Wilderness and Dale Community Hall Dale Mawson Road West Beverley: heritage assessment and conservation plan.

DOCUMENT TYPE

Conservation Plan

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 21

INHERIT: NO. 08673

NAME OF PLACE	DALE COMMUNITY HALL		
Place Type	Individual Building		
Other names			
Address	Lot 100 on DP300103		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.247523 Long: 116.74566		
CONSTRUCTION DATE	Constructed in 1904		
Original Use	Community Hall		
Present Use	Community Hall		
Other Use	Combined School		
CONSTRUCTION MATERIALS			
Walls	Local Stone		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE	Simple Rural Federation		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
<p>The hall is set in a small patch of bush alongside St John in the Wilderness Church. It was erected by original settlers in 1904 of local stone with a corrugated iron roof. It features the original supper room and two small rooms, cloak rooms or card rooms constructed of weatherboard. These were replaced during restoration in 1978 with a <i>Hardiplex</i> and cement floor kitchen (supper room) and storeroom. The hall has no ceiling or lining. It measures approximately 13.7 m x 6.7 m. A new toilet block of brick construction in 1978 replaced the older 'thunder boxes' way out the back.</p> <p>The predominant features of the place include the high pitched metal roof, the timber finial at the gable apex, the face stonework and brick quoining and symmetrical facades. The Simple Rural Federation Era.</p>	
CONDITION: Good	
INTEGRITY: Main Hall Intact	
AUTHENTICITY: New supper room & store room in 1978	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Community Services	
STATEMENT OF SIGNIFICANCE	
The place is representative of other simple structures erected in this period in WA.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
With St John's Church this is one of the earliest buildings on the Dale. Both have been restored to their former glory.	
LISTINGS	
Inherit: No 08673	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
St John in the Wilderness and Dale Community Hall Dale Mawson Road West Beverley: heritage assessment and conservation plan.	Conservation Plan

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 22

INHERIT: NO. 05570

NAME OF PLACE	KINDERGARTEN PRE-SCHOOL		
Place Type	Individual Building		
Other names	The Junior School		
Address	136 (Lot 6) on DP31814		
Suburb/Town	Beverley		
Reserve No:	Reserve 1570		
GPS:	Lat: -32.108806 Long: 116.92468		
CONSTRUCTION DATE	Constructed in 1894		
Original Use	Kindergarten pre-school		
Present Use	Civic/Local Government		
Other Use	Community Resource Centre		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Pre-Federation Era School Building Design		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
<p>Dating back to 1894, this is a many angled brick building with an iron roof. The old wooden manual arts room was demolished. A pre-fabricated room erected during WWII was also demolished.</p> <p>The predominant features of this place are face brickwork (some laid 'English Bond' style), the verandah with broken back roof, the hipped roof with short metal sheeting, the tall chimney(s) and six panel sash windows. The style is distinctly typical of a school building design at the turn of the century in WA.</p>	
CONDITION: Very Good	
INTEGRITY: Half intact	
AUTHENTICITY: Several enlargements	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Education	
STATEMENT OF SIGNIFICANCE	
<p>The place is significant in demonstrating a typical school building complex in the pre-federation era in WA. The place is characterised by the uniformity of materials used and retention of its existing roof sheeting. Important in relation to architect George Temple Poole.</p>	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>This building replaced the first small mud brick school which stood where the Shire Office is today. It was used as the Beverley School until 1950. The Public Library was housed in two rooms for several years. In 1908 Sir John Forrest turned on the water tap connecting Beverley to the Mundaring Goldfields Scheme.</p> <p>The building is one, along with others in Beverley (Railway Cottages 1887-97, second Post Office and Quarters 1894 and Court House 1896-97) designed by George Temple Poole, who was the architect in charge at the Architectural Public Works Department.</p> <p>During WW2 long air raid trenches were built next to the Post Office fence from Vincent Street to the back of the block.</p>	
LISTINGS	
Inherit: No 05570	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 23

INHERIT: NO. 05571

NAME OF PLACE	C.W.A. HALL		
Place Type	Individual Building		
Other names			
Address	143 (Lot 531) on DP34620, Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109528 Long: 116.92422		
CONSTRUCTION DATE	Constructed from 1936		
Original Use	CWA Hall		
Present Use	CWA Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
Located in Vincent Street, the building has red clay brick walls, a corrugated iron roof, main and side doors, double French doors made of Oregon, a verandah on one side and a porch on the front of the building.	
CONDITION: Good	
INTEGRITY: Main Hall	
AUTHENTICITY: Kitchen added on to rear of hall	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Community Services	
STATEMENT OF SIGNIFICANCE	
Little to moderate architectural significance.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
The foundation stone was laid by Mrs Mary Adamson and Miss Mary McDonal on 12th September 1936. The first President of the CWA in Beverley was Mrs HM Fisher.	
The CWA Rooms were used during WW2 from 1939 – 1944 for infant classes 1 & 2.	
LISTINGS	
Inherit: No 05571	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 24

INHERIT: NO. 05572

NAME OF PLACE	UNION BANK (FMR)		
Place Type	Individual Building		
Other names			
Address	101 (Lot 116) on DP95, Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108063 Long: 116.92752		
CONSTRUCTION DATE	1907		
Original Use	Bank		
Present Use	Private residence		
Other Use	Dental Surgery		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE	Federation Free Classical style		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The two-storey well-appointed building with ornate, arched entrance has been a prominent landmark in Vincent Street.

The predominant features include the ornate ridge tiles, the parapeted gable ends, the potted chimneys, the moulded string courses, the tabulated eaves (bracketed eaves) and arched entry, the face brickwork, the double hung windows, the painted rendered plinth, the lower level awnings and the two level verandah structure (a sympathetic later addition). These elements put the place in the Federation Free Classical style, often employed in the design of bank buildings.

CONDITION: Very good

INTEGRITY: A great deal

AUTHENTICITY: Several modifications

HISTORIC THEME & SUBTHEME

Occupations: Commercial Services

STATEMENT OF SIGNIFICANCE

The place is significant in exhibiting the 'human scale' with a style that generally otherwise attempts the grandiose. The post-gold rush represents a building type common for its era and style type, but rare for its regional location.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

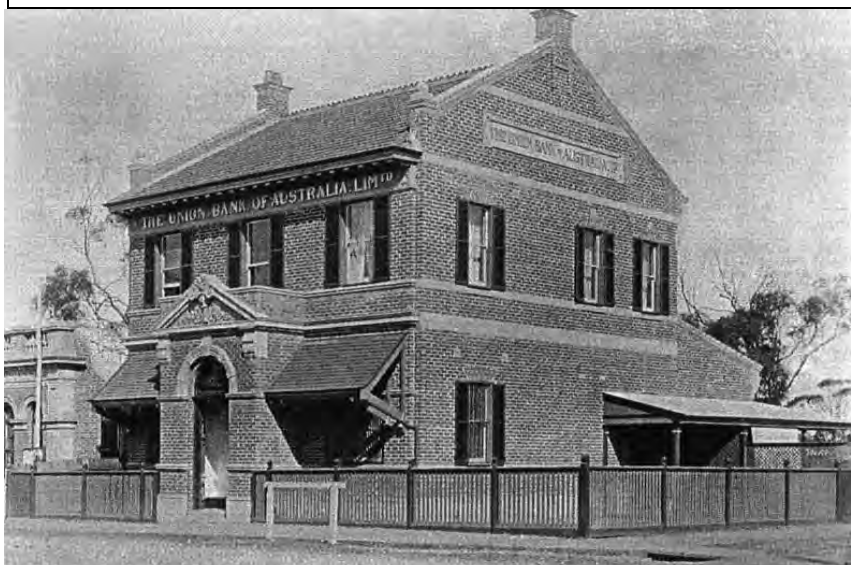
Built in 1907 for the Union Bank. When this firm amalgamated with the Australasian Bank (ANZ Bank) the building was sold to the local shire and for many years was used by a dentist after 1980. Later it was used as a private residence. Architect: John Talbot Hobbs, Edward H Smith and Walter James Forbes. Contractor: Coomlus (cost £ 4,000)

LISTINGS

Inherit: No 05572

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



LOCAL HERITAGE SURVEY: PLACE NO. 25

INHERIT: NO. 00152

NAME OF PLACE	SACRED HEART CATHOLIC CHURCH		
Place Type	Individual Building		
Other names			
Address	Lot 8 on DP14516, Lukin Street corner Dempster Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109120 Long: 116.93263		
CONSTRUCTION DATE	From July 1933		
Original Use	Church		
Present Use	Church		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE	Inter-War Gothic		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>Built with bricks from a Perth Brickmaker, the building cost £ 1,365 pounds. The building is approx. 25m long and 13m wide and has two short towers with battlements. The front has battlements as well.</p> <p>The predominant features of the place include the parapeted gable ends, the crenellation (battlement) to the narthex and towers, the high-pitched roof, the pointed arch windows, the buttressing and the pointed entrance arches. These elements point to the place being of Inter-War Gothic Style. The rose window is another prominent element along the rendered wall finish. The Bell tower is adjacent.</p>	
CONDITION: Very good	
INTEGRITY: All intact	
AUTHENTICITY:	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Religion	
STATEMENT OF SIGNIFICANCE	
<p>The place is significant for its association with the architect E le B Henderson, who was prevalent in the Inter-War Gothic style. The Sacred Heart Catholic Church was built by Robert Percival Easom. There is a plaque in front of the church displaying these details.</p> <p>The place demonstrates a rare example of its architectural style for its scale in WA.</p>	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>The place is significant for its design and the battlement front. It was opened by Archbishop Clune on 23rd September 1933. A baby of Mr & Mrs McIver of Beverley was baptised on the opening day. The Church in Queen Street was used until 1928.</p>	
LISTINGS	
Inherit: No 00152	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 26

INHERIT: NO. 05573

NAME OF PLACE		COMMONAGE STONE WALLS	
Place Type	Stone walls		
Other names			
Address			
Suburb/Town	Beverley		
Reserve No:	5265		
GPS:	Lat: -32.154489 Long: 116.92770		
CONSTRUCTION DATE		1850-1868	
Original Use	Commonage Stone Walls		
Present Use			
Other Use			
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other	Local Stone		
ARCHITECTURAL STYLE			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>Legend has it that the stone structures on the commonage were built by convicts. Some of the stone walls were up to a 20m long. The longest standing now would be approx. 3.6m – 4.2m long by 10.6m wide and approximately 1m high. There are approximately 40 remaining of various sizes. They are solid, well-built structures, with no mud or mortar. They had good corners with no hollows in between.</p>	
CONDITION: Poor-Fair	
INTEGRITY:	
AUTHENTICITY:	
HISTORIC THEME & SUBTHEME	
Demographic & Mobility: Workers	
STATEMENT OF SIGNIFICANCE	
<p>The walls are a significant remnant of the convict era after 1859. Convict labour speeded the growth of the Swan River Colony and hinterland with the provision of better roads and bridges.</p>	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>The stone structures on the commonage were built by convicts. During World War II many truckloads of stones were taken to make drains for the new aerodrome on the east bank of the Avon River.</p>	
LISTINGS	
Inherit: No 05573	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 27

INHERIT: NO. 05574

NAME OF PLACE	BEVERLEY JUNIOR HIGH SCHOOL		
Place Type	Individual Building		
Other names			
Address	20 (Lot 500) John Street		
Suburb/Town	Beverley		
Reserve No:	23106		
GPS:	Lat: -32.101501 Long: 116.92664		
CONSTRUCTION DATE	Constructed from 1950		
Original Use	School		
Present Use	School		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tile		
Other			
ARCHITECTURAL STYLE	Post War Perth		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The predominant features of the place include the hipped clay tiled roof, the evenly spaced tall chimneys, the face brickwork, the large area of glazing compared to the brickwork and the extended entry dividing way (parapet through the roof). The building is typical of WA Public Works school design in the post WWII period. The place is typically Post-War Perth Regional in style.

CONDITION: Very Good

INTEGRITY: All Intact

AUTHENTICITY:

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Education

STATEMENT OF SIGNIFICANCE

The place exhibits typical characteristics of State Government school buildings of its era in WA.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The school was built on the site of the old showground.

The tile roof on the John Street wing was badly damaged when a tree fell on it during a storm in February 2008. The tiles were replaced with Colorbond later in 2008.

LISTINGS

Inherit: No 05574

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 28

INHERIT: NO. 00151

NAME OF PLACE	PRESENTATION CATHOLIC CONVENT (FMR)		
Place Type	Individual Building		
Other names			
Address	96 (Lot 7) Lukin Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108762 Long: 116.93268		
CONSTRUCTION DATE	Constructed from 1908		
Original Use	Boarding/Teaching Students		
Present Use	Private Residence		
Other Use	Home for Aborigines		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Regency		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

There is a large main building with foyer, with at least four rooms on either side. There are two long dormitory-like wings (with two windows in each). The building has an ornate front porch with a large cross on top.

The predominant features of this place include a formal symmetrical facade, the face brickwork, double hung windows, hipped roof with short metal sheeting, the tall chimneys with moulded tops, the battened gable entry and 'flat arch' face brick head to window openings. The place is an example of Federation Regency architecture. The face brick piers and baluster detract from the replaced posts of the original verandah.

CONDITION: Fair

INTEGRITY: Mostly Intact

AUTHENTICITY:

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Education

STATEMENT OF SIGNIFICANCE

It is architecturally significant as an example of its style in moderate condition.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

In 1869 the surveyor GH Roe had surveyed the 1st townsite here, but it was not used. The convent was built in 1908. The land cost £ 1,350 while the Presbytery cost £ 750 to build. The convent was run by the Presentation Order of Sisters. The building was opened by the Very Reverend FR. Mangan in December 1908. The Sisters taught music, singing, drawing and painting. It housed a limited number of boarders who paid £ 30 and there were 52 day students.

The building was used by Centre Care for aboriginal children in 1978. For 3 years it was used as a private home and is still privately owned. Architect: RJ Dennehy, Contractor: Hart Bros.

LISTINGS

Inherit: No 00151

SUPPORTING INFORMATION/BIBLIOGRAPHY

Cork to Capricorn: a history of the Presentation Sisters in Western Australia 1891-1991.

DOCUMENT TYPE

Book, 1996



PRESENTATION CONVENT, BEVERLEY, W.A.

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 29

INHERIT: NO. 05575

NAME OF PLACE	C. EDWARDS STORE (FMR)		
Place Type	Individual Building		
Other names	Gillespie's Self Service Store		
Address	106 (Lot 423) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107974 Long: 116.92706		
CONSTRUCTION DATE	Constructed from 1886		
Original Use	Shop/Retail Store		
Present Use	Shop/Retail Store		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Free Style - Commercial		

DESCRIPTION
<p>The building has very high walls, old fashioned front windows and unusual sky lighting on the roof. Inside are ornate wood decorations and ripple tin lining.</p> <p>The predominant features of the place are its nil street setback, the parapet gables (one with ornamental sphere at apex), the skylight vents and the relief mouldings on the gables. The style is typical for the Western Australian retail/showroom structures in regional centres and the Perth metropolitan area. The style type is Federation Free Style - Commercial.</p>
CONDITION: Fair
INTEGRITY:
AUTHENTICITY: Many internal walls taken out
HISTORIC THEME & SUBTHEME
Occupations: Commercial Services & Industries

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period (but with verandahs removed). The place is significant as a streetscape element in its setting.
--

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

The building remained a store throughout all the changes and is now over 100 years old. The building was spoilt when the verandahs were removed.
--

LISTINGS

Inherit: No 05575

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 30

INHERIT: NO. 00149

NAME OF PLACE	BEVERLEY UNITING CHURCH		
Place Type	Individual Building		
Other names	Methodist Church		
Address	50 (Lot 51) Hunt Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.110322 Long: 116.92388		
CONSTRUCTION DATE	1907		
Original Use	Uniting Church		
Present Use	Church		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Gothic		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

This building, erected in 1907, was built on the site of the first church erected in 1893. The building measure 12m by 8m by 4.8m high and has a distinctive decoration above the porch. It seats 160-180 people. A church hall was added in 1955.

The predominant features of the place included the moulded parapet gable apex, the pointed arched (gothic) windows with 'stained glass', the buttressing, the high pitched roof, the window reveal quoining, the parapeted gables and the brickwork. The place is Federation Gothic Style. The moulded parapeted gable apex displays a mannerist quality.

CONDITION: Good

INTEGRITY: All Intact

AUTHENTICITY: Hall added at the rear

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Religion

STATEMENT OF SIGNIFICANCE

The place is typical of other places of worship erected in WA during the same period.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

This was the only Methodist Church in the Beverley District. It is in continued use as a church.

LISTINGS

Inherit: No 00149

SUPPORTING INFORMATION/BIBLIOGRAPHY

Uniting Church Inventory

DOCUMENT TYPE

Inventory 1996

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 31

INHERIT: NO. 05576

NAME OF PLACE	MRS COLE'S HOUSE		
Place Type	Individual Building		
Other names	Elma Cottage Mrs McDonnell's Maternity Nursing Home		
Address	34 (Lot 12) Great Southern Highway		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.102542 Long: 116.91551		
CONSTRUCTION DATE	Before 1900		
Original Use	Maternity Nursing Home		
Present Use	Private Residence		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Earth Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Victorian Georgian		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

The predominant features of this place include the hipped metal roof, with broken back verandah, the picket fence, simple chamfered posts on the street boundary and the simple window and door openings. The style is Victorian Georgian (the era may not be Victorian but is recommended as such according to the type of construction). The additional rooms seem typical of additions to the rear of structures of this scale.

CONDITION: Good

INTEGRITY: Mostly Intact

AUTHENTICITY: Two rooms added on the north side in 1914

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Community Services & Utilities

STATEMENT OF SIGNIFICANCE

The place is architecturally significant in its streetscape and townscape value. The place is a rare example of its construction type in WA for its period.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

Built before 1900, then known as "Elma Cottage". It was built with mud brick and had four rooms, a verandah at the front and a kitchen separate at the back. A bathroom and laundry were added in the early 1900's. Mr Harry Benson, building contractor, added a large ward on the north side in about 1914. Stables and a small bedroom at the back have since been demolished.

Many residents of Beverley were born in this building with a mid-wife in attendance. One of three private hospitals, it was used as a maternity hospital as late as 1925. It was run by a Registered Nurse, Mrs Maria McDonnell. After the 1920's it became the home of a Mr A Cole.

LISTINGS

Inherit: No 05576

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 32

INHERIT: NO. 05577

NAME OF PLACE	LANGSFORDS (HOME)		
Place Type	Individual Building		
Other names			
Address	51 (Lot 12) John Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.103924 Long: 116.92258		
CONSTRUCTION DATE	1870-1872		
Original Use	Dwelling		
Present Use	Private Residence		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Mud Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Victorian Georgian		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

Situated on the west side of the railway line. It is a long, low building with verandahs on 3 sides. There are back to back fireplaces and dividing walls of mud brick. There is a large well at the rear with water catchment from the roof. In the back yard is a large tin shed.

The predominant features of this place include the short sheeted metal hipped roof with broken back verandah, the proximity of the place in relation to the street boundary, the simple timber posts, the 6 panel casement windows and the rendered walling. The style of the building is Victorian Georgian.

CONDITION: Fair

INTEGRITY: Mostly Intact

AUTHENTICITY: Additions

HISTORIC THEME & SUBTHEME

Occupations: Domestic Activities

STATEMENT OF SIGNIFICANCE

The place is architecturally significant in its representation of dwelling constructed during its period in this state. The place has streetscape value.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The first blacksmith in Beverley built this family home in 1870-1872. It has a deep well at the rear. Mr George Worth was the first owner and later Mr Langford, another blacksmith lived there. His blacksmith business was further west on Hunt Road around John Street Corner.

LISTINGS

Inherit: No 05577

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



LOCAL HERITAGE SURVEY: PLACE NO. 33

INHERIT: NO. 00146

NAME OF PLACE	BEVERLEY MASONIC LODGE		
Place Type	Individual Building		
Other names			
Address	48 (Lot 50) Hunt Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.110476 Long: 116.92397		
CONSTRUCTION DATE	Constructed from 1905		
Original Use	Masonic Hall		
Present Use	Community Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Free Classical		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

This is a typical Masonic Lodge building with the temple facing east. Four long narrow windows face Hunt Road with a porch and doorway. The building has high walls and a pitched roof.

The predominant features of this place include the symmetrical facade with the Federation Free Classical entry element, the pitched metal roof with Dutch gable vent and gable, the red clay face brickwork (on limestone plinth) and the flat arched window heads. The place is typical of civic use buildings/halls constructed in the state during this period.

CONDITION: Good

INTEGRITY: Mostly Intact

AUTHENTICITY: Some Additions

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Cultural Activities

STATEMENT OF SIGNIFICANCE

The place is architecturally significant for the local community as an example of the place's building type.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

This is one of the earlier country lodges. It has been in continuous use since the opening in 1905.

LISTINGS

Inherit: No 00146

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 34

INHERIT: NO. 00156

NAME OF PLACE	COUNCIL CHAMBERS (FMR)		
Place Type	Individual Building		
Other names	Beverley Fire Station Doctor's Surgery		
Address	99 (Lot 115) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107945 Long: 116.92774		
CONSTRUCTION DATE	Constructed from 1898		
Original Use	Shire Council Chambers		
Present Use	Commercial Offices		
Other Use	Private Residence		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Free Classical		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION

Built in 1898, the building has a very ornate facade. It has a central passage with two rooms either side and four arched windows in the front.

The predominant features of this place include the symmetrical facade, the broken (at bottom of triangle) pediment over the entry, the scrolls on either side of the entry arch, the semi-circular arched windows with double hung windows, the moulded string courses, the ornamental spheres on the parapet and the parapeted street facade in close proximity to the street boundary. The Federation free Classical Style employed for this place was suitable for its intended public authority use.

CONDITION: Fair

INTEGRITY: Very little intact

AUTHENTICITY: Many modifications

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Community Services

STATEMENT OF SIGNIFICANCE

The place has significant townscape and streetscape value. It is significant as an example of local shire public buildings constructed during the same era in Australia.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

Built in 1898 as the Council Chambers and was used as such until 1913, when the Municipal Council dissolved. It was bought in 1913 by the Fire Brigade (who had previously used the shed beside the building). They sold it to a private buyer in 1946. It was used as a Doctor's surgery from 1980-1995.

LISTINGS

Inherit: No 00156

SUPPORTING INFORMATION/BIBLIOGRAPHY

Classified by the National Trust	16 September 1974
Register of the National Estate	Indicative Place
Fire & Rescue Service Heritage Inventory	30 Aug 1997

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 35

INHERIT: NO. 5579

NAME OF PLACE	AMENITIES BUILDING (FMR)		
Place Type	Individual Building		
Other names			
Address	Lot 501 on DP77557 Forrest Street		
Suburb/Town	Beverley		
Reserve No:	R4790		
GPS:	Lat: -32.104666 Long: 116.926259		
CONSTRUCTION DATE	1986		
Original Use	Recreational ground amenities		
Present Use	Integrated into new rec ground amenities building		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The building consists of one large room, toilets, kitchen which was used by the football club as a shop. The hatch faces the verandah which has a large overhang. There is also a small storeroom.

The predominant features of this place include the mono-pitch metal roof, the face brickworks, the servery roller shutter, and the verandah posts. The style of this place is typical of similar 'sheds'.

CONDITION: Very good

INTEGRITY: Integrated into the new rec centre building

AUTHENTICITY: Integrated into the new rec centre building

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Community Services

STATEMENT OF SIGNIFICANCE

The building has little architectural significance.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The money to build the amenities building was raised by the people of Beverley. It is used by the Football Club, Hockey Club, Beverley Agriculture Society and is used for small fund raising events.

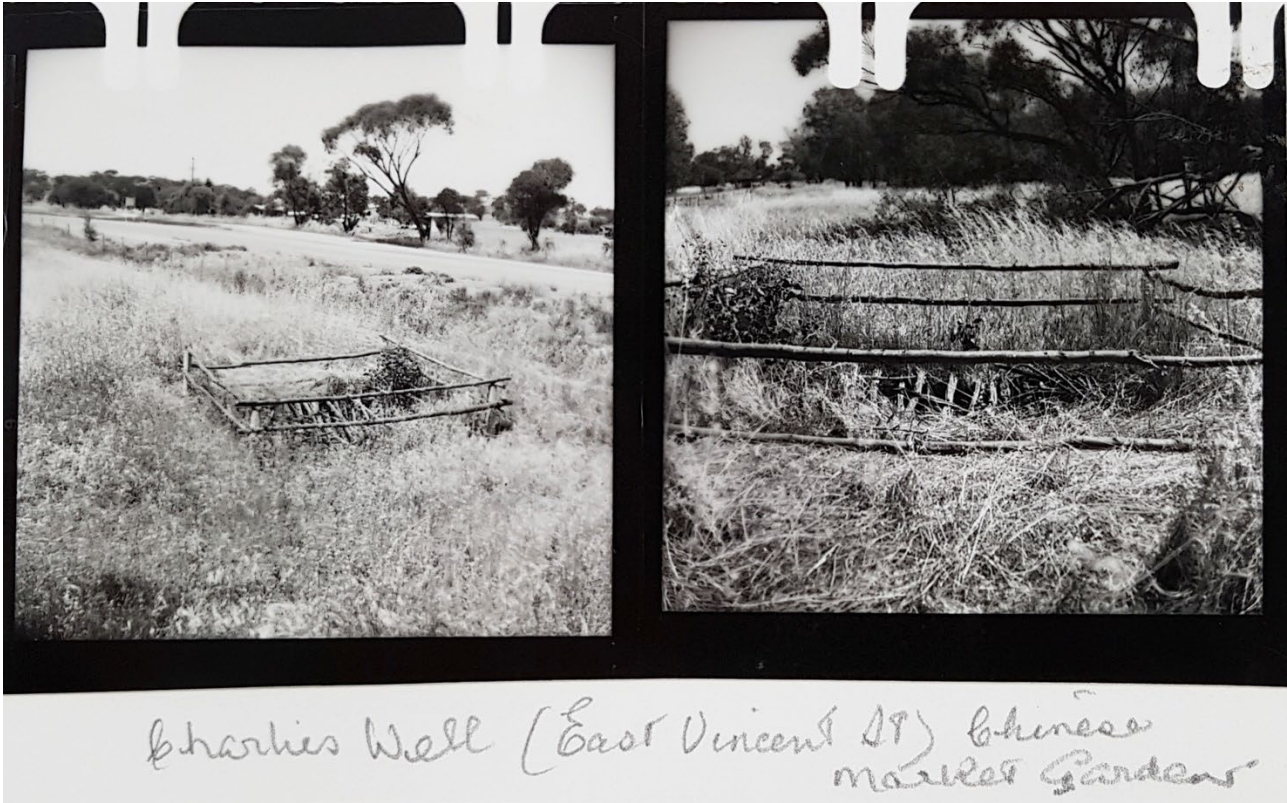
LISTINGS

Inherit: No 5579

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



LOCAL HERITAGE SURVEY: PLACE NO. 36

INHERIT: NO. 05581

NAME OF PLACE	CHARLIE'S WELL		
Place Type	Well		
Other names			
Address	36 (Lot 133) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.103385 Long: 116.93630		
CONSTRUCTION DATE	Early 1900's		
Original Use	Well		
Present Use	-		
Other Use	Water for garden, gardening		
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other	Natural Clay	Wood Planks	
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
Built in the early 1900's, the well contains about 3m deep fresh water all year round. The historical Society erected a fence and placed a plaque naming it 'Charlie's Well'.	
CONDITION: Good	
INTEGRITY: All	
AUTHENTICITY: All intact	
HISTORIC THEME & SUBTHEME	
Occupations: Rural Industry & Market Gardening	
STATEMENT OF SIGNIFICANCE	
It is thought to be the site of the Chinese Market gardens known to some of the older residents.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
Charlie Warshing, a Chinese gardener, was renowned for wonderful vegetables that supplied the town. The well was named in honour of him. In 1917 Ah Quong (a worker) was charged by the local courts for possessing opium.	
LISTINGS	
Inherit: No 05581	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 37

INHERIT: NO. 05582

NAME OF PLACE	CONVICT ROAD		
Place Type	Road		
Other names	Originally the main road – York to Beverley		
Address	7140 (Lot 13) Great Southern Highway (Annandale)		
Suburb/Town	-		
Reserve No:			
GPS:	Lat: -32.086925 Long: 116.856762		
CONSTRUCTION DATE	Between 1851 - 1874		
Original Use	Road		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
Built between 1851-1874, the road is near the original main road from York to Beverley. A portion of the road was not re-laid due to having to cross the railway line twice. The disused road begins near the Annandale main entrance. It runs west approximately 3 kms and ends at the corner west of Broun's crossing. It cannot be seen from the main road.
CONDITION: -
INTEGRITY: A small section
AUTHENTICITY: -

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Transport & Communications: Road transport
--

STATEMENT OF SIGNIFICANCE

The place is significant for it being convict built, representing a time in WA of growth and development due to the importing of convicts for labour.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

The stretch of road was built by convicts. Convict labour furthered the expansion and consolidation of the Swan River Colony and the interior areas in the period 1851-1874.
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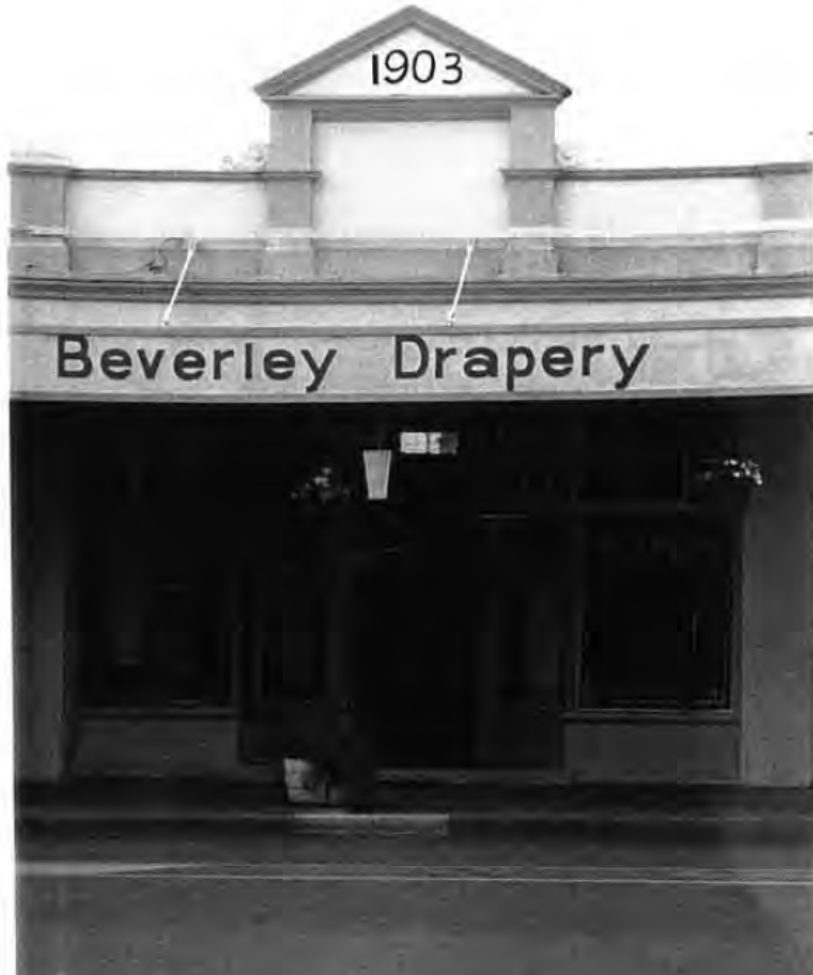
LISTINGS

Inherit: No 05582

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 38

INHERIT: NO. 05585

NAME OF PLACE		BEVERLEY DRAPERY	
Place Type	Individual Building		
Other names	Nex Door (Part of Avon Trading)		
Address	105 (Lot 29) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108213 Long: 116.927080		
CONSTRUCTION DATE		Constructed from 1903 - 1905	
Original Use	Drapery		
Present Use	Retail shop		
Other Use	Tea rooms, art and craft rooms and shop		
CONSTRUCTION MATERIALS			
Walls	Brick	Common brick	
Roof	CGI Iron	Corrugated Iron	
Other			
ARCHITECTURAL STYLE		Federation	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The building has old fashioned boxed front windows, wooden at ground level with overhead small glass panes, recessed doorway, very high ceilings and wooden floor. At the rear are the remains of a very large baker's oven and sleeping quarters (now storage).

The prominent features of this place include the pediment on the parapet wall, the scrolls on either side of the pediment, the timber panelled walls under the display windows, the panelled glazing under the awning structure (with tie rods) and the recessed entry door. The nil street setback is also a predominant feature.

CONDITION: Fair

INTEGRITY: Only the shell of the original building remains

AUTHENTICITY: Many changes within

HISTORIC THEME & SUBTHEME

Occupations: Commercial & Service Industries

STATEMENT OF SIGNIFICANCE

This is a good example of early days shop fronts with high walls and tin ceilings. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The place exhibits characteristics typical of street shop fronts of the period (Federation 1890-1915).

LISTINGS

Inherit: No 05585

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

NO IMAGE

LOCAL HERITAGE SURVEY: PLACE NO. 39

INHERIT: NO. 05586

NAME OF PLACE	MORBINNING HALL		
Place Type	Individual Building		
Other names	Morbinning gathering place		
Address	Lot 26924 on DP 155774 Morbinning Road		
Suburb/Town	Beverley		
Reserve No:	R 23447		
GPS:	Lat: -32.111176 Long: 117.153089		
CONSTRUCTION DATE	1950's		
Original Use	Hall		
Present Use	Hall		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Tin		
Roof			
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
This is a large tin shed used as a hall. It has a small kitchen/small ladies room.
CONDITION: Fair
INTEGRITY: -
AUTHENTICITY: -

HISTORIC THEME & SUBTHEME
Social and Civic Activities: Community Services and utilities

STATEMENT OF SIGNIFICANCE
This was the only place used for social events for the people of Morbinning. The money to build the hall was raised by the people of the Morbinning District (Beverley).

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORICAL NOTES	
Built in the 1950's, the hall is not used very much now and the adjacent tennis courts are no longer used.	
LISTINGS	
Inherit: No 05586	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 40

INHERIT: NO. 00145

NAME OF PLACE		TATTERSALLS WHITE HART HOTEL (fmr)	
Place Type	Individual Building		
Other names	RSL Hall		
Address	50 (Lot 107) Forrest Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108912 Long: 116.927973		
CONSTRUCTION DATE		Constructed from 1904	
Original Use	Hotel		
Present Use	RSL Hall		
Other Use	Various		
CONSTRUCTION MATERIALS			
Walls	Brick	Common brick	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE		Federation Free Classical/Federation Queen Anne	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>Built in 1904 as a Hotel, the building originally had two storeys with 32 rooms, 20 of which were bedrooms. Acetylene lights were used. In 1954, the top storey was removed by taking bricks down layer by layer, leaving the original roof on the lower storey. In 1994 the kitchen (large room) was partitioned off. There are four rooms on the north side, with rooms off the verandah with toilets.</p> <p>The White Hart Hotel (pre-1954, photo below), indicates a building with Federation Free Classical Style with a Queen Anne two level verandah structure. The predominant features of the existing place include the rendered parapet wall, the face brickwork, the 6 panelled windows and the flat arched window heads. The resulting style is Post War Functionalist.</p>	
CONDITION: Fair	
INTEGRITY: Lower level intact	
AUTHENTICITY: Top storey removed in 1954 and a new roof to the lower level in 1992.	
HISTORIC THEME & SUBTHEME	
Occupations: Hospitality industry & tourism	
STATEMENT OF SIGNIFICANCE	
This building has a moderate significance due to the 1954 modifications to the place (removing 2 nd storey).	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>Built as the White Hart Hotel in 1904, the building had two storeys (top floor removed in 1954). In 1913 a 6 hole golf course was built nearby the hotel. In 1927 it became the Beverley Hostel, later apartments and rooms. During World War II it was used by the VDC. It then became the depot for Italian POW's.</p> <p>Since that time it has been a doctor's surgery, a dental surgery and has been used by the RSL, the RSL Women's Auxiliary, Brownies, Guides, Youth Groups, Civil Defence, Buffalo Lodge and as the Headquarters of the Lions Club.</p>	
LISTINGS	
Inherit: No 00145	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 41

INHERIT: NO. 05588

NAME OF PLACE	BARNESLEY MOTORS		
Place Type	Individual Building		
Other names	The Dome filling station		
Address	149 (Lots 55 & 56) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109811 Long: 116.923595		
CONSTRUCTION DATE	Constructed from 1968		
Original Use	Motor Showroom		
Present Use	Filling Station		
Other Use	Motor vehicle repairs / Café & Take Aways		
CONSTRUCTION MATERIALS			
Walls	Concrete		
Roof	Aluminium		
Other	Glass		
ARCHITECTURAL STYLE	Late 20 th Century Structuralist		

DESCRIPTION
<p>The building takes the form of a Geodesic Dome used for showrooms and offices for a motor dealership.</p> <p>The predominant features of this Late Twentieth Century Structuralist Style include the metal sheet and steel framed geodesic dome, the fully glazed window walls and the simple bowser canopy.</p>
CONDITION: Good
INTEGRITY: All intact
AUTHENTICITY: Minimal modifications

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Occupations: Commercial & Service Industries
--

STATEMENT OF SIGNIFICANCE

<p>The building is of scientific interest, being a Geodesic Dome designed originally by the American Architect Buck Minster Fuller. This is one of the very few buildings of this type in Australia. This makes it interesting and of Heritage Value.</p>

<p>The place is significant for its aesthetic characteristics. The place is rare in its exhibition of a construction form for its period in Australia.</p>
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MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
--

HISTORICAL NOTES

-

LISTINGS

Inherit: No 05588

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 42

INHERIT: NO. 05589

NAME OF PLACE		SALMON GUM TREE	
Place Type	Tree		
Other names			
Address	Great Southern Highway		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.084201 Long: 116.845413		
CONSTRUCTION DATE		-	
Original Use	-		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	-		
ARCHITECTURAL STYLE		-	

DESCRIPTION	
The Salmon Gum is approx. 15m high with a huge umbrella canopy, growing alongside the Great Southern Highway.	
CONDITION: Good	
INTEGRITY: -	
AUTHENTICITY: -	

HISTORIC THEME & SUBTHEME	
Transport & Communications: Road Transport	

STATEMENT OF SIGNIFICANCE	
The Salmon Gum is an original tree.	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The Salmon Tree Gum is an original tree. The tree was preserved when the road was built because a local farmer (Geoff Barrett-Lennard), who owned the paddock opposite, stopped the Shire Council workers from bulldozing it out of the way for a road project in the 1950s. With the help of the 'Men of Trees' he was able to have the Shire change the road design and keep the tree.
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LISTINGS

Inherit: No 05589

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 43

INHERIT: NO. 04687

NAME OF PLACE		BEVERLEY WAR MEMORIAL	
Place Type	Monument		
Other names			
Address	118 (Lot 425) Vincent Street		
Suburb/Town	Beverley		
Reserve No:	R16969		
GPS:	Lat: -32.108312 Long: 116.926232		
CONSTRUCTION DATE		Constructed from 1919	
Original Use	War Memorial		
Present Use	War Memorial		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	Stone	Granite & other stone	
ARCHITECTURAL STYLE		-	

DESCRIPTION	
The memorial consists of five sections of cut stone. It is approximately 3m high. The middle section is square. On four sides are brass plates inscribed with names of Beverley residents who served in the 1914-1918 War.	
CONDITION: Good	
INTEGRITY: All intact	
AUTHENTICITY: Nil modifications	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Outside influences: World Wars & Other Wars

STATEMENT OF SIGNIFICANCE

The memorial was unveiled by Sir James Mitchell on Sunday 28th September 1919.
--

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

The memorial was unveiled by Sir James Mitchell on Sunday 28th September 1919.
--

LISTINGS

Inherit: No 04687

SUPPORTING INFORMATION/BIBLIOGRAPHY
--

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 44

INHERIT: NO. 05590

NAME OF PLACE		AVONDALE PARK (HOMESTEAD)	
Place Type	Individual Building		
Other names	She-oaks Bed & Breakfast		
Address	6587 (Lot 200) Great Southern Highway		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.059017 Long: 116.819652		
CONSTRUCTION DATE		Constructed from 1933	
Original Use	Homestead		
Present Use	Homestead, Bed & Breakfast		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick	Handmade brick	
Roof	Tile		
Other			
ARCHITECTURAL STYLE			
-			

DESCRIPTION	
<p>The red clay bricks for the homestead were made on site, to the left of the building. The building has clay roof tiles and wooden floorboards. There is a verandah all around. The ballroom is on the north side and sleeping quarters are on the east side. The storeroom, laundry, kitchen and living room are on the west side.</p>	
CONDITION: Good	
INTEGRITY: Mostly intact	
AUTHENTICITY: Tile roof modification	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Occupations: Grazing, pastoralism & dairying

STATEMENT OF SIGNIFICANCE

This is the third homestead on this site which has had a homestead on it for 100 years or more.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

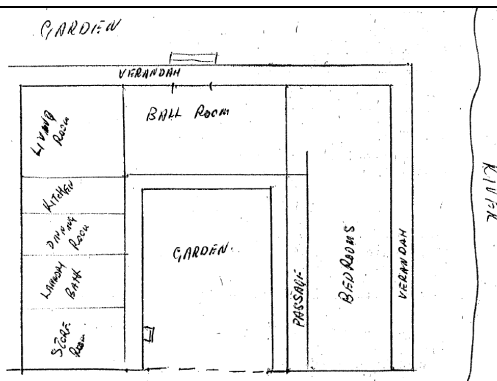
Mr GL Broun started building this homestead in 1933 and completed it in 1934, it is the third homestead built on Avondale. It was built on or near the second homestead. It originally had a golf course. Some Pine trees along the golf course are still standing. From verbal information, it seems that there has been a homestead on this site for 100 years or more.

LISTINGS

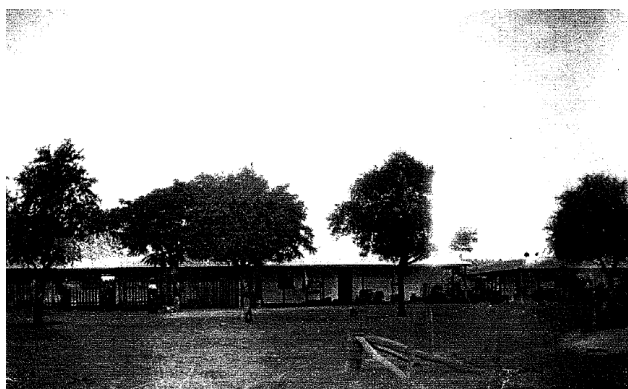
Inherit: No 05590

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



A rough floor plan of the Homestead



The original building (circa 1890) which preceded the present homestead

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 45

INHERIT: NO. 00163

NAME OF PLACE	AVON TRADING		
Place Type	Individual Building		
Other names	Thrifty Link Hardware, Butcher, Eastern Districts Agency		
Address	103 (Lot 32) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108150 Long: 116.927225		
CONSTRUCTION DATE	Constructed from 1886		
Original Use	Commercial: Shop		
Present Use	Commercial: Shop – Hardware, Butcher		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick	Common brick	
Roof	Metal	Corrugated Iron	
Other	Jarrah		
ARCHITECTURAL STYLE	-		

DESCRIPTION
<p>The building consists of three painted separate roof sections with a circle of brick on each (now painted over).</p> <p>The predominant features of the place include the gable ends with the circle motif, the two high pitched roofs, a shallow pitched roof (all with short sheeted metal). The nil street boundary setback is also a prominent feature. The large windows are a typical modification for retail/showroom buildings adapted from earlier design.</p>
CONDITION: Fair
INTEGRITY: Outer shell only
AUTHENTICITY: Many modifications – many internal walls removed. Recent replacement of tie-rod awnings with post supported verandah – closer to original design.
HISTORIC THEME & SUBTHEME
Occupations: Commercial & Service Industries

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

Moderate architectural significance- it has benefitted from some restoration of original significant feature – post supported awning.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The shop was built for Mr HH Sewell. C Edwards started his business here. In 1896, a small store and dwelling were added on the Forrest Street side. The 1st Union Bank was housed there from 1904-07. In 1909 parts were used by the Great Southern Meat Supply, a fruit & vegetable store and for tearooms. In 1929 the Shackles family started this butcher shop. It was also used by the Albany Fish Supply. The large complex is now only 2 shops as many internal walls have been removed.

LISTINGS

Inherit: No 05590

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 46

INHERIT: NO. 05591

NAME OF PLACE	THE PINES		
Place Type	Individual Building		
Other names	Nicholls Residence		
Address	69 (Lot 1404) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.106415 Long: 116.933480		
CONSTRUCTION DATE	Constructed from 1870		
Original Use	Private Dwelling		
Present Use	Private Dwelling		
Other Use	Maternity hospital, Convent Annex		
CONSTRUCTION MATERIALS			
Walls	Earth	Adobe Mud brick	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE	Victorian Georgian Style		

DESCRIPTION
<p>The building was constructed around 1870 and onwards in Old Colonial style, with a verandah all around the original house. French doors and sash windows were the original fenestration and the roof was of corrugated iron. The main original building is intact.</p> <p>The predominant features of the place include the high-pitched hipped metal roof with broke back roof to the verandah, the stone foundation/retaining wall, the 'French doors', the symmetrical facade and the verandah piers (possibly replaced timber posts). The place belongs to the Victorian Georgian Style.</p>
CONDITION: Good
INTEGRITY: Mostly intact
AUTHENTICITY: Some modifications
HISTORIC THEME & SUBTHEME
Social and Civic Activities: Institutions

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of other residential buildings in its locality and in the State, constructed during the same period.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

The building was used as a Maternity Hospital 1900-1920's. It has also been used as an annex to the main Convent; it has been used for unmarried mothers and as a hostel for evacuated children during World War II. Air raid trenches were dug during WW II on the eastern side of the house. The pine trees were pulled out after some were damaged in 1943 during the cyclone (they were replaced in 1986 on one side of the driveway only). It became the first Quaker Meeting House in 1986.

LISTINGS

Inherit: No 05591

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 47

INHERIT: NO. 05593

NAME OF PLACE	LONELY GRAVE (FRANCIS JOSEPH WANSBROUGH)		
Place Type	Grave		
Other names			
Address	Lot 335 on Plan 83, Great Southern Highway		
Suburb/Town	Beverley		
Reserve No:	R25787		
GPS:	Lat: -32.118072 Long: 116.927082		
CONSTRUCTION DATE	Gravestone constructed 1980 (death in 1883)		
Original Use	Grave		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	Stone		
ARCHITECTURAL STYLE	-		

DESCRIPTION
The grave can be found 1.6 km south of Beverley on the road to Brookton, on the left hand side. It is constructed of stone in a round formation.
CONDITION: Good
INTEGRITY: Good
AUTHENTICITY: Good
HISTORIC THEME & SUBTHEME
Transport & Communications: Rail & Light Rail Transport

STATEMENT OF SIGNIFICANCE
The plaque was erected by the Beverley Historical Society in 1980. The grave represents an early burial in Beverley.

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

MANAGEMENT RECOMMENDATION	
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Level of Significance - Category: 2	
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HISTORICAL NOTES	
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It is the grave of baby Francis Joseph Wansbrough, baby son of Joseph and Matilda Wansbrough. Born October 1882, he died in January 1883. Joseph Wansbrough worked on the railway line (opened 1886). He probably lived at main camp.	
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LISTINGS	
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Inherit: No 05593	
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SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
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**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 48

INHERIT: NO. 05594

NAME OF PLACE		DURHAM HOUSE	
Place Type	Individual Building		
Other names			
Address	69 (Lot 1) Forrest Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.106317 Long: 116.926039		
CONSTRUCTION DATE			
Original Use	Maternity Home		
Present Use	Private Dwelling		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick	Common brick	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE		Federation Georgian	

DESCRIPTION
<p>The building has a verandah in the front and on the north side. Inside there is a central passage with several rooms off either side. The rooms have high walls and pressed iron ceilings. The flooring is Jarrah and there are simple wooden fireplaces.</p> <p>The predominant features of this place include the every 4th course face brick header banding, the hipped metal roof, the verandah under a separate roof, the exposed rafter ends, the verandah piers (possibly changed from timber posts) and the face brick chimneys. The era of the place is likely to be between 1885 and 1905. The style is Federation Georgian.</p> <p>Note: Verandah Posts match 'The Pines'.</p>
CONDITION: Good
INTEGRITY: All intact
AUTHENTICITY: Very few modifications

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Institutions

STATEMENT OF SIGNIFICANCE

The place exhibits typical characteristics of regional hospital buildings of the same scale constructed during the same period in Western Australia.
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MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

Built between 1885-1905, this was one of three early maternity homes in the district.

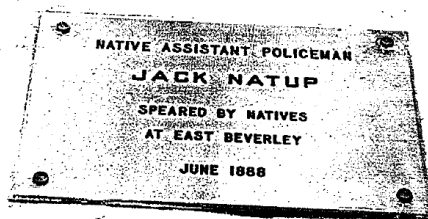
LISTINGS

Inherit: No 05594

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 49

INHERIT: NO. 05595

NAME OF PLACE	LONELY GRAVE – JACK NATUP		
Place Type	Grave		
Other names			
Address	Lot 13842 on DP 225473 (Opposite old East Beverley Hall Site)		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.042040 Long: 117.049994		
CONSTRUCTION DATE	Gravestone constructed 1980 (death in 1888)		
Original Use	Grave		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
A plaque was placed in 1980 on this grave, which is in a field opposite the old East Beverley Hall site.
CONDITION: Very good
INTEGRITY: All intact
AUTHENTICITY: All intact
HISTORIC THEME & SUBTHEME
Social & Civic Activities: Law & Order

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

It is significant that Aboriginal people worked with police as early as 1888 in this area.
--

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

Jack Natup was an Aboriginal assistant policeman who was "speared by natives" in June 1888.

LISTINGS

Inherit: No 05595

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 50

INHERIT: NO. 05596

NAME OF PLACE		ABORIGINAL SCHOOL	
Place Type	Individual Building		
Other names	Noonan's Native School		
Address	14 (Lot 364) Duffield Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.124129 Long: 116.930040		
CONSTRUCTION DATE		-	
Original Use	Educational		
Present Use	Dwelling		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Metal	Corrugated Iron	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE		Victorian Georgian	

DESCRIPTION	
<p>This is a small, all tin building, with low ceilings and small doors. It has canvas awnings on the verandahs. Many pieces of 'Australiana' including furniture e.g. made from kerosene boxes are in use today.</p> <p>The predominant features of this place include the broke back roof (short metal sheets), the metal clad walls, the verandah and the timber posts. The style is Rural Victorian era in Simple Georgian form.</p>	
CONDITION: Poor	
INTEGRITY: Semi intact	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Education & Science	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The place is significant in its exhibition of basic construction methods employed in isolated areas where building materials and expertise were scarce.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

This was the first and only Aboriginal School. The teacher was Miss Ashe who taught cooking, reading and writing. The school closed in December 1918. At one time 15 students attended. The trees at the front of the school are over 100 years old.
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LISTINGS

Inherit: No 05596

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 51

INHERIT: NO. 05597

NAME OF PLACE	RAILWAY FETTLERS' MAIN CAMP		
Place Type	Vacant Site		
Other names	Main Camp		
Address	Lot 3000 on DP 47753 Forrest Street		
Suburb/Town	Beverley		
Reserve No:	R 2633		
GPS:	Lat: -32.120642 Long: 116.930393		
CONSTRUCTION DATE	From 1886		
Original Use	Camp		
Present Use	Vacant		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
The main camp is represented by a stand of trees, Peppercorn, Cape Lilac, Kurrajong Trees (approx. 20). There are the remains of gardens of homes occupied by Railway Fettlers.
CONDITION: -
INTEGRITY: -
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
Transport & Communications: Rail transport

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The group of trees partially marks out the area of what was known as the 'Main Camp', where the men and their families, who constructed the Great Southern Railway line, lived from 1886.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2
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HISTORICAL NOTES

The group of trees partially marks out the area of what was known as the 'Main Camp', where the men and their families, who constructed the Great Southern Railway line, lived from 1886.

LISTINGS

Inherit: No 05597

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 52

INHERIT: NO. 05598

NAME OF PLACE	SPELDHURST FARMHOUSE		
Place Type	Individual Building		
Other names			
Address	100 (Lot 125) Spavens Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.084835 Long: 116.897822		
CONSTRUCTION DATE	Constructed from 1858		
Original Use	Farmhouse		
Present Use	Farmhouse		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Earth	Adobe (mud brick)	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
The original two roomed house was built of hand-made bricks, made from local clay. The building has been added to over the years.
CONDITION: Good
INTEGRITY: Partly intact
AUTHENTICITY: Original two roomed dwelling added to by successive occupiers.
HISTORIC THEME & SUBTHEME
Demographic Settlement and Mobility: Land Allocation & Subdivision

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The farmhouse is a very early farm house. Built on one of the first farms taken up in the Avon Valley (13th November 1830 by Alfred Hawes Stone, Solicitor).

The house built by William Edwards as his home, he also built St Pauls Church 1860.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

It was built by William Edwards who went on to build St Pauls Church out of the same materials in 1860, on another part of his farm. It would be unlikely he built the church prior to building his house, hence the assumed date.

The farmhouse is situated on the bank of the Avon River, above the point where the road from York to the south crossed the river at a natural ford. Prior to 1862, this was the principal track followed by pioneer settlers to the south.

LISTINGS

Inherit: No 05598

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 53

INHERIT: NO. 05599

NAME OF PLACE		HILL HEAD HOMESTEAD	
Place Type	Group of Buildings		
Other names			
Address	2867 (Lot 996) Westdale Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.191374 Long: 116.803001		
CONSTRUCTION DATE		Dwellings constructed from 1860 – Sheds from 1860 - 1880	
Original Use	Farmhouse		
Present Use	Farmhouse		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Earth	Adobe (mud brick)	
Roof	Metal	Tin	
Other	Pressed Tin Ceilings	Sheds: Iron & Wandoo Poles	
ARCHITECTURAL STYLE		-	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION	
<p>Hill Head consists of approx. 40 hectares of land, situated in a valley about 1km from the Dale River. A creek once used to flow through the property and attempts were made by the owners to reinstate the creek and also extend the existing remnant vegetation with further plantings of species native to the area. To recreate the original tree lined drive up to the property, trees have been planted where the original plantings have died. The remainder of the property is open pasture.</p> <p>Situated on the property are five buildings and two ruins: two original mudbrick cottages, a shearing shed, a machinery shed and a garage and the ruins of a storage shed or dairy. Of particular interest are the two mudbrick cottages, possibly dating back to the 1860's and a shearing shed of iron and undressed Wandoo poles, built some time between 1860 and 1888.</p> <p>The first cottage comprises two rooms - each 5.4m by 5.4m, separated by a 5.4m by 1.5m hallway. A door at each end opens onto the verandah which surrounds the cottage. When owners acquired the building in 1992 it was in derelict condition, although the original pressed tin ceilings in the halls and living room remained, as did parts of the original wood stove in the kitchen.</p> <p>The second cottage was built later and had three rooms, one of which was Weatherboard. The fireplaces and ceilings were intact, but the rest was in a derelict state.</p> <p>The cottages have been restored as faithfully as possible to their original states, retaining much of the original materials. Mudbricks were made on site to reconstruct the walls which had collapsed. The lining of the Weatherboard was replaced close to its original form, with plaster and exposed narrow wooden batons. Wooden floors have been reinstated in all rooms, except for the Weatherboard rooms which has a concrete floor.</p> <p>In the kitchen and bathrooms more modern renovations have been made. The verandahs of both cottages have been restored as a single continuous surrounding verandah.</p>	
CONDITION: Varying	
INTEGRITY: Restoration has incorporated much of the original material	
AUTHENTICITY: Cottages restored	
HISTORIC THEME & SUBTHEME	
Demographic Settlement and Mobility: European Settlement	
STATEMENT OF SIGNIFICANCE	
The commitment of the owners to the restoration of the mudbrick cottages in the original style shows an appreciation of historical value of the architecture of the period.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
It is thought that this property is one of the earliest pieces of land taken up in the Dale area. The cottages are thought to have been built around 1860.	
LISTINGS	
Inherit: No 05599	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 54

INHERIT: NO. 05569

NAME OF PLACE	BEVERLEY AIR STRIP (AERIAL LANDING GROUND)		
Place Type	Site		
Other names			
Address	Lot 29705 on DP 38700; Lot 1 on P 6180; Lot 16 on D 79708, Bremner Road		
Suburb/Town	Beverley		
Reserve No:	R 32745		
GPS:	Lat: -32.125405 Long: 116.949740		
CONSTRUCTION DATE	Constructed from 1940		
Original Use	Aircraft Landing Strip		
Present Use	Aircraft Landing Strip – Beverley Soaring Society		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	-		
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
The airstrip was built for use during World War II. The stones used for drainage ditches came from the Commonage Stone Walls which had been built by convicts. Some of the walls were demolished and used. The present buildings near the airstrip comprises of the club house, Glider Maintenance Facility, Training Facility and associated glider hangers used by the Beverley Soaring Society.	
CONDITION: -	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Transport and Communications: Air Transport	
STATEMENT OF SIGNIFICANCE	
The airstrip was built for use during World War II.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
The airstrip was built for use during World War II. The stones used for drainage ditches came from the Commonage Stone Walls which had been built by convicts. Some of the walls were demolished and used. The present development near the airstrip comprises various buildings used by the Beverley Soaring Society.	
The Reserve has a significant number of Salmon Gum trees.	
LISTINGS	
Inherit: No 05569	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 55

INHERIT: NO. 05600

NAME OF PLACE	OLD BEVERLEY POWER HOUSE		
Place Type	Individual building		
Other names	Theatre, Roller Skating Rink		
Address	44 (Lot 12) Dawson Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.110412 Long: 116.925083		
CONSTRUCTION DATE	Constructed from 1910		
Original Use	Power House		
Present Use	Motor Vehicle Repair/Residential		
Other Use	Pictures Theatre, Roller Skating Rink, Steel Fabrication		
CONSTRUCTION MATERIALS			
Walls	Iron		
Roof	Iron		
Other	-		
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

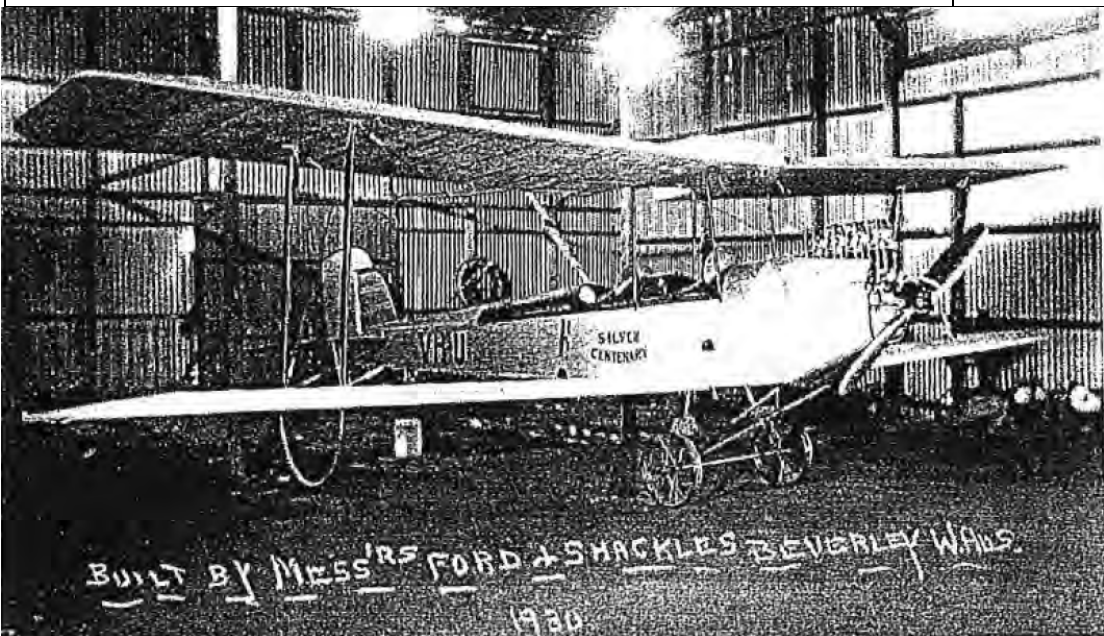
DESCRIPTION
<p>This very large corrugated iron building has very high walls with a hopped roof. The design of the floorplan is attached. The building is in very bad repair but has been included as a site owing to the important past history.</p> <p>The predominant features include the metal clad wall on timber stud work and the large timber door.</p>
CONDITION: Very poor
INTEGRITY: -
AUTHENTICITY: Office add-on, Asbestos
HISTORIC THEME & SUBTHEME
Social and Civic activities: Community services and utilities

STATEMENT OF SIGNIFICANCE
<p>The place represents early development in electricity supply and social value for the picture theatre and roller skating rink.</p>

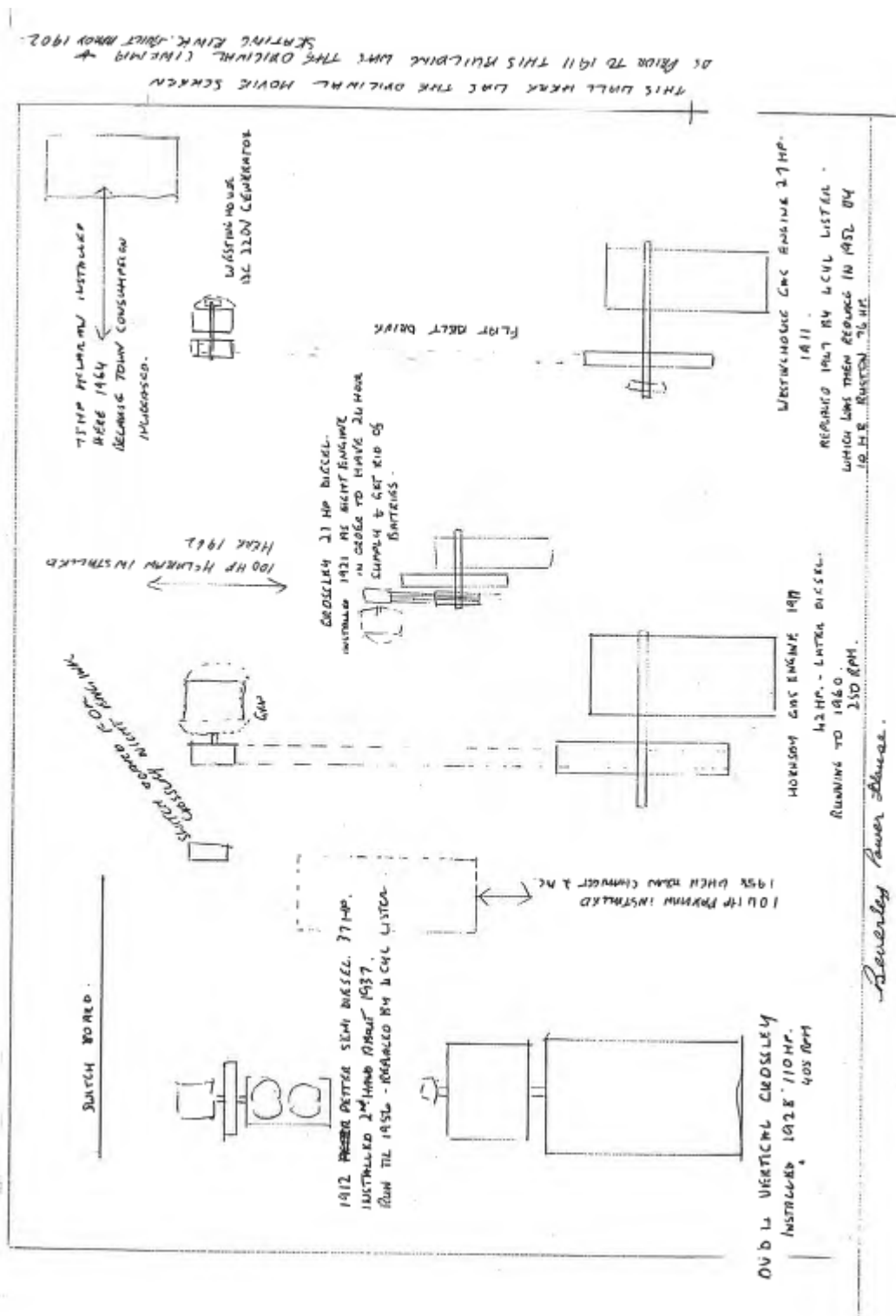
MANAGEMENT RECOMMENDATION
<p>Level of Significance - Category: 2</p>

HISTORICAL NOTES
<p>The first pictures were shown here. Afterwards a roof and floor were added to create a roller skating area. In 1911 a Westinghouse gas engine gave Beverley its first electric power. In 1913, the first street lights were turned on. In 1929 Mr Selby Ford designed and built the "Silver Centenary" bi-plane. The design was drawn on the building floor. This building was used as a power house until SEC was connected (1966).</p>

LISTINGS
<p>Inherit: No 05600</p>

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 56

INHERIT: NOT LISTED

NAME OF PLACE		SACRED HEART CATHOLIC CHURCH (FMR)	
Place Type	Individual building		
Other names			
Address	40 (Lot 2) Queen Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.110212 Long: 116.926195		
CONSTRUCTION DATE		Constructed circa 1890	
Original Use	Church		
Present Use	Private residence		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Stone		
Roof	Corrugated Iron		
Other			
ARCHITECTURAL STYLE		-	

DESCRIPTION	
A single storey stone structure with corrugated iron roof.	
CONDITION: Fair	
INTEGRITY: Converted into a private residence	
AUTHENTICITY: Significantly changed	

HISTORIC THEME & SUBTHEME	
Social and Civic Activity: Religion	

STATEMENT OF SIGNIFICANCE	
The former Sacred Heart Catholic Church, Beverley, property is now privately owned. It was built about 1890 and used until about 1928. The congregation moved into the new Sacred Heart Catholic Church, Beverley, about 1933.	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The Church of the Sacred Heart was erected by the Very Rev. P. J. Gibney, V.F. The foundation stone was laid on the Feast of St. Joachim, August 1890, and four months later the Church was opened by His Lordship Bishop Gibney on December 21.
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LISTINGS

No listings

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
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https://trove.nla.gov.au/newspaper/article/212351711	National Library of Australia Archive
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**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 57

INHERIT: NOT LISTED

NAME OF PLACE	RICHARD BOWYER SMITH RESIDENCE (FMR)		
Place Type	Individual building		
Other names			
Address	84 (Lot 50) Lukin Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109984 Long: 116.933310		
CONSTRUCTION DATE	Constructed 1908		
Original Use	Dwelling		
Present Use	Private residence		
Other Use	Blacksmith, Veterinary, Boarding House		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Corrugated Iron		
Other	Flat Tin Ceilings	Not pressed	
ARCHITECTURAL STYLE	Federation Bungalow		

DESCRIPTION
<p>The building has a verandah in the front and on the north side. Inside there is a central passage with several rooms off either side. The rooms have high walls and flat iron ceilings (not pressed).</p> <p>The predominant features of this place include face brick outer walls with rendered lower banding, a hipped metal roof, verandah and exposed rafters. The style is Federation Bungalow.</p>
CONDITION: Fair
INTEGRITY: Fair
AUTHENTICITY: Fair

HISTORIC THEME & SUBTHEME
People: Innovators

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

This place is significant through its association as the former residence of the inventor of the Stump Jump Plough – Richard Bowyer Smith.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The stump-jump plough is a kind of plough invented in South Australia in the late 19th century by Richard Bowyer Smith and Clarence Herbert Smith to solve the particular problem of preparing mallee lands for cultivation.

In 1876 a special plough was invented by agricultural machinery apprentice Richard Bowyer Smith, and later developed and perfected by his brother, Clarence Herbert Smith, on the Yorke Peninsula (where the problem was particularly acute). The plough consisted of any number of hinged shares: when the blade encountered an underground obstacle like a mallee stump, it would rise out of the ground. Attached weights forced the blade back into the ground after the root was passed, allowing as much of the ground to be furrowed as possible. Although a little unorthodox, the plough in action proved remarkably effective, and was dubbed the "stump-jump" plough.

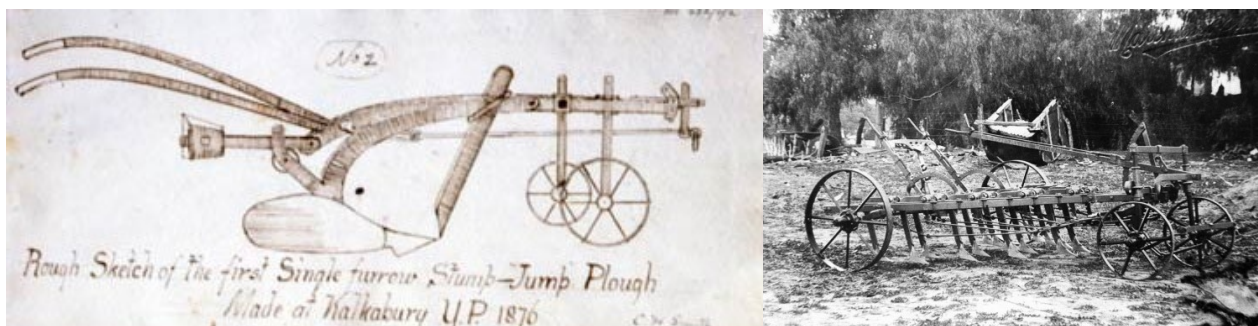
The invention was hailed as a complete revolution and, in combination with the process of mullenizing, was adopted almost universally across the mallee lands, even proving as useful in stony ground as it was in mallee country.

LISTINGS

No listings

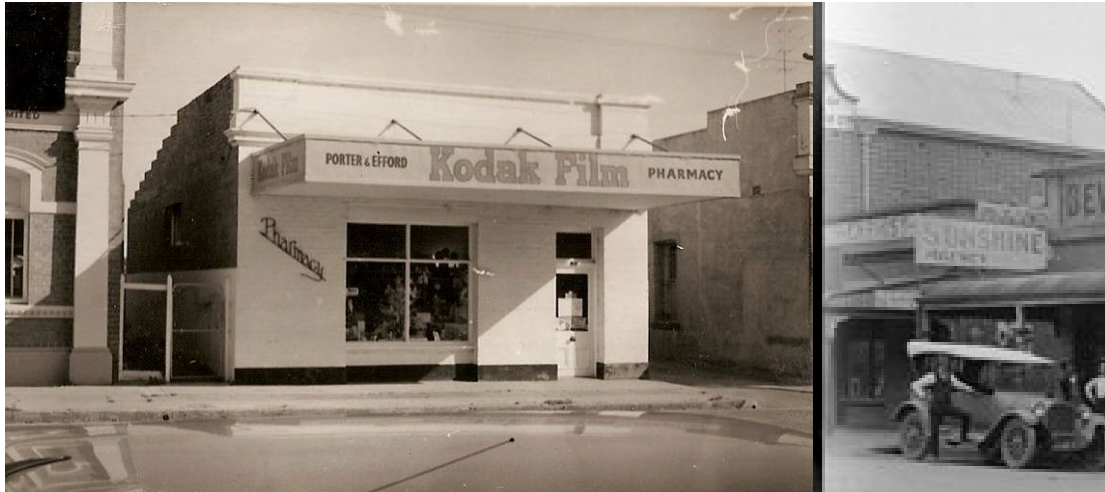
SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



Stump Jump Plough

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 58

INHERIT: NOT LISTED

NAME OF PLACE	PHARMACY (FMR)		
Place Type	Individual building		
Other names	Porter & Efford Pharmacy		
Address	124 (Lot 54) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108713	Long: 116.925424	
CONSTRUCTION DATE	Circa 1910's		
Original Use	Shop		
Present Use	Shop		
Other Use	Second-hand books (2000's), Dog Wash (2013), Annie's Café (2012), Beauty Parlour (2016)		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other	Pressed Tin Ceilings		
ARCHITECTURAL STYLE	-		

DESCRIPTION
<p>This shop is a single-fronted stand-alone building between the bank building and a laneway next to the grocery store. At present the shop has large glass front windows with a central glass door. The entry space has a cubicle for beauty treatments in the right back corner and a raised floor on the back left. A door at the back left leads into another two rooms. There is a small yard behind with a recently renovated accommodation unit behind.</p>
CONDITION: Fair
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications

HISTORIC THEME & SUBTHEME
Occupations: Commercial services and industries

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

It is believed that this shop could have been built in the second decade of the 20th Century as, among other reasons, tin ceilings went out of fashion in the 1920's. A photo taken of the shop next door in the second half of the 1920's shows 124 Vincent next to the bank. There are signs on the front & side of the canopy over the pavement. These are indistinct but could possibly be read as CHEMIST.

In the 1960's the shop was the location of the Porter & Efford Pharmacy. At that time the door was on the right hand side with a single square window in the middle of the shop front wall. Porter & Efford placed ads in the Beverley Times up till 1972. The painting of the shop was sponsored by Kodak, a reminder of the time when all cameras had film and people went to the chemist to have films developed. Mrs Esther Efford was a poet and self-published a book of poems about Beverley entitled "Twice Seen" with drawings by her husband, Sam Efford.

In the early 1970's a lunch bar selling takeaway foods was opened by Maggie Barrett-Lennard and others. 'Robyn's' opened in 1976 selling a 'wide range of fashionable ladies and children's wear'. Since then the shop has been a second-hand bookshop, a dog grooming enterprise, a pie shop, a café named '6304', and a beauty salon.

LISTINGS

No listings

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 59

INHERIT: NOT LISTED

NAME OF PLACE	AVON BUILDINGS		
Place Type	Individual building		
Other names	Avon Shops, Mr Broun's Buildings, Mr Wreathall's Buildings		
Address	127 (Lot 20) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108897	Long: 116.925486	
CONSTRUCTION DATE	1914		
Original Use	Row of shops and offices		
Present Use	Row of shops and offices		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other	Pressed Tin Ceilings		
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

Avon Buildings is a row of five shops. The shops have different sized frontages – Three (West end) having a central door with display windows on either side, while two others (East end) have a single door & display window.

The five shops are surmounted by an elegant Art Nouveau façade with rectangular panels above the shops and above these, another shorter layer of two long panels with the painted words 'Avon Buildings' inserted. The façade is further decorated by six raised plaster balls, three on each side of a central decorative pyramid shape. The shorter panel layer is connected to the longer layer with decorative curlicues on each side.

The verandah has a sloping bull-nosed green corrugated metal roof supported by eight metal poles anchored in cement blocks. The whole building is painted cream with green accents.

The shops are of even depths except for the one on the corner which is double length – due to the additions made by the proprietors of the Beverley Times. One of the other shops has a storage space added to the rear.

CONDITION: Fair

INTEGRITY: Some modifications

AUTHENTICITY: Some modifications

HISTORIC THEME & SUBTHEME

Occupations: Commercial services and industries

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

HISTORICAL NOTES

In the early 1900's a wooden building containing a drapery shop was built on this site at the corner of Vincent & Queen streets. Avon Buildings were financed by Norman W Broun and opened in 1914. The builder was J Fettes who had previously built the Post Office that had opened four years earlier, across the road. The buildings were built with seven wooden posts holding up the verandah canopy. Ornamental carved brackets decorated the tops of each post.

In 1923 the Avon Buildings were bought by the local chemist, Mr R D Wreathall. The owners of the newspaper, *The Beverley Times*, immediately entered into negotiations with Mr Wreathall to extend the shop on the corner of Queen St in order to allow the printing press to be housed in the same premises as their office. Mr Wreathall continued to own the buildings until his death in 1952 when the title passed to his wife Mrs Olive Wreathall.

Beverley Shire Council ordered that old-type post supported verandahs in the main street of the town be removed by the end of 1965. *The Beverley Times* remarked in August 1965:-

"Last week after a local contractor had removed the old verandah at Mrs. Olive Wreathall's 'Avon Buildings' tradesmen from Perth arrived at the week-end and replaced the original structure with a new type of aluminium cantilever, which we understand is considerably cheaper to construct than the conventional type. There has been some conjecture among the public as to whether the type of construction would survive a really big 'blow'. That, however, is one of the imponderables that time will have to answer."

Presumably because of a change in attitude towards the value of heritage in the town, verandah posts were later rebuilt. Some of the lessees of the shops since 1914 include: Beverley Times Office and Newsagency; National Bank of Australasia; H Hunter's Beverley Clothing & Boot Palace; McGrath's grocery also known as Beverley Cash Grocer and later Save-Way Store; Ford's Electrical & Radio Supplies; Barrister & Solicitor F.W. Leake; Edward Berry, Tailor; tearooms, hairdresser and chemist.

LISTINGS

No listings

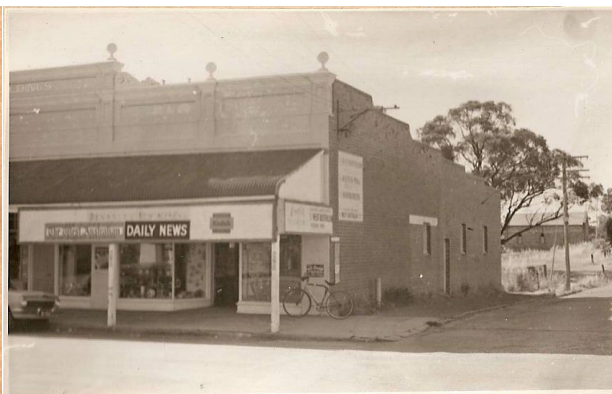
SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE

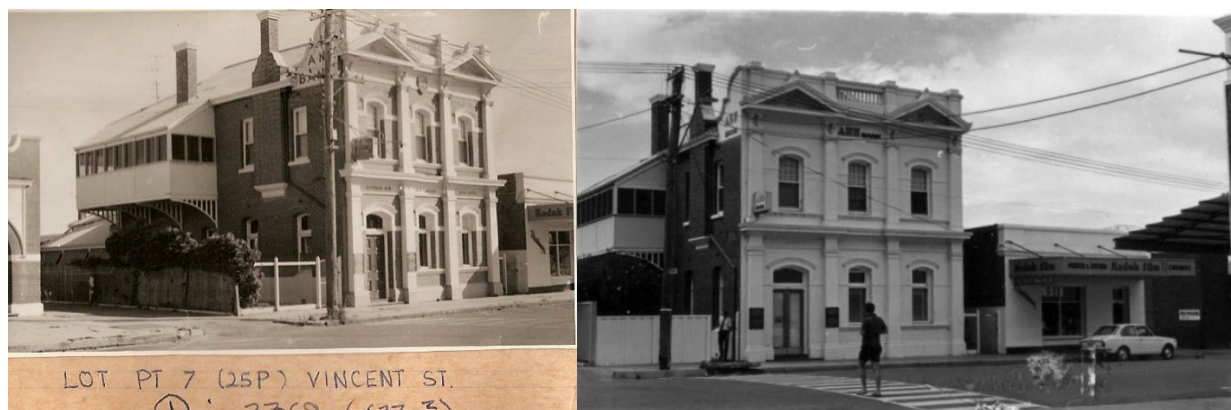


LOT PT. C/T 576/115 VINCENT ST.



LOT PT C/T 576/115

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 60

INHERIT: No. 153

NAME OF PLACE	ANZ BANK BUILDING		
Place Type	Individual building		
Other names	National Bank, Australasian Bank, ANZ West Branch		
Address	126 (Lot 54) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108771 Long: 116.925307		
CONSTRUCTION DATE	1916		
Original Use	Bank business & Manager's residence		
Present Use	Bank		
Other Use	Residential		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other			
ARCHITECTURAL STYLE	Classic Revival		

DESCRIPTION
The bank building is an impressive two storey brick building with a double height colonnaded street façade surmounted by two classic triangle pediments and a balustrade cornice. The building has three sections divided by the two storeys of columns. On the top storey are three sashed and deeply-set windows with shallow arches across the tops. The ground floor has two matching windows in the centre and the right, with a single door entrance on the left. These openings have the shallow arches as well but the windows and door have a matching smaller pane of glass near the top. The front of the building is painted cream with red-brown trim while the other walls retain the original brick. There are two chimneys on the western side of the roof. Curved blue canvas awnings have been placed over the door and the ATM on the western side.
CONDITION: Fair
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

HISTORIC THEME & SUBTHEME

Occupations: Commercial services and industries

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The imposing bank building at the top end of town was typical of the style of new banks being built across the country in the second decade of the 20th century. The architect may have been, or took a lead from, Frederic Herbert Faircloth who designed similar buildings for the National Bank in other towns in Australia. The contract builder was recorded as Mr Wilkinson of Perth. The official opening of Beverley's new National Bank building took place in May 1917. The event was celebrated by a 'smoke social' at the Mechanics Institute with an attendance of 80 men. [A 'smoke social' was a predominantly Australian form of male only social event in late nineteenth and early twentieth century.] Toasts were made and responded to, interspersed by songs and piano pieces from those men with suitable talent. Much was made of the building as a symbol of the future prosperity of the town of Beverley once the 'present calamitous war' was over.

The Bank of Australasia which had previously operated from premises in Central Buildings took over the premises in 1926. At one time an enclosed verandah was added to the upper story on the western side. This has since been removed.

The merger of the Bank of Australasia with the Union Bank resulted in the renaming of the enterprise as the Australia and New Zealand Bank. For a time there were West and East branches of the ANZ Bank in Beverley, one in the current building and the other in the former Union Bank on the corner of Vincent & Forrest Streets. These were eventually combined and from 1952 the ANZ operated from its present building. An automated teller machine was installed in the Western wall in the early 2000s. The ANZ Bank Beverley branch closed in September 2021 and the building converted into a Restaurant & Wine Bar.

LISTINGS

Inherit: No. 153

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



State Library of Western Australia

LOCAL HERITAGE SURVEY: PLACE NO. 61

INHERIT: No Listing

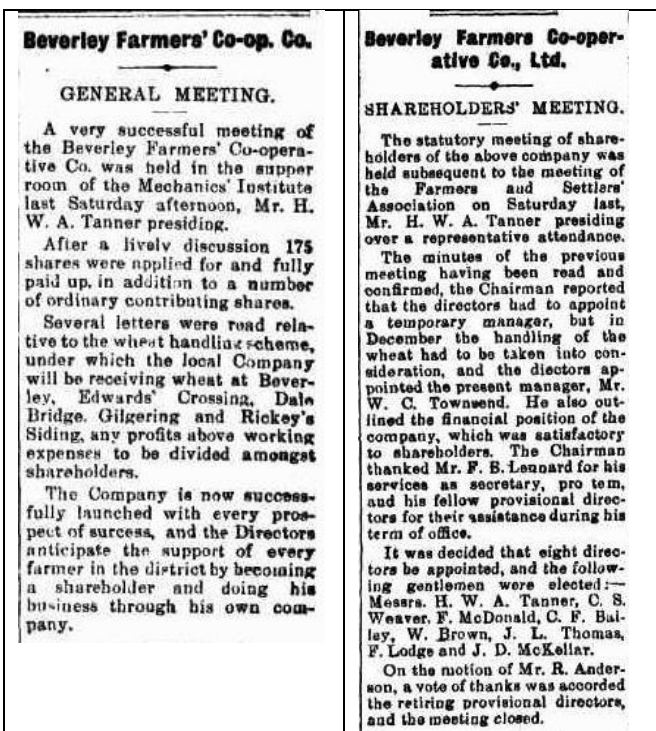
NAME OF PLACE	BEVERLEY FARMERS CO-OPERATIVE		
Place Type	Individual building		
Other names	The Co-Op, Beverley IGA		
Address	122 (Lot 124) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108620	Long: 116.925631	
CONSTRUCTION DATE	Early 1900's		
Original Use	Coffee Palace, Fruiterer, Confectioner		
Present Use	Supermarket, Bottle Shop		
Other Use	Department Store, Farm Agency		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other	Wood		
ARCHITECTURAL STYLE	-		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

DESCRIPTION
<p>The Beverley IGA is a large store with narrow painted brick walls at either side of the wide street façade. Most of the frontage is made of glass, divided into seven sections – five larger sections in the middle and two narrower sections at either end. The middle glass section contains the double glass sliding door entrance. Each of the sections is further divided into smaller windows that stretch across the shop above the level of the door. Below are larger windows down to the floor which are painted along the bottom with signs indicating types of goods for sale. The smaller end windows have attractive painted circles of the bottles & produce available.</p> <p>A flat canopy overhangs the pavement. The roof behind is low-pitched with a raised square structure that has a row of small windows on all sides letting natural light into the building, Behind the shop floor is a raised storage and Cool Room area.</p> <p>The long side brick walls have murals painted by local & visiting artists.</p>
CONDITION: Good
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications

HISTORIC THEME & SUBTHEME
Occupations: Commercial services and industries
STATEMENT OF SIGNIFICANCE
The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2



The Beverley Times 8 December 1917 & 16 February 1918

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORICAL NOTES

Early in the 20th century, a brick-fronted building with a verandah supported by wooden posts was built on the site. This was later described as belonging to the Forrest Estate. At that time it was a Coffee Palace with the two main windows displaying fruit & vegetables and penny & half-penny sweets.

In 1917 a public meeting was held in the Mechanics Institute to form the Beverley Farmer's Co-operative Company – initially as a wheat handling concern. An office was set up in Powell's Buildings (now The Barber Shop) but two years later in 1919 they purchased the current site and opened a 'Departmental Store' selling grocery, crockery, drapery and hardware lines as well as acting for various farming agencies. The eastern part of the building was leased as a newsagency.

The growth of the business was such that in 1927 an extra 6,000 square feet of space was added at the back along with a large bulk store and commodious office space. The front of the original building was left untouched, the idea being to install modern showcase windows at a later date. A photo from this time clearly shows the original façade.

It was not until 1965 that a 're-vitalised' Co-op presented a 'new and handsome appearance' with the whole of the front glass-enclosed. New floors, new lighting and pastel shades of paint gave the store a spick and span aspect. Unhappily with the increased mobility of the population and alternative options within the town and further afield, the Co-op began to be less successful and the company folded in the first decade of the 21st century.

The present owners are the Pepper family who had previously owned and operated the Four Square Supermarket at the bottom end of town.

Supporting the town's art community the IGA has permitted two murals to be painted on side walls by local & visiting artists. On the west wall is a large red hen by James Giddy, on the east wall are two windows painted by members of Station Arts to match the windows of the Station Gallery next door. Life-sized images of members of the Pepper family peer from the windows.

LISTINGS

Inherit: No Listing

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE



LOT PT 7 (2R 297P) VINCENT ST
Remodelled



LOT PT 7 VINCENT ST,

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 62

INHERIT: No Listing

NAME OF PLACE	CENTRAL BUILDINGS		
Place Type	Individual building		
Other names	Mr Skipworth's Buildings, ANZAC Buildings		
Address	119 (Lot 123) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108798	Long: 116.925730	
CONSTRUCTION DATE	1914/15		
Original Use	Shops & Offices		
Present Use	Shops & Offices		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
<p>Central Buildings are a row of four shops in Vincent Street between Queen Street and the railway line. They abut Avon Buildings on the West side and the Figtree Carpark adjoining the railway on the East side. The four shops have different width frontages. The first shop on the East end and the third shop are wider than the other two. The wider shops have a central door with display windows on each side while the smaller shops have a door on the East side with one display window. The buildings are shaded by a bull-nosed canopy over the street supported by verandah posts. Above the canopy is a façade divided into four sections that match the width of the shops below. Each section has a rectangular panel surmounted by a smaller rectangular panel. The four smaller panels each have a word or a date painted inside: <i>CENTRAL 1914 BUILDINGS 1915</i>. Each of the smaller panels is decorated with a curlicue on each side and a double curlicue above. Each section of the façade is divided by pillars topped with balls, five balls in all.</p> <p>Each shop has its own pitched roof with a sloping verandah along all shops at the back. In the yard behind the shops is a long brick building with verandah behind the shop at 119 Vincent, and two brick outhouses behind the shop at 125 Vincent.</p>

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

CONDITION: Good
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications

HISTORIC THEME & SUBTHEME
Occupations: Commercial services and industries
STATEMENT OF SIGNIFICANCE
The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2

HISTORICAL NOTES
<p>Central Buildings were built by the last Mayor of the Municipality of Beverley with planning permission granted in 1915 and first tenants moving in in 1916. To commemorate the service and sacrifice of men from Beverley in WW1 the years 1914 and 1915 were inscribed above the shops with the original name "ANZAC BUILDINGS". 'But the name of "Anzac" was being used so freely throughout Australia in like manner at that time, that an Act of the Australian Parliament was framed forbidding its use without official consent; and so, after a losing fight for permission to retain the name, he had it changed to "Central Buildings" as they continue to be known' wrote Alf Thomas in 1946 in <i>'The History of Beverley'</i>.</p> <p>The buildings operated as 'Central Buildings' from 1917. Some of the tenants included: Mr George Webb, Boot Shop; Mr O Elding, Hairdresser & Tobacconist; Steve Edwards, Menswear 1938 with watch repairs at back, Mr B O'Shea, Fruiterer, Agnews Bakery, 1960's; Piccadilly Tearooms (Mrs H Benson 1930's, J Agnew 1966); Radios & Electrical store 1960's, Totaliser Agency Board.</p> <p>A fire broke out in Mr Webb's shop in 1929 and the quick response of the volunteer Fire Brigade got the fire under control in about half an hour before it could spread to other shops. Damage to premises and stock was valued at £350.</p> <p>In accordance with orders from the Shire the verandah posts were removed in 1965. These were replaced at a later date when heritage issues became important. After Mr Skipworth died in 1937, the ownership of the buildings passed to his daughter Mrs Olive Trigg who lived in Perth but visited the town from time to time. On her death in 1970, the buildings became the property of her son, Mr Reg Trigg. Mr Trigg put the property on the market in 1973 and again in 1977.</p>

LISTINGS
Inherit: No Listing

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<i>Beverley Historical Society</i>	

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



Rear of the building – Circa 1970's

Snake In Main Street

To the many reports of the unseasonal activity of snakes in various parts of the district received of late is added this week an incident in the main street of Beverley when one was seen near Central Buildings.

It was a three foot black snake and scared some children in the vicinity as it wriggled into a street drain. Later Mr. Phil Smith happened along and with a spade from off his truck managed to kill the intruder.

Residents cannot remember hearing of so many reports of snakes being about so late in the season.

Beverley Times – 20 August 1965

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 63

INHERIT: No Listing

NAME OF PLACE		FAIRHEAD STONE COTTAGE	
Place Type	Individual building		
Other names	Fairhead's Cottage		
Address	145 (Lot 700) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109616	Long: 116.923948	
CONSTRUCTION DATE		1891	
Original Use	Private Residence		
Present Use	Private Residence		
Other Use	<i>The Beverley Times Office</i>		
CONSTRUCTION MATERIALS			
Walls	Stone & mud brick		
Roof	Tin		
Other	Wood rafters		
ARCHITECTURAL STYLE		Victorian Georgian	
DESCRIPTION			
<p>The Stone Cottage is built of local pink sandstone with locally made red mud bricks as borders and edges on openings and corners. The pitched grey metal roof has the long wide slope towards the front with a brick chimney at either side. The front verandah is roofed in matching metal and aligns with the side walls. The verandah roof is supported by six natural poles painted red-brown. This small cottage has a simple symmetrical frontage with the door in the middle and a window on each side. Inside, the living room has a huge stone fireplace with a large naturally curved pole as the mantelpiece. This room also has two stone feature walls. Other verandahs have been built at the back. A rustic post and rail fence borders the front pavement.</p>			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

CONDITION: Very good
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications

HISTORIC THEME & SUBTHEME
Demographic Settlement and Mobility: European Settlement
STATEMENT OF SIGNIFICANCE
The place is architecturally significant in its streetscape and townscape value. The place is a rare example of its construction type in WA for its period.

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2

HISTORICAL NOTES
<p>The Stone Cottage was built in 1891 by Ephraim Henry Fairhead, builder and undertaker, a son of farmers James & Mary Fairhead, for his bride, Mary Ann Edwards, 5th daughter of Ann Maria & Thomas Edwards, Beverley's first resident Police Constable.</p> <p>They married in December 1891 at St Paul's Anglican Church, Edwards' Crossing. They lived in the stone cottage where they had 8 children. On 22nd July 1905 the first edition of the <i>Beverley Times</i> was printed at the office located in the stone cottage in Vincent Street next to what was later Barnsley Motors.</p> <p>Members of the Fairhead family resided in the cottage for many years. In 1965 the stone cottage was the residence of Mrs Olive Fairhead and it was sold in that year. In 1975 the stone cottage was the property of Barnsley Motors.</p> <p>In 2006 there was a plan for the cottage to be turned into a restaurant. The old roof was removed and the original hand-trimmed roof rafters could be seen. The restaurant plan did not eventuate and the cottage was bought by Mr & Mrs Van-Hattem in 2017. Extensive restorations turned the house back into a 2-bedroom, 1 bathroom modern home. The cottage is now in the Ownership of Garry and Denise Ray.</p>

LISTINGS
Inherit: No Listing

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<i>Beverley Historical Society</i>	



Exposed rafters during renovations

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 64

INHERIT: No 00161

NAME OF PLACE		FREEMASONS TAVERN	
Place Type	Individual building		
Other names			
Address	102 - 104 (Lot 117 & 118) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107838 Long: 116.927353		
CONSTRUCTION DATE	From 1888, then partial demolition. Present building construction commenced 1907		
Original Use	Hotel, Tavern, Inn		
Present Use	Hotel & tavern		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick	Rendered Brick	
Roof	Metal	Corrugated Iron	
Other			
ARCHITECTURAL STYLE	Federation Free Style		
DESCRIPTION			
Double storey rendered brick building on prominent street corner in Federation Free Style.			
CONDITION: Very Good			
INTEGRITY: Some modifications			
AUTHENTICITY: Some modifications			
HISTORIC THEME & SUBTHEME			
Occupations: Hospitality Industry & Tourism			
STATEMENT OF SIGNIFICANCE			
The place is architecturally significant in its streetscape and townscape value. The place is a rare example of its construction type in Beverley for its period.			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The original Freemasons Hotel was built in 1888. In 1889 five extra rooms were added. A new hotel was built in 1907 after a partial demolition – the hotel continued trading throughout.

In 1952 the oldest portion of the building was dismantled. Structural changes were made in 1958 to the *Saloon Bar*. The street side verandahs were removed in 1965 (see images below). In 2018 the beer garden was upgraded and significant internal renovations took place.

LISTINGS

Inherit: No 00161

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE



Freemasons Hotel Facing Forrest St

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



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LOCAL HERITAGE SURVEY: PLACE NO. 65

INHERIT: No Listing

NAME OF PLACE		FORBES BUILDINGS	
Place Type	Individual building		
Other names	East End Art Gallery		
Address	118 (Lot 501) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108280 Long: 116.926445		
CONSTRUCTION DATE		1929	
Original Use	General Rural & Domestic Agencies		
Present Use	Art Gallery, Office, Beauty & Hairdressing salon		
Other Use	Hardware, Tearooms, Bakery, Electrical, Drapery, Barber		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tin		
Other	Glass		
ARCHITECTURAL STYLE		-	

DESCRIPTION
The Forbes Buildings consist of four shops. Three shops have a frontage of about 4 metres while the last one (East end) has a frontage of about 7 metres. The four shops present a harmonious whole surmounted by a roof cornice divided into five almost equal sections crowned by a row of 11 or 13 round-bottomed balusters. Six diagonal metal rods support the canopy over the footpath. The transom, above the windows, has panels of textured opaque glass, with the panel over each doorway featuring a low archway. Each shop originally had a depth of 13½ metres.
CONDITION: Good
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications
HISTORIC THEME & SUBTHEME
Occupations: Commercial services and industries

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The first building on this site was built in 1896 by Beverley pioneer, Horace Smith, and described in the *Eastern Districts Chronicle* as a 'Commodious Store'.

This was bought in 1924 by DH Forbes and used for general agencies, while Misses O & E Smith opened a drapery there as well. This store was 'dismantled' in 1928 and the new Forbes Buildings were built in 1929. The architects were Cavanagh & Cavanagh of Perth and there are characteristics of Art Deco style. The building consisted of four shops with living space behind. At least one baby (from a Smith family) was born there. The third small shop had a cellar. A large well existed behind the laneway store.

DH Forbes was the agent for various farming-related services including Dalgety NZL and International Harvester. Forbes also had a bakery and Miss M Forbes ran the Wattle Tearooms in one of the shops. The bakery and the tearooms were purchased about 1945 by HH Sawyer, owner of the Beverley Dairy.

Forbes business interests were 'disposed of' to Barrow and Co of Pingelly in 1945. The general agencies continued under the name of Barrow & Richardson. In 1953 Mrs Schleicher took over the café in the western shops followed by Tony Kwiatkowski with Tony's Tearooms in 1966. A café/deli operated there until the early 2000's.

Helen Stubing leased all four shops about 2005 and opened Helen's Variety Store for a couple of years and sold new toys, electrical goods and homeware as well as second-hand goods. The building was bought by Michael & Kate Sofoulis about 2012 and the East End Art Gallery opened in the big store soon after. One of the shops is Michael's office while the others have had various tenants. The most recent is a beauty & hairdressing salon.

LISTINGS

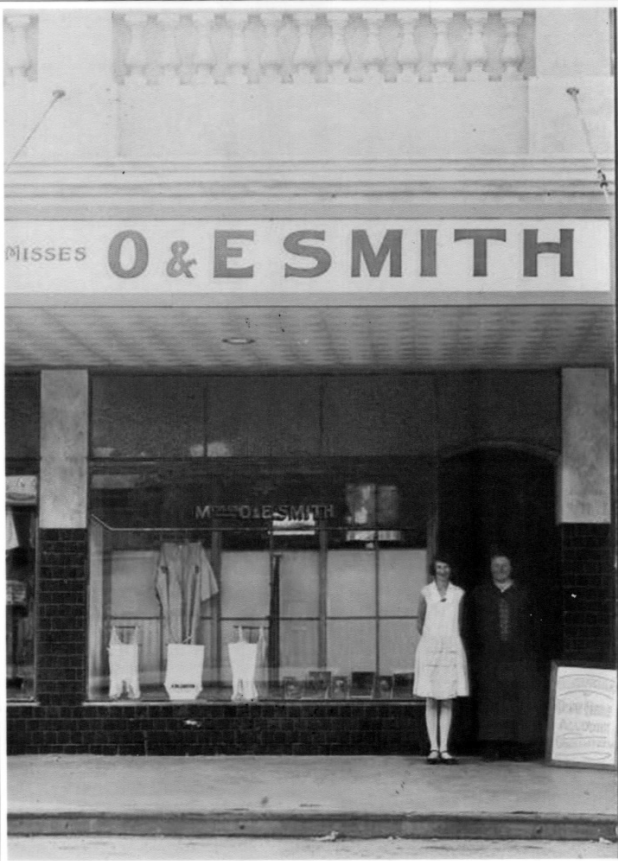
Inherit: No Listing

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



*Drapery of O & E Smith in Forbes Buildings - 1929
with Joyce Ferguson aged 15 at her first employment and one of the Misses Smiths.
[Joyce later married Robert Kilpatrick - parents of Delys, Laurel, Fraser & Marlene]*

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 66

INHERIT: No Listing

NAME OF PLACE	POWELL'S BUILDINGS		
Place Type	Individual building		
Other names	The Gentleman's Barber Co, Beverley Drapery Store, Davis Motors		
Address	100 (Lots 119 & 120) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107682	Long: 116.927788	
CONSTRUCTION DATE	Circa 1905		
Original Use	Shops		
Present Use	Shops		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick	Rendered Brick	
Roof	Tin		
Other			
ARCHITECTURAL STYLE	-		

DESCRIPTION
The building consist of three premises without an awning, surmounted by two different cornices - the west end has a triangular pediment in the centre of two frontages, while the east end frontage has a semi-circular pediment with a sun-ray decoration. All three frontages present a different appearance, the first has a single door to the right with a plain sash window in the centre of a plain wall; the second shop has a part-glass double door on the right with a large display window and eight smaller windows across the top; the third shop has five part glass panels that comprise one door and three folding doors. The whole is rendered and painted white with black accents.
CONDITION: Good
INTEGRITY: Some modifications
AUTHENTICITY: Some modifications
HISTORIC THEME & SUBTHEME

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

Occupations: Commercial services and industries

STATEMENT OF SIGNIFICANCE

The place exhibits characteristics typical of street shop fronts of the period. The place is significant as a streetscape element in its setting.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The row of shops was built in the early part of 20th century before 1905 for Edward Powell, a local landowner and entrepreneur. He also built the White Hart Hotel which he later gave to the Beverley RSL. From the beginning the shops were leased singly or together to a diverse range of retail & professional occupiers. At that time the buildings had an awning over the footpath supported by four wooden posts with decorative tops.

In 1923 the building was leased to A G Mattiske who renamed the building '*Beverley Drapery Stores*'. He also operated as an agent for wool & wheat buyers and was one of the first in the district to sell gramophones. At the same time a butcher, a dentist and a bootmaker operated from the premises. Mattiske's ceased operations at the end of that decade.

In the 1930's there was a dentist, dressmakers and Mrs A Gill opened Tea and Luncheon Rooms. In 1942 the Beverley Road Board leased Powell's Buildings for various community and volunteer activities connected to WW2, including *Australian Comforts Fund* and *Red Cross* committees, Volunteer Air Observer's Corps, Infant Health Centre and Nurse's Quarters.

The Air Observer Post in the last (east) shop of Powell's Buildings had walls lined with pictures of planes in side view, front view and from below to assist the observers to identify air traffic. The post was equipped with an acoustic listening device on the roof, which allowed listeners to hear all movement and noises in the vicinity and aeroplanes approaching. The observers did day and night shifts – mostly married women in the daytime & men at night. There were always two spotters rostered on at any one time. There was a bed for the night shift volunteers to take turns resting.

In 1954 the newly renovated building with an addition set back from the footpath began operating as a motor vehicle salesroom, mechanical repairs garage and petrol service station. The *Eastern Districts Trading Co.* operated as agents for Ford motor vehicles.

Then in 1960 A M Davis became the proprietor of the business, renamed it Davis Motors, which continued up till the 1980's at least. Davis Motors was a Royal Automobile Club WA agency. The property was bought by E B Hammersley in 1973.

In 1990's TM Hair Design & Secrets gift shop opened. In 2000's the old garage workshop has been used as a garden centre.

LISTINGS

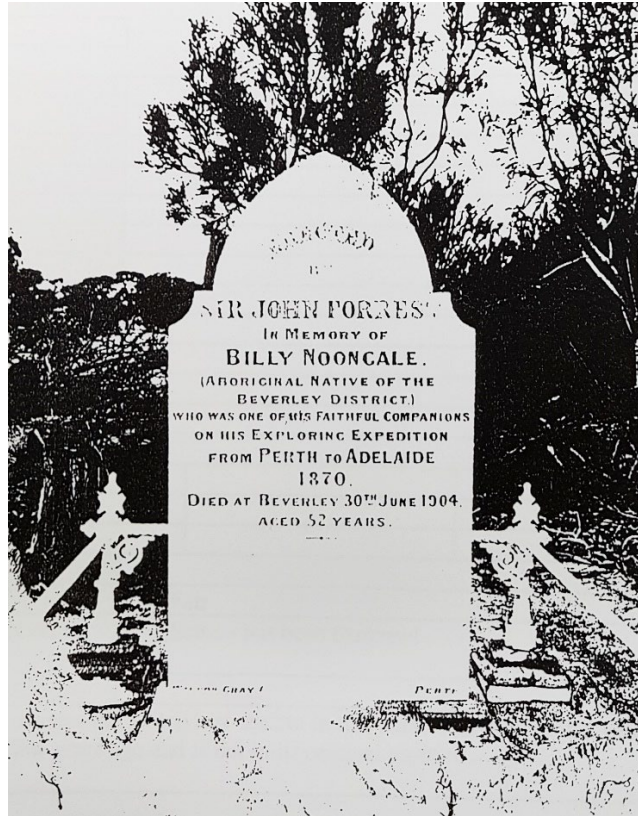
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SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 67

INHERIT: 05584

NAME OF PLACE	BILLY NOONGALE GRAVE		
Place Type	Aboriginal Grave – Billy Noongale		
Other names			
Address	Lot 179 on DP 100121 Brooking Street		
Suburb/Town	Beverley		
Reserve No:	R25625		
GPS:	Lat: -32.106129	Long: 116.935956	
CONSTRUCTION DATE	1904		
Original Use	Monument/Cemetery - Grave		
Present Use			
Other Use			
CONSTRUCTION MATERIALS			
Walls	Headstone		
Roof	-		
Other	Iron Railing fence		
ARCHITECTURAL STYLE	-		

DESCRIPTION
Headstone with an iron railing fence.
CONDITION: Fair
INTEGRITY: Some damage
AUTHENTICITY: Some damage

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

HISTORIC THEME & SUBTHEME	
Demographic Settlement & Mobility: Exploration & Surveying	
STATEMENT OF SIGNIFICANCE	
Billy Noongale was an Aboriginal from Beverley district who accompanied Sir John Forrest on his exploration trip from Perth to Adelaide in 1870. He died in Beverley on 30 th June 1904 aged 52. Sir John Forrest had the headstone erected. He said Billy's knowledge of the bush had saved their lives many times.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
The headstone is erected in a North-South orientation as was the Aboriginal custom in this area. It was damaged a few years ago and is not in its original position.	
Billy Noongale is now known to belong to the Kickett Family.	
LISTINGS	
Inherit: No 05584	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<i>Beverley Historical Society</i>	

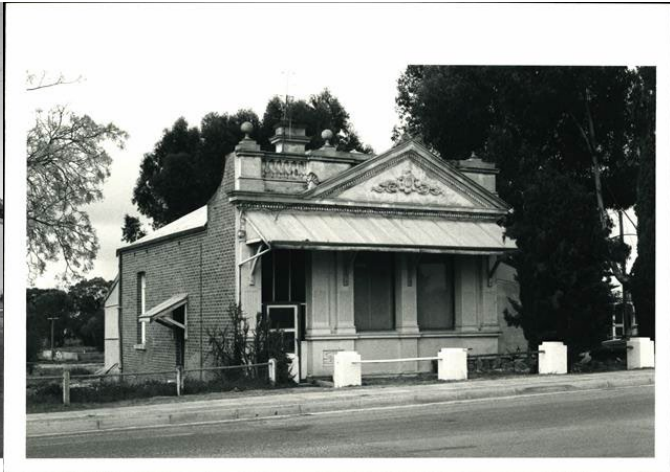


The Grave in 2021

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



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LOCAL HERITAGE SURVEY: PLACE NO. 68

INHERIT: 00141

NAME OF PLACE		ROADS BOARD OFFICE (FMR)	
Place Type	Single Building		
Other names			
Address	93 (Lot 255) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107640 Long: 116.928492		
CONSTRUCTION DATE		Constructed from 1908	
Original Use	Roads Board Office		
Present Use	Private Residence		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick	Rendered Brick	
Roof	Tin		
Other			
ARCHITECTURAL STYLE		Federation Free Classical	
DESCRIPTION			
<p>Built in 1908, the building has an ornate facade. The awning shown protruding from the northern façade in the above image has since been removed.</p> <p>The predominant features of this place include the asymmetrical façade and the pediment, the scrolls, the square windows, the ornamental spheres on the parapet and the parapeted street facade in close proximity to the street boundary. The Federation free Classical Style employed for this place was suitable for its intended public authority use.</p>			
CONDITION: Good			
INTEGRITY: Many modifications			
AUTHENTICITY: Many modifications			
HISTORIC THEME & SUBTHEME			
Social and Civic Activities: Government & Politics			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The place has significant townscape and streetscape value. It is significant as an example of local Shire public buildings constructed during the same era in Australia.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

The building served as the Beverley Roads Board Offices. The foundation stone was laid by Frank Tyndall Broun (JP) on 4th December 1908.

LISTINGS

Inherit: No 00141

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE



Foundation Stone on front Facade

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 69

INHERIT: 23858

NAME OF PLACE	AVONDALE MACHINERY MUSEUM		
Place Type	Single Building		
Other names	Avondale Agricultural Museum		
Address	550 (Lot 3) Waterhatch Road		
Suburb/Town	Beverley		
Reserve No:	R37765		
GPS:	Lat: -32.119006 Long: 116.868899		
CONSTRUCTION DATE	Constructed from 1978 to 1979		
Original Use	Museum		
Present Use	Museum		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Metal	Corrugated Iron	
Roof	Metal	Corrugated Iron	
Other	Metal	Steel	
ARCHITECTURAL STYLE	-		
DESCRIPTION	<p>Avondale Machinery Museum is a large iron shed which houses a collection of agricultural machinery and implements, including a reconstructed shearing shed, antique tractors, harvesters and grain handling equipment vehicles etc. It contains many innovative implements, each devised to overcome a particular agricultural problem.</p>		
CONDITION:	Fair		
INTEGRITY:	Fair		
AUTHENTICITY:	Good		
HISTORIC THEME & SUBTHEME	Occupations: Grazing, pastoralism and dairying		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

Avondale Agricultural Museum is a collection of agricultural machinery and implements, gathered from the agricultural regions of Western Australia, especially Beverley. It depicts the progress of agricultural technology and the innovations of early farmers. It provides an important insight into early farming in the Beverley area.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 2

HISTORICAL NOTES

Established as a State Farm in 1919, the parent property has been a venue for agricultural research since 1924, and was the site of an important research project into braxy-like disease in sheep in the early 1930s, with the research Laboratory constructed specifically for the project.

The place has a landmark quality within its picturesque rural landscape, the Stables dating from the 1890's feature very well-detailed timber horse stalls and roof structure and are a rare example of innovative design.

The place is valued for its role in agricultural research and education, born out by the local community's financial contribution to the establishment of the Laboratory in 1930 and the contribution of farm machinery for the Discovery Farm museum in 1979.

The various components that comprise the place demonstrate specific government initiatives in the establishment and the subsequent development of the place as a site of agricultural research and a showcase of rural work and life. The large farm machinery display houses a number of vintage agricultural machinery and other items. This was first opened in 1979.

The Avondale property was one of the earliest pastoral properties established in the Beverley district and the farm's development since 1838 has been indicative of and contributed to the development of the area, and the place contributes to the local and wider community's sense of place for its links to the early settlement of the Avon Valley and for its ongoing contribution to agricultural research and education in the State.

LISTINGS

Inherit: No 23858

SUPPORTING INFORMATION/BIBLIOGRAPHY

Beverley Historical Society

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 70

INHERIT: Not listed

NAME OF PLACE	SCHOOL PRINCIPLE'S RESIDENCE		
Place Type	Single Building		
Other names	Nurses' quarters		
Address	122 (Lot 340) Forrest Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.101205 Long: 116.923445		
CONSTRUCTION DATE	Constructed circa 1920 - 1930		
Original Use	Nurses' quarters		
Present Use	School Principle's residence		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Metal	Colorbond style metal	
Other			
ARCHITECTURAL STYLE	Californian Bungalow		
DESCRIPTION	<p>Californian Bungalow style was popular in Australia in the between war period. Its defining characteristics are single-storey, front porch, sloping roof, verandah pylons, and simple layout. This house also has some regional Australian style features with wrap-around verandahs and simple wooden verandah posts. The roof is very high-pitched and the gables have a trim of vertical wooden slats.</p> <p>The verandah is across part of the front and along the northern side and is partly railed with vertical slats. There is a smaller back verandah or porch. The roof is red Colorbond style metal, all trims are painted cream or white, while the original brick of the outer walls has two horizontal cream bands – one about waist height, and the other about head height. There is a garage and a carport.</p>		

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

CONDITION: Very Good
INTEGRITY: Very Good
AUTHENTICITY: Very Good
HISTORIC THEME & SUBTHEME
Social & Civic Activities: Education
STATEMENT OF SIGNIFICANCE
This house is typical of one designed by an architect in the 1920 -1930's.

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 2
HISTORICAL NOTES
<p>The style of the house suggests it was built sometime in the 1920 – 1930's.</p> <p>Mrs Annie Lucy Sewell was residing there until her death aged 92 in March 1938. Mrs Sewell was Annie Lucy Robins and in the 1870's became the first appointed State School Teacher in Beverley. She married widower Henry Hawkins Sewell, one of Beverley's early Hotel builders and storekeepers who died in 1896. According to her obituary in the Beverley Times <i>"She had resided in a very spacious home in Forrest Street, Beverley for very many years."</i></p> <p>In 1937 an appeal was opened to fund the construction of much needed nurses' quarters. The appeal was well-subscribed by many local families and organisations but was not enough to cover the cost of a new building, so, it was reported, <i>"we have accordingly given favourable consideration to the purchase of a most suitable building in the immediate vicinity of the hospital ... used as a residence by the late Mrs A.L. Sewell"</i>. After some thorough renovation and tasteful furnishings the new nurses' quarters were opened in July 1938. The quarters were again renovated in 1955 but by 1962 tenders were called for new quarters on the hospital grounds.</p> <p>At the same time the Beverley State School had moved to its present location in John Street, just a block away from Forrest Street, and the Department of Education was interested in converting the building into a residence for headmasters. The house was ready by the end of 1963. It began as the Headmaster's house but is now referred to as the Principal's house and is the residence of both male and female principals of Beverley District High School.</p>

LISTINGS	
Inherit: No listing	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE
<i>Beverley Historical Society</i>	

AT BEVERLEY

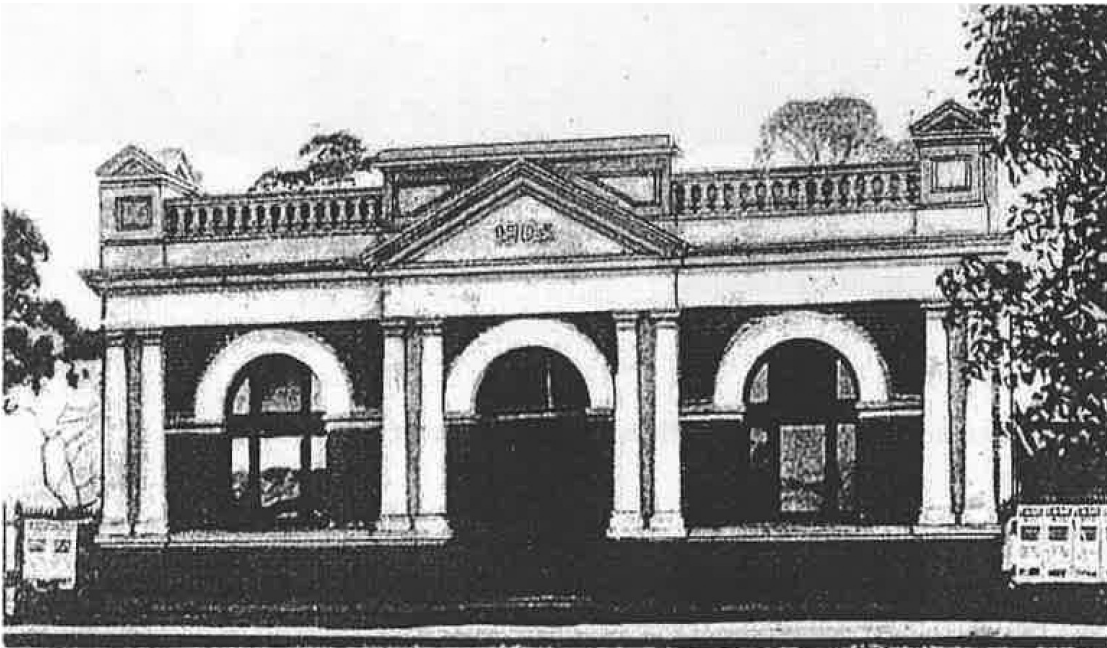
Advice to the Member for Avon from the Hon Minister for Education is to the effect that the work of converting the former nurse's quarters in Forrest street Beverley for use as a headmaster's residence is to commence. The job is to be completed by August 13 and possibly by the end of July.

Beverley Times 28 June 1963

PLACE RECORDS

Category 3

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 71

INHERIT: NO. 23843

NAME OF PLACE	SITE OF FORMER BEVERLEY MECHANICS INSTITUTE		
Place Type	Site		
Other names			
Address	144 & 136 (Lots 1, 2 & 124) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109126 Long: 116.92420		
CONSTRUCTION DATE	Second Mechanics Institute built in 1905 – demolished in 1938.		
Original Use	Mechanics Institute		
Present Use	Beverley Town Hall		
Other Use	Social/Recreational; Governmental; Library		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Metal		
Other	Stonework, Timber		
ARCHITECTURAL STYLE	Second Mechanics Institute - Federation Free Classic		
DESCRIPTION			
The predominant features of the second Institute included the pediment over the entry, the end pediments, the double columns, the semi-circular arches over the windows and entry door, the parapet wall, the moulded string courses and the face brick work.			
CONDITION:	Demolished 1938		
INTEGRITY:	-		
AUTHENTICITY:	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Social and Civic Activities: Institutions

STATEMENT OF SIGNIFICANCE

Site of the former Beverley Mechanics Institutes.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3
--

HISTORICAL NOTES

Built in 1890 by Mr James Fairhead, the original Institute was demolished in 1905. Replaced by the second Mechanics Institute which was demolished in 1938. The Beverley Town Hall is built on the site. A lending library was kept here. Picture shows and social evenings were held here.

LISTINGS

Inherit: No 23843

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 72

INHERIT: NO. 08693

NAME OF PLACE	SITE OF MORBINNING GATHERING PLACE		
Place Type	Site		
Other names	Theatre		
Address	Lot 26924 on DP 155774 Morbinning Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.110412	Long: 116.925083	
CONSTRUCTION DATE	Built in early 1900's		
Original Use	Gathering Place		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	Grass Tree rushes		
Other	Bush timber frame		
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>The gathering place was a bush timber frame with a gable roof, thatched with Grass Tree rushes.</p> <p>The predominant features of this place included the slended 'bush pole' posts, the gable roof construction, the thatched roof and bush furniture (seen in photograph, bench, ladder stools). The construction was typical of rural shelters in isolated communities.</p>	
CONDITION: Site only	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Social and Civic activities: Community services and utilities	
STATEMENT OF SIGNIFICANCE	
The construction was typical of rural shelters in isolated communities.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
<p>Built in the early 1900's. At the gathering place, annual Christmas Tree functions, barbeques and fund raising activities to build the Morbinning Hall were held. Later "Ollie" Edwards was the leading figure in the thatching of the roof.</p> <p>The Morbinning Reserve was Gazetted in 1908.</p>	
LISTINGS	
Inherit: No 08693	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



Mount Kokeby Hotel

LOCAL HERITAGE SURVEY: PLACE NO. 73

INHERIT: NO. 04250

NAME OF PLACE	MOUNT KOKEBY TOWNSITE		
Place Type	Site		
Other names			
Address	Lot 17 on DP 222839 Great Southern Highway		
Suburb/Town	Beverley		
Reserve No:	R8799		
GPS:	Lat: -32.210367	Long: 116.974401	
CONSTRUCTION DATE	Developed from 1902		
Original Use	-		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	-		
ARCHITECTURAL STYLE	Kokeby Hotel – Victorian Regency		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION

The area is easily recognised today by the Telstra Exchange, Wheat Bins (west of highway) and one private dwelling.

Mt Kokeby Hotel- Victorian Regency style. Predominant features were high pitched hipped broken back metal roof, tall chimneys with moulded tops, extensive verandahs, face brickwork and gable timber entry.

Kokeby Hall- Symmetrical facade, semi-circular and flat arched window heads, low pitched metal roof, gable ends with timber battens and finial and high light window over double entry door.

CONDITION: Site only

INTEGRITY: -

AUTHENTICITY: -

HISTORIC THEME & SUBTHEME

Demographic Settlement and Mobility: European Settlement

STATEMENT OF SIGNIFICANCE

This is an example of a Shire of Beverley Township beginning with great promise at the turn of the century (20th) and yet within 50 years being almost wiped from existence. There is evidence of modern roads and motor vehicles being the death knell of small, compact and self sufficient communities like Mount Kokeby.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3

HISTORICAL NOTES

The Mount Kokeby Township once straddled the crossroads of Great Southern Highway & Kokeby Roads approximately 10km south of Beverley. The township was declared on 20th June 1902. It reached its zenith in the 1920's and declined thereafter.

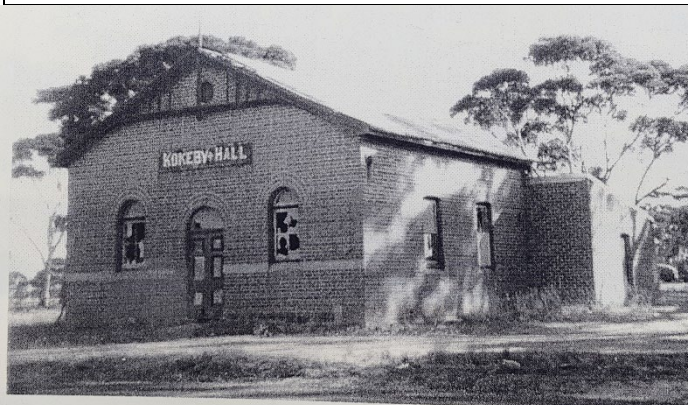
The township once boasted a Hotel, General Store, Agricultural Hall, Bakery, Wheat Sheds, Blacksmiths, Wheelwrights and separate dwellings.

LISTINGS

Inherit: No 04250

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



Kokeby Hall

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 74

INHERIT: NO. 04270

NAME OF PLACE	SITE OF BANK OF NEW SOUTH WALES		
Place Type	Site		
Other names			
Address	115 (Lot 3) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108396° Long: 116.926693		
CONSTRUCTION DATE	Constructed from 1904		
Original Use	-		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	-		
ARCHITECTURAL STYLE	Federation Free Classical		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION
<p>The single storey building had ornate eaves, arched windows, lead light panes, solid jarrah doors and counters.</p> <p>The predominant features of this place include the formal symmetrical facade, the pediment over the semi-circular arched entry, the face brickwork and rendered bands, the arched windows with moulded dill and pattern, the entablated eaves and the hipped metal roof. The keystone moulding at the arched apex and other relief moulding combined with the other elements in a Federation Free Classical Style.</p>
CONDITION: Site only – demolished 1978
INTEGRITY: -
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
Occupations: Commercial & Service Industries

STATEMENT OF SIGNIFICANCE
This was the main banking institution for the farming community. Many other banks in country towns built in this design.

MANAGEMENT RECOMMENDATION
Level of Significance - Category: 3

HISTORICAL NOTES
This was the main banking institution for the farming community. Many other banks in country towns built in this design.

LISTINGS
Inherit: No 04270

SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 75

INHERIT: NO. 08800

NAME OF PLACE		SITE OF OLD BEVERLEY POST OFFICE & QUARTERS	
Place Type	Site		
Other names			
Address	120 (Lot 426) Vincent Street		
Suburb/Town	Beverley		
Reserve No:	R47116		
GPS:	Lat: -32.108468 Long: 116.925917		
CONSTRUCTION DATE		Constructed from 1888	
Original Use	Post office & living quarters		
Present Use	-		
Other Use	Bank, Legal Office		
CONSTRUCTION MATERIALS			
Walls	Stone	Local Stone	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE		Federation Free Classical	

DESCRIPTION	
The single storey Post Office used to face Vincent Street. It had a two storey living quarters and was situated in what is now the Beverley Railway Station carpark.	
CONDITION: Site only – demolished 1914	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Transport & Communications: Mail Services	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

This was the post office for the community at the time.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3

HISTORICAL NOTES

The building was designed by George Temple Poole and built by SS Leonard for a cost of £ 1,337.
Between 1910-1914, after the Post Office moved, the 1st National Bank had an office there. Mr M Faulkner, the manager, lived in the quarters. Mr Leake, a solicitor had an office there as well.
The building was demolished in 1914 as approaching trains could not be seen.

LISTINGS

Inherit: No 08800

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



Old Beverley Post Office – circa 1888

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 76

INHERIT: NO. 04420

NAME OF PLACE		SITE OF OLD BEVERLEY POLICE STATION	
Place Type	Site		
Other names			
Address	28 (Lot 30) Hunt Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.112135 Long: 116.924932		
CONSTRUCTION DATE		Constructed from 1868	
Original Use	Police Station & Quarters		
Present Use	-		
Other Use	Post Office, Residence		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Metal		
Other	-		
ARCHITECTURAL STYLE		Federation Georgian	
DESCRIPTION			
<p>The first building consisted of one sitting room, 2 bedrooms, a lock stable for 3 horses and a forage shed. In 1878 additions were made to the living quarters by adding an extra 4 rooms.</p> <p>Indicators of the Federation Georgian style of the place include the simple chimneys, exposed brick work, verandah under separate roof and simple roof pitch. The width of the dwellings indicate living accommodation of a slightly greater standard to that of other workers' row housing from the same period.</p>			
CONDITION: Site only – demolished 1929			
INTEGRITY: -			
AUTHENTICITY: -			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Law and Order
--

STATEMENT OF SIGNIFICANCE

The place demonstrates the characteristics of structures erected for the accommodation/office use by public servants in this state during the same period.
--

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3
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HISTORICAL NOTES

<p>The wife of policeman Thomas Edwards became the first Post Mistress using one of these rooms as her office. Their daughter Susannah used the first electric telephone here. After the new Post Office and Police Station were built the rooms were used as private flats. Later they were used as a depot for the Narrogin Butter factory.</p>

<p>Mr GE Throssell constructed the building for the tendered price of £350. Mr Thomas Tomkinson made additions in 1878 at a cost of £434.</p>

LISTINGS

Inherit: No 04420

SUPPORTING INFORMATION/BIBLIOGRAPHY
--

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 77

INHERIT: NO. 04456

NAME OF PLACE		SITE OF DALE RIVER HALL (TIN HALL)	
Place Type	Site		
Other names	Top Dale Hall		
Address	734 (Lot 3) Westdale Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.291496	Long: 116.676888	
CONSTRUCTION DATE		Constructed from 1926	
Original Use	Church/Community Hall		
Present Use	-		
Other Use	Sunday School		
CONSTRUCTION MATERIALS			
Walls	Metal	Corrugated Iron	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE		Inter-War Rural	

DESCRIPTION	
<p>The church was built of corrugated iron, hence the name "Tin Hall" as opposed to Dale hall. It consisted of a hall approximately 10m by 6m and a supper room the width of the hall and approximately 3m wide. The hall was lined with tongue and groove floorboards to a height of approximately 3m.</p> <p>The predominant features of the place included the symmetrical facade, the metal cladding and the gabled roof.</p>	
CONDITION: Site only – demolished 1988	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Religion	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE

The "Tin Hall" was used as a church and Sunday School as well as for social functions.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3

HISTORICAL NOTES

The "Tin Hall" was originally built as a church and sold to the community for £ 60. It was then used as a social meeting place until it was demolished in 1988. Picnic Races, Gymkhanas and sports days were held in Beecrofts paddock between approximately 1930-1946, during the depression and World War II.

LISTINGS

Inherit: No 04420

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



Gathering at Dale Tin Hall

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 78

INHERIT: NO. 04537

NAME OF PLACE		SITE OF FIRST BEVERLEY SCHOOL	
Place Type	Site		
Other names			
Address	136 (Lot 6) Vincent Street		
Suburb/Town	Beverley		
Reserve No:	R 1570		
GPS:	Lat: -32.109070	Long: 116.924447	
CONSTRUCTION DATE	Constructed from 1873		
Original Use	School		
Present Use	-		
Other Use	Church, Headmasters House, Part of Shire Office		
CONSTRUCTION MATERIALS			
Walls	Bricks	Sundried Bricks	
Roof	Thatched		
Other	Clay Floor		
ARCHITECTURAL STYLE	-		

DESCRIPTION
The walls of the building were made of sundried bricks. The roof was thatched with rushes while the floor was of clay. The area was divided into 3 rooms- one for a school room, the other two for the teacher. The school measure approx. 14m by 4m.
CONDITION: Site only – demolished 1989
INTEGRITY: -
AUTHENTICITY: -

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Social & Civic Activities: Education & Science
--

STATEMENT OF SIGNIFICANCE

The building was the first School within the Beverley Townsite.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3
--

HISTORICAL NOTES

<p>The teacher was Miss A Seabrook. The first Anglican Services were held in this building. It was the first school in Beverley town. Later it became the headmaster's home. It was included in the Shire Offices but was demolished in 1989 when the Shire built new offices.</p>
--

Significant Dates:

1873 Schoolhouse built as teacher's residence and schoolroom

1894 George Temple Poole designed brick school built next door and schoolhouse renovated as Headmaster's residence

1962 John St School opened

1963 Headmaster's residence acquired in Forrest St; schoolhouse served as part of Shire offices with those in Town Hall
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1989 Building demolished to make way for new Shire building
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LISTINGS

Inherit: No 04537

SUPPORTING INFORMATION/BIBLIOGRAPHY
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DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 79

INHERIT: NO. 04538

NAME OF PLACE		SITE OF LANGSFORD BLACKSMITH	
Place Type	Site		
Other names			
Address	108 (Lot 123) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.108019 Long: 116.926809		
CONSTRUCTION DATE		Constructed from 1897	
Original Use	Blacksmith		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Metal	Corrugated Iron	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE		Federation Era	

DESCRIPTION	
<p>The blacksmith shop was housed in a large tin complex.</p> <p>The predominant features of this place included the metal cladding to walls and roof, the 'lean to' covered area and the high pitched roof. This was constructed in the Federation Era and is of Simple Rural construction.</p>	
CONDITION: Site only – demolished 1960	
INTEGRITY: -	
AUTHENTICITY: -	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

HISTORIC THEME & SUBTHEME

Occupations: Commercial & Service Industries

STATEMENT OF SIGNIFICANCE

The building was the site of Langsford's Blacksmith.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3

HISTORICAL NOTES

Mr Langford shifted from Hunt Road to the new town site. In 1905 Mr WH Fensome, a builder and joiner and J Brown, a coach painter had premises at the rear. The building was demolished between 1956-60.

LISTINGS

Inherit: No 04538

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 80

INHERIT: NO. 04539

NAME OF PLACE		SITE OF EAST BEVERLEY HALL	
Place Type	Site		
Other names	East Beverley Agricultural Hall		
Address	Lot 26726 on DP 158522 Mawson Road		
Suburb/Town	Beverley		
Reserve No:	R 12714		
GPS:	Lat: -32.042684	Long: 117.049852	
CONSTRUCTION DATE		Constructed from 1904	
Original Use	Community Hall		
Present Use	-		
Other Use	School, Recreation		
CONSTRUCTION MATERIALS			
Walls	Stone	Local stone	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE		Federation Romanesque	

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
Situated on Reserve 12714, the building was made of local stone. It measured approx. 13m by 8m. The predominant features of this place include the high-pitched gable metal roof (short sheets), the brick quoining, the flat arched windows, the semi-circular arch over the main entry (Federation Romanesque Symbolism), the random stonework and the circular window (vent) over the main entry. The construction and style were similar to Bally-Bally Hall and the Dale Community Hall.	
CONDITION: Site only – demolished 1960	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Social & Civic Activities: Sport, recreation & entertainment.	
STATEMENT OF SIGNIFICANCE	
The East Beverley Road Board meetings and social events took place there and the tennis club used the building.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The building was used as the East Beverley School. The East Beverley Road Board meetings and social events took place there and the tennis club used the building.	
LISTINGS	
Inherit: No 04539	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



Remnants of bridge at Early Beverley Townsite

LOCAL HERITAGE SURVEY: PLACE NO. 81

INHERIT: NO. 04541

NAME OF PLACE	SITE OF EARLY BEVERLEY TOWNSITE		
Place Type	Site		
Other names	Edwards Crossing		
Address	Public Road Reserve – Top Beverley York Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.083261 Long: 116.881019		
CONSTRUCTION DATE	Constructed from 1843 to 1870		
Original Use	Various, commercial		
Present Use	-		
Other Use	Store, wheelwright, carpenter, shoemaker		
CONSTRUCTION MATERIALS			
Walls	Brick	Earth brick	
Roof	-		
Other	-		
ARCHITECTURAL STYLE	-		
DESCRIPTION			
<p>The bridge was built in 1864 by convict labour. It was re-decked in 1902 and a railing was added. It was demolished in the 1980's. The mud bat buildings, constructed early in 1870, were used as a store, a wheelwright, carpenter and shoemaker. They fell into disuse when the railway opened up in Beverley in 1886.</p>			
CONDITION: Site only – bridge demolished 1980's			
INTEGRITY: -			
AUTHENTICITY: -			

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

HISTORIC THEME & SUBTHEME

Occupations: Commercial & Service Industries;
Demographic Settlement & Mobility: Settlements

STATEMENT OF SIGNIFICANCE

The site represents the early demographic settlement and commercial centre in the district.

MANAGEMENT RECOMMENDATION

Level of Significance - Category: 3

HISTORICAL NOTES

Colonists began to settle in the Avon Valley in 1830, within a year of the Swan River Colony's foundation. Ensign Dale explored the region in 1830 and was soon followed by free settlers seeking to make a living in the bush. In the 1830's a small settlement emerged in the area now known as Edwards Crossing. In 1843 Alfred Searle, the Assistant Surveyor, surveyed the area with a view to founding the town of Beverley there. Unbeknown to the handful of residents at the time, it was not to be, for the area was prone to severe flooding. Subsequently, in the 1860's, the town of Beverley was founded at its present site, four-five kilometres south of Edwards Crossing.

Edwards Crossing gets its name from William Edwards, an early settler in the area. In 1859 St Pauls Anglican Church was constructed and the Crossing was a small trading settlement. There were several buildings, including a number of mud-brick cottages and at least four businesses.

William Edwards, a veteran of the Battle of Waterloo, was one of Thomas Peel's party on the ill-fated voyage of the Rockingham. The vessel was shipwrecked at Gage Roads, dealing a severe blow to Peel's grand scheme of colonisation. Surviving the shipwreck Edwards went on to work for Peel on the Murray River. This did not last long and he became a tenant of Governor James Stirling at Guildford. Then in 1831 he obtained 80 ha acres at Swan Location 32. By 1845, Edwards had expanded his land holdings to 1,400 ha. By the mid-1850's, he was a successful farmer and grazier. The settlement was transferred to the current Beverley townsite due to flooding at Edwards Crossing and as the new townsite was closer to the York-Albany railway line.

LISTINGS

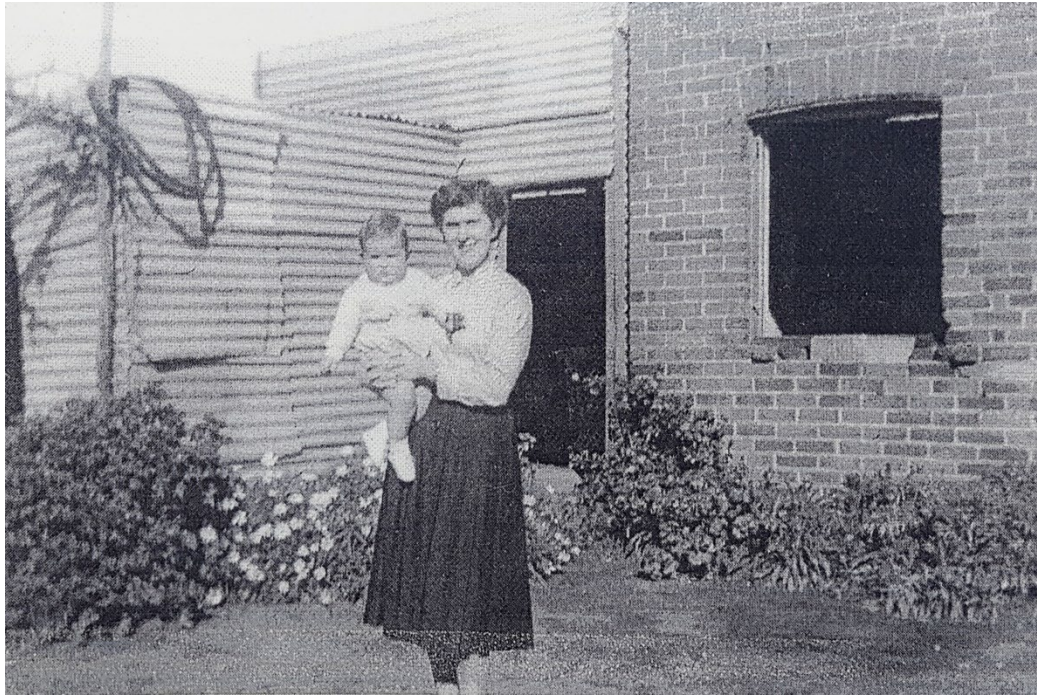
Inherit: No 04541

SUPPORTING INFORMATION/BIBLIOGRAPHY

Hocking Planning and Architecture, 1999, St Paul's Anglican Church Edwards Crossing Conservation Plan

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 82

INHERIT: NO. 04542

NAME OF PLACE		SITE OF JOE McDONALD'S BAKEHOUSE	
Place Type	Site		
Other names			
Address	Harper Street – exact address unknown		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -	Long: -	
CONSTRUCTION DATE		-	
Original Use	Bakehouse - bakery		
Present Use	-		
Other Use	Residential		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron	Corrugated Iron	
Other	Pressed tin ceilings		
ARCHITECTURAL STYLE		-	

DESCRIPTION
The building was brick with an iron roof, pressed tin ceilings, an approx. 6 m by 3.6 m bakehouse-with cobblestone floor, a long bench and a baker's oven. There were three large brick rooms each with its own window and door. One room was used to sift flour and the second room stored chaff etc for the delivery horse. The bakehouse was built on the corner of 2 ha (after the 1st state House on Harper Street on the right looking east).
CONDITION: Site only – demolished 1960
INTEGRITY: -

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Occupations: Commercial & Service Industries	
STATEMENT OF SIGNIFICANCE	
The site represents the location of an early Bakery in the townsite.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
-	
LISTINGS	
Inherit: No 04542	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 83

INHERIT: NO. 04543

NAME OF PLACE	SITE OF RAILWAY COTTAGES		
Place Type	Site		
Other names			
Address	30 – 36 (Lots 390 – 393) Queen Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.111005	Long: 116.926636	
CONSTRUCTION DATE	Constructed from 1887 - 1891		
Original Use	Railway employee accommodation		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick	Weatherboard	
Roof	Shingle	Iron	
Other			
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION	
<p>The cottages were built in a row of four duplex brick buildings with shingle roofs and one larger iron weatherboard home.</p> <p>The predominant features of the place include the symmetrical facade, the double windows with brick quoining and four panel sashes, the high-pitched roof and broken back verandah roof. This George Temple Poole complex was similar in details to the existing railway station.</p> <p>The building as a whole formed a U shape with each cottage having a basic L shape. Each cottage was a reverse plan of the other. There was a corner verandah on the outside of each cottage and a small back verandah. A central chimney was shared in adjoining front rooms, while each had a separate kitchen chimney.</p>	
CONDITION: Site only – demolished 1982	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Transport & Communications: Rail & Light Rail Transport	
STATEMENT OF SIGNIFICANCE	
These quarters were used by railway gangers and staff members, not the station master who resided at the Station.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
<p>The railway came to Beverley in 1886. The town was for several years the terminus of the Government Railway. Passengers who wished to travel between Beverley & Albany on the Great Southern Line had to change trains and stay overnight in Beverley. The town was thus a hub for all types of rail workers – drivers, coalmen, fettlers, signalmen, etc. Rail workers appointed to Beverley on a permanent basis could be allocated one of the Railway Cottages.</p> <p>“The railway cottages are at present receiving attention from the painters and renovators” was reported in the Beverley Times in July 1946.</p> <p>The cottages were demolished in December 1981.</p>	
LISTINGS	
Inherit: No 04543	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY



**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

NO IMAGE

LOCAL HERITAGE SURVEY: PLACE NO. 84

INHERIT: NO. 04544

NAME OF PLACE	SITE OF HACKETT MURDER		
Place Type	Site		
Other names			
Address	148 (Lot 28) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109509	Long: 116.923421	
CONSTRUCTION DATE	-		
Original Use	-		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	-		
Roof	-		
Other	-		
ARCHITECTURAL STYLE	-		

DESCRIPTION
Site only of Constable Hackett murder.
CONDITION: Site only
INTEGRITY: -
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
People: Famous & Infamous people

STATEMENT OF SIGNIFICANCE	
Site of murder of a Constable Hackett in 1884.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The murder took place on the first Agricultural Show Ground, formed in 1872.	
In 1884 two Ticket-of-Leave, Thomas Carburry and Andrew Miller, killed Constable Hackett. The body was found under a large Salmon Gum Tree. They were followed and killed by Constable McKenna and three local men, seven miles from Beverley on the Dale River.	
LISTINGS	
Inherit: No 04544	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 85

INHERIT: NO. 04545

NAME OF PLACE	SITE OF BEVERLEY BRICK KILN		
Place Type	Site		
Other names			
Address	Reserve 3904 - George Street		
Suburb/Town	Beverley		
Reserve No:	R 3904 – vested with the Shire on 2 September 1898		
GPS:	Lat: -32.103631	Long: 116.930371	
CONSTRUCTION DATE	Circa 1912		
Original Use	Brick Works		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Solid masonry		
Roof	-		
Other	Heavy timber gantry		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

ARCHITECTURAL STYLE	-
DESCRIPTION	
This is the site if the old brick kiln, on the west bank of the Avon River, behind the tennis courts. There was a second brick works on the north side of the Dale River, near the railway line. The predominant features of the place include the stockpile of bricks (probably red clay), the solid masonry kilns walls and the heavy timber gantry (ramp).	
CONDITION: Site only	
INTEGRITY: -	
AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
Occupations: Manufacturing and processing	
STATEMENT OF SIGNIFICANCE	
Probably the bricks for many early buildings were made here.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The brick works went into recess for some years. It started up again after World War II for a few years.	
LISTINGS	
Inherit: No 04545	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

NO IMAGE

LOCAL HERITAGE SURVEY: PLACE NO. 86

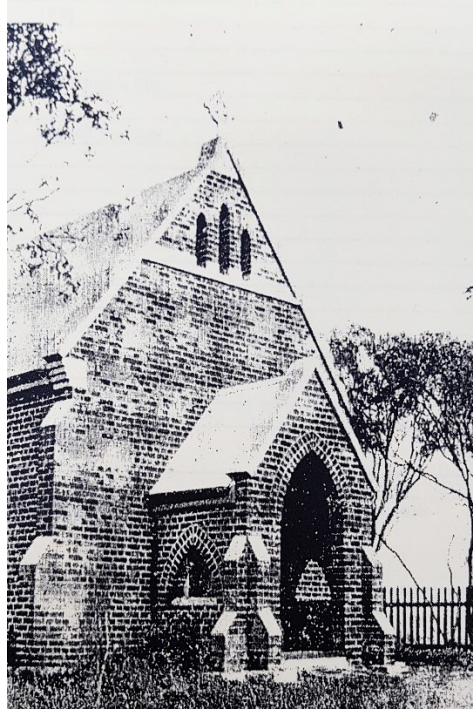
INHERIT: NO. 04577

NAME OF PLACE	SITE OF HALFWAY SHOP		
Place Type	Site		
Other names	Halfway House		
Address	Reserve 6203 – Brookton Highway		
Suburb/Town	Beverley		
Reserve No:	R 6203		
GPS:	Lat: -32.231068 Long: 116.425982 (estimated location)		
CONSTRUCTION DATE	Constructed from 1934		
Original Use	Halfway Shop		
Present Use	-		
Other Use	Dwelling		
CONSTRUCTION MATERIALS			
Walls	Asbestos	Fibrous Cement, Flat	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE	-		

DESCRIPTION
<p>The building was a four roomed house, made of asbestos with a corrugated iron roof. There was a verandah back and front with two steps in front.</p> <p>Only the chimney foundations remain.</p>
CONDITION: Ruins
INTEGRITY: Chimney foundation only
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
Occupations: Commercial & Service Industries

STATEMENT OF SIGNIFICANCE	
It was situated approximately 64 kms west of Brookton and was known as the halfway house.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
This was the first roadside house where meals were available on the Brookton-Armadale Highway road at that time. It was open for business for only a few years (possibly 4).	
LISTINGS	
Inherit: No 04577	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 87

INHERIT: NO. 05601

NAME OF PLACE		SITE OF ALL SAINTS CHURCH (HAISTHORPE)	
Place Type	Site		
Other names	Haisthorpe Church		
Address	Lot 51 on DP 2046 Top Beverley-York Road		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.046387 Long: 116.871590		
CONSTRUCTION DATE		Constructed from 1904	
Original Use	Church		
Present Use	-		
Other Use	-		
CONSTRUCTION MATERIALS			
Walls	Brick	Exposed Brick	
Roof	Metal	Corrugated Iron	
Other	-		
ARCHITECTURAL STYLE		-	
DESCRIPTION			
All Saints Haisthorpe Church was an imposing building with a high-pitched roof and parapeted gable. The walls were exposed brick.			
CONDITION: Demolished 1943			
INTEGRITY: -			
AUTHENTICITY: -			
HISTORIC THEME & SUBTHEME			
Social & Civic Activities: Religion			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

STATEMENT OF SIGNIFICANCE	
The place is significant for its association with a prominent member of the community.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The old Anglican Church was built as a memorial to Mr Henry Lukin MLA in 1904. The church was blown down in a cyclonic storm in 1943. It was commonly known as <i>Haisthorpe Church</i> after the name of Mr Lukin's farm nearby. It was consecrated by Archbishop Riley.	
LISTINGS	
Inherit: No 05601	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 88

INHERIT: No listing

NAME OF PLACE		SITE OF BEVERLEY PICTURE GARDENS	
Place Type	Site		
Other names	Open Air Pictures; Summer Gardens		
Address	141 (Lot 201) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109320	Long: 116.924799	
CONSTRUCTION DATE	1954		
Original Use	Timber Yard (Millers), Roads Board Yard		
Present Use	Cornerstone Multipurpose Community Centre		
Other Use	Aeronautical Museum (built as a memorial to Selby Ford) and Tourist Information Centre		
CONSTRUCTION MATERIALS			
Walls	Bricks – front wall	Cement Bricks	
Roof	No roof		
Other	Projection Box	(Asbestos Sheeting & Tin Roof)	
ARCHITECTURAL STYLE	-		

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

DESCRIPTION
The Roads Board Picture Gardens had a cement bat front wall 10 feet (3 metres) in height set back about 25 feet (8 metres) from the Vincent St footpath. A projection box was located above the entrance to a height of about 16 feet (5 metres). The gardens had a fall of three feet (1 metre) from the entrance to the screen, which was located parallel to Vincent St. The site was stepped in terraces with canvas deck chairs in sets of six on either side of a central pathway. There was a large space between the front sets of chairs and the screen. Pencil pines around the perimeter provided wind-breaks and security. A small gate led out into the children’s play area behind the Infant Health Centre next door & into Dawson St. Sanitary conveniences were provided.
CONDITION: Site only
INTEGRITY: -
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
Social & Civic Activities: Community Services and Utilities
STATEMENT OF SIGNIFICANCE
This was an outdoor picture garden used by the community at the time to watch movies of the era.
MANAGEMENT RECOMMENDATION
Level of Significance - Category: 3



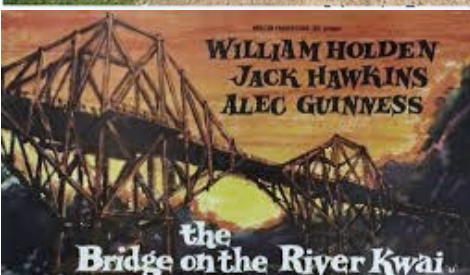
**“BRIDGE ON RIVER KWAI”
Four Night Season**

History will be made in country film presentations in early January with the screening in Beverley of a record breaking film for a four night season.

The film is “The Bridge on the River Kwai” which ran for three months in the city, repeating the success gained in other Australian and overseas cities.

The film took all the main awards at last year’s Academy presentations.

The Beverley screening on January 7, 8, 9 and 10 will be the first in the country areas of this State.



SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY

HISTORICAL NOTES

Moving pictures played an important social and entertainment role in the town of Beverley for about 50 years. Silent black and white short movies were originally played in the Mechanics Institute Hall from at least 1911. Feature length talkies and coloured movies were introduced in due course and continued until the building was demolished in February 1938. Beside the Mechanics Hall was an open area that was fenced and decorated with plants that became the Summer Gardens for showing films on hot dry nights (Air conditioning was not commonplace then). Various operators had the lease of the Hall including Mr King, P Lambert, L P Swan, Mr Cowell of Wagin, and S Ford (Ford & Fairhead; Ford & Ford).

At one time in 1920's L P Swan set up in opposition to the hall lessee and operated the "New Summer Gardens" at the rear of the Railway Hotel (Hotel Beverley) on his property in Queen St.

With the completion of the new Town Hall in 1938, on the site of the Mechanic's Institute, moving pictures returned and another Summer Gardens opened beside the Lesser Hall with a 10ft galvanised iron fenced along two sides and an iron picture screen. The area was reinforced in 1943 with the addition of lattice work and barbed wire.

The lease of the Town Hall & Summer Gardens was for Saturday night and the Roads Board began to get complaints from the CWA and other groups concerning the unavailability of the hall on Saturday nights for community events such as dances & fundraisers. The Roads Board however had a debt to pay for the Town Hall and the regular £410 (\$820) each week could not be asked of community groups. Even the Lesser Hall could not be used after 7pm.

By the end of 1940's the area was dilapidated and frequently not used by the picture operator so the Roads Board considered a new proposal for Picture Gardens to be opened across the road on the former Millers' block. The new venue opened in February 1954 with Ford & Fairhead as lessees. Canvas chairs (presumably the old ones from the Town Hall) were provided but a few of these were not equal to the occasion and it was hoped this would be remedied before the next show.

A major event for country pictures occurred in January 1959 when the award-winning *Bridge on the River Kwai* was screened over four nights – the longest run outside the city. The local scout troop honoured the occasion by building a bamboo replica of the River Kwai Bridge over the entrance as a school holiday project.

Attendance at the Picture Gardens diminished in the 1960's because of the combined effects of television and the new Drive-In Theatre. The building was dismantled in 1966 to make way for the new Aeronautical Museum that was erected as a town memorial to Selby Ford who had died in a motor accident in 1963.

The Aeronautical Museum was closed and later demolished in preparation for the erection of the Cornerstone Multipurpose Community Centre completed in 2018.

LISTINGS

Inherit: No listing

SUPPORTING INFORMATION/BIBLIOGRAPHY

DOCUMENT TYPE

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 89

INHERIT: No listing

NAME OF PLACE	SITE OF BEVERLEY AERONAUTICAL MUSEUM		
Place Type	Site		
Other names	Site of 'Amana' memorial		
Address	141 (Lot 201) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109382	Long: 116.924814	
CONSTRUCTION DATE	1966		
Original Use	Timber Yard (Millers), Roads Board Yard		
Present Use	Cornerstone Multipurpose Community Centre		
Other Use	Picture Gardens		
CONSTRUCTION MATERIALS			
Walls	Bricks		
Roof	Metal	Tin	
Other			
ARCHITECTURAL STYLE	-		
DESCRIPTION			
<p>The Aeronautical Museum consisted of a square building built of painted bricks with high set small windows and a tin roof.</p> <p>A salvaged Vampire Jet was placed in the front area of the Aeronautical Museum as can be seen from the attached photos.</p> <p>In addition to the Vampire Jet, the landing gear of an Australian National Airways Douglas DC-4 (named the 'Amana'), was being displayed as a memorial to the Amana crash of 1950 that claimed the lives of 5 crew and 24 passengers.</p>			
CONDITION: Site only – Demolished in 2017 to make way for the Cornerstone Multipurpose Community Centre.			
INTEGRITY: -			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

AUTHENTICITY: -	
HISTORIC THEME & SUBTHEME	
People: Local Heroes	
STATEMENT OF SIGNIFICANCE	
The building was erected as a memorial to the late Selby Avon Ford (designer and builder of the Silver Centenary Biplane), accidentally killed on July 15, 1963.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The Aeronautical Museum was built in 1966 and officially opened on 13 th October 1967 by the Minister for Industrial Development, the Hon. Charles Court.	
The building was erected as a memorial to the late Selby Avon Ford accidentally killed on July 15 1963. Selby Ford was the designer and builder of the Silver Centenary biplane – one of the first privately built aircraft in the State.	
The Silver Centenary Biplane was housed in the Aeronautical Museum until its removal in 2006.	
The Aeronautical Museum was demolished in 2017 in preparation for the erection of the Cornerstone Multipurpose Community Centre completed in 2018.	
LISTINGS	
Inherit: No listing	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE



The Silver Centenary in the Museum



Commemoration Service at Amana Memorial

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**



LOCAL HERITAGE SURVEY: PLACE NO. 90

INHERIT: No listing

NAME OF PLACE		SITE OF BEVERLEY INFANT HEALTH CENTRE	
Place Type	Site		
Other names	Beverley Child Health Centre		
Address	141 (Lot 201) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.109396	Long: 116.924551	
CONSTRUCTION DATE		1951	
Original Use	Infant Health Centre		
Present Use	Cornerstone Multipurpose Community Centre		
Other Use	Residential		
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Tile	Clay Tile - hipped	
Other			
ARCHITECTURAL STYLE		Inter-war Functionalist style	
DESCRIPTION			
<p>The Beverley Infant Health Centre was a single-storey brick render and hipped clay tiled roof building. It had two street frontages – The Infant Health Centre on the primary street frontage, Vincent Street, and the residential frontage on Dawson Street.</p> <p>Although constructed in the post war period, it displayed no characteristics of architectural styles of that period, with the predominantly residential scale and aesthetic of the place showing some influences of Inter-war Functionalist style.</p>			

**SHIRE OF BEVERLEY
LOCAL HERITAGE SURVEY**

CONDITION: Site only – Demolished in 2017 to make way for the Cornerstone Multipurpose Community Centre.
INTEGRITY: -
AUTHENTICITY: -
HISTORIC THEME & SUBTHEME
Social and Civic Activities: Community Services and Utilities

STATEMENT OF SIGNIFICANCE	
The place was representative of the establishment and subsequent growth of the Infant Health Association of Western Australia, and operated as the main clinic for the Beverley district from 1952 to 2003.	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 3	
HISTORICAL NOTES	
The place was representative of the establishment and subsequent growth of the Infant Health Association of Western Australia, and operated as the main clinic for the Beverley district from 1952 to 2003. It was designed by the prominent architectural firm W.G. Bennett & Associates.	
The place was associated with the development of the town and Shire of Beverley and the provision of public and community services during the Post-War period.	
It was also associated with the Nurses who have worked and lived at the place from 1952 to 2003 and with local management committee members, as well as the mothers and children who have attended the clinic over the years.	
LISTINGS	
Inherit: No listing	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE



The Infant Health Centre – 2017, immediately prior to demolition

9.3 Development Application – Glider Hangar - Reserve 32745 (Lot 29705), Bremner Road, Beverley Airfield

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	9 November 2022
Applicant:	Paul Fisher
File Reference:	BRE 32745
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	No
Attachments:	Extended BSS Lease Area & Site Plan, Hangar Drawing

SUMMARY

An application has been received for the construction of a Glider Hangar at the Beverley Airfield. The application will be recommended for approval.

BACKGROUND

The Shire has received a proposal to construct a Colorbond clad Glider Hangar (in extent 21m x 8.9m = 186.9m²) at the Beverley Airfield, within the agreed **extended Beverley Soaring Society** lease area. In terms of the previous *Shire of Beverley Town Planning Scheme No. 2, Club Premises* Land Use is an extension to an existing non-conforming use recognised by Council at its 28 October 2008 meeting.

In terms of the present *Shire of Beverley Local Planning Scheme No. 3 (LPS3)*, the use of *Club Premises* is an 'A' use in the *Rural* zone, which requires advertising pursuant to Clause 64 of the deemed provisions. The *Department of Planning Lands and Heritage* however advised that exemption for advertising is appropriate pursuant to Clause 64(2).

The subject site is zoned '*Rural*', contains buildings associated with the *Beverley Soaring Society*, a number of on-site caravans, caravan shelters and existing glider hangars.

COMMENT

The application is for planning approval for the construction of a Glider Hangar associated with *Beverley Soaring Society* activities.

The hangar is proposed to be clad with Colorbond.

The proposal is regarded as conforming with the intent of the broader established land use and it is considered to add value to the club activities.

It is the opinion of planner that the proposal will enhance an activity (gliding) that promotes a positive image of Beverley to the wider community. It will therefore be recommended Council grant conditional Planning Approval for the application.

STATUTORY ENVIRONMENT

Shire of Beverley Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no Financial Implications relative to this issue.

STRATEGIC IMPLICATIONS

There are no Strategic Plan Implications relative to this issue.

POLICY IMPLICATIONS

There are no Policy Implications relative to this issue.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M4/1122

Moved Cr Gogol

Seconded Cr Maxwell

That Council grant Planning Approval for the construction of a Glider Hangar on Reserve 32745 (Lot 29705), Bremner Road, Beverley, subject to the following conditions and advice notes: -

Conditions:

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. The Glider Hangar shall not be used for human habitation, commercial or industrial use.**
- 4. No trees are to be removed without the prior approval of the appropriate authorities.**
- 5. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area.**

Advice Notes:

Note 1: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.

Note 2: The applicant is advised a building permit is required prior to commencement of any building works.

Note 3: The applicant is advised to consider the location of the safety zone of the Beverley Rifle Club.

Note 4: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

CARRIED 6/1

COUNCIL RESOLUTION

M5/1122

Moved Cr Gogol

Seconded Cr Maxwell

That Council request the Beverley Soaring Society provide a Strategic Plan for the optimum size of their organisation, including a spatial component, before any further development applications are considered.

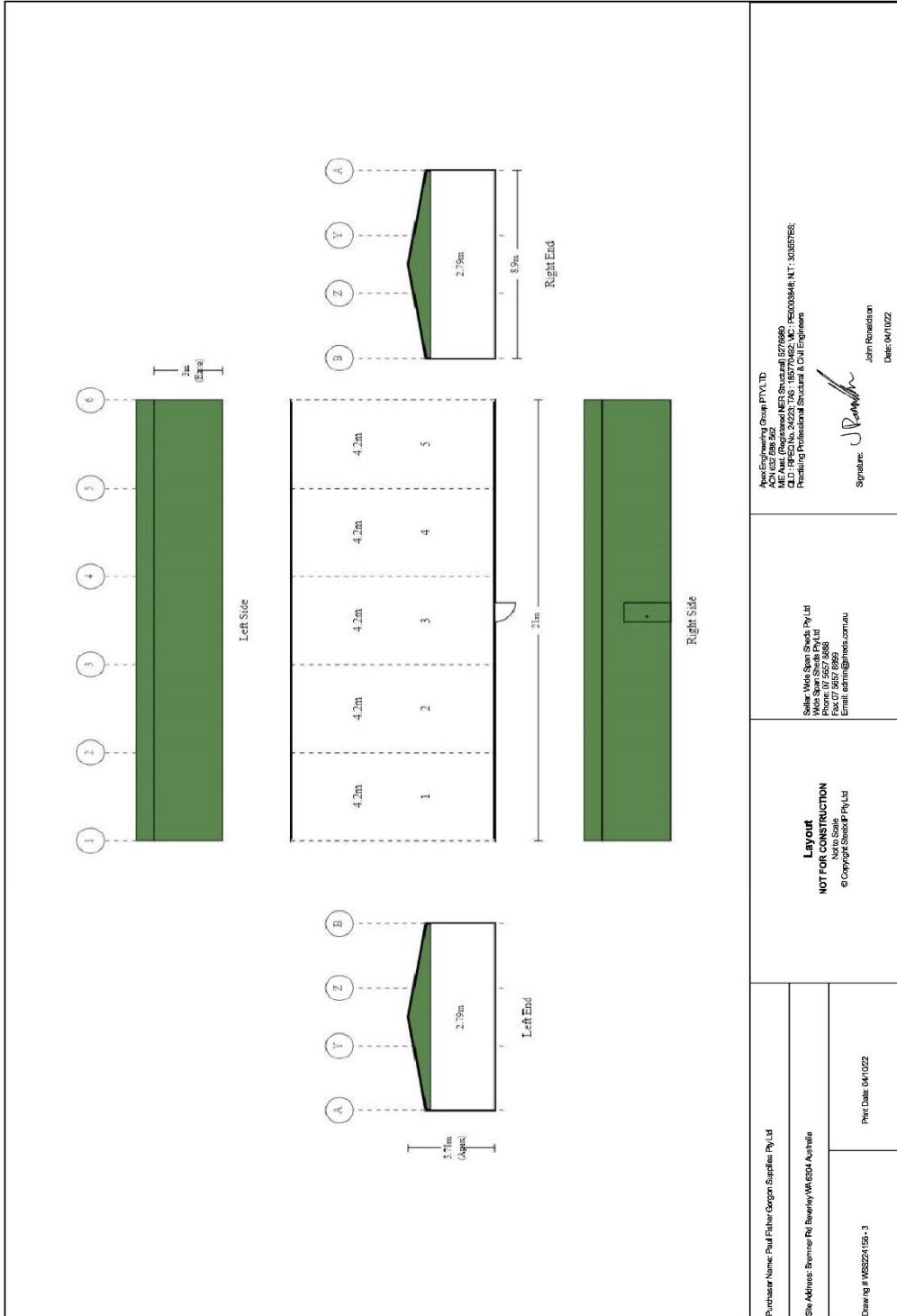
CARRIED 7/0

Attachment 9.3



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Attachment 9.3



Purchaser Name: Paul Fisher Organ Supplies Pty Ltd

Site Address: Burness Rd Beverly WA 6304 Australia

Drawing # MS224159 - 3

Print Date: 04/10/22

Layout
NOT FOR CONSTRUCTION
Not to Scale
© Copyright ShearP Pty Ltd

Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
10000 ShearP Way
Beverly WA 6157 8589
Email: admin@msd.com.au

Apex Engineering Group PTY LTD
ACN 632 896 892
10000 ShearP Way
Beverly WA 6157 8589
CDL (RPE) No. 24223, TIS: 185770462, MC: PR000048, NT: 30055785.
Practising Professional Structural & Civil Engineers

Signature: *[Handwritten Signature]*
John Rowlands
Date: 04/10/22

9.4 Development Application: Special Events (Tractor Pull & Lawnmower Racing) - Lot 397 (Reserve 3378 – Old Racecourse), Vincent Street

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	14 November 2022
Applicant:	WA Tractor Pull Association Inc – Sheryl Burton
File Reference:	ADM 0155/VIN 1621
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	26 Feb 2019, 23 Feb 2021 and 22 Feb 2022
Disclosure(s) Of Interest:	None
Attachments:	Application Documentation

SUMMARY

An application for Special Events (Tractor Pull & Lawnmower Racing) on Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse), had been received. The application will be recommended for approval.

BACKGROUND

A comprehensive application has been received from the Western Australian Tractor Pull Association Inc. (WATPA – Sheryl Burton), inclusive of amongst others an *Event Management Plan, Risk Action Assessment Plan, Emergency Evacuation Map, 1st Aid & Ambulance Location Map, Beverley Tractor Pull Procedures & Assessment Forms* used by WATPA, that covers all proposed event dates.

The subject property is the Old Racecourse – located on Lot 397 (Reserve 3378) Vincent Street, is zoned *Reserve – Recreational* and is 42.9ha in extent. The Shire is the custodian of the land through a Management Order.

Numerous successful Tractor Pull & Lawnmower Racing events had been held at this location in the past. This application for Development Approval was invited as it is not considered that these events can be regarded as *exempted development* under Section 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Development for which development approval not required).

A previous Planning Approval issued by Council in February 2022 has now expired.

It is proposed to conduct events (as per the submission) on the following dates:

- 4th & 5th March 2023: Busy Bee Clean Up, Test and Tune, Scrutineering;
- 1st April 2023: Round 1 - Tractor Pull & Lawnmower racing;
- 29th April 2023: Round 2 - Tractor Pull & Lawnmower racing;
- 20th May 2023: Round 3 - Tractor Pull & Lawnmower racing;
- 4th June 2023: Round 4 - Tractor Pull & Lawnmower racing;
- 8th July 2023: Round 5 - Tractor Pull & Lawnmower racing;
- 5th August 2023: Round 6 - Tractor Pull & Lawnmower racing;
- 24th September 2023: Final Round - Tractor Pull & Lawnmower racing.

As per the submission, activities and general times of operation will be between 8am to 5:30pm.

Permission is also requested for pre-event set-up and post event clean-up days as per the submission.

Camping for all events is requested for competitors within the designated areas shown on the maps submitted.

COMMENT

In previous years the events have attracted a substantial number of out-of-towners and residents of Beverley. It is an established event in the Beverley Community Calendar and is regarded as an important attraction from a tourism perspective. It has always been well planned and run and for this reason should be encouraged to remain.

From a land use perspective the property is regarded as being ideally located for a use of this nature.

A number of concerns were raised by interested parties during the Community Engagement that was done during the 2019 Development Application. Shire Planner is of the opinion that the imposition of appropriate Conditions of Planning Approval would address those concerns.

CONSULTATION

Internal consultation was had with the Building Surveyor/Environmental Health Officer as well as the Community Emergency Services Manager during the 2021 application process. Applicable comments received are quoted below:

Building Surveyor/Environmental Health Officer:

1. *Any Public Event that charges an entry fee is required to have a "Public Building", (Public Event) Approval under the Public Health Act 2016.*
2. *Any Public Event applications are to be lodge three, (3), months prior to the event commencing, to allow sufficient time for assessment and approval.*
3. *Any temporary public camping is to be approved prior to the temporary camping being carried out under the Caravan Parks and Camping Grounds Act 1995 (only applicable if there is camping for more than 3 days in any month).*
4. *Any temporary public camping applications are to be lodged one, (1), month prior to the use of the land as a temporary camping ground, to allow sufficient time for assessment and approval.*
5. *Any application for a Public Event shall address, where applicable, each requirement under the Department of Public Health, "Concerts and Mass Gatherings Guidelines".*
6. *Any associated, event or live entertainment, is to address any additional, relevant requirements listed in the "Concerts and Mass Gatherings Guidelines".*
7. *Any required Liquor Licensing is to be addressed and approved where applicable.*
8. *Any requirements of Police or Emergency Services are to be addressed and complied with, where applicable.*
9. *Fire and Bushfire risks including requirements for emergency evacuation are to be addressed in the application. Particular attention should be given to*

- minimising fire risk from surrounding grass and vegetation, and having appropriate fire-fighting facilities to extinguish fire from these risks/sources.*
10. *A site plan indicating all facilities, attractions, medical and first aid provision, emergency points, fire-fighting equipment, drinking water provision, toilet facilities, shower facilities, camping facilities, parking and other relevant information is to be submitted with the application.*
 11. *Temporary structures and stages information is to be provided in detail, including engineer's certification, erection manuals, certificates of insurance and certificates of installation by a competent person once installed.*
 12. *Temporary electrical installations are to be certified by a licensed electrician prior to use.*
 13. *Any food sold, must be by a business or group who is registered with a Local Government as a Food Business under the Food Act 2008, or if not currently registered must be registered with the Shire of Beverley at least one, (1), month prior to the event and have approved food preparation premises or facilities.*
 14. *Any event/event organisers, are to be affiliated with the relevant official motorsport body.*
 15. *Motor sports are inherently dangerous and the Health Act 1911 defines those that have spectator viewing as public buildings. Spectators must be protected from competition vehicles and any debris that may emanate from the race area. The types of barriers will vary significantly between the different sports. There are critical safety elements to be considered and addressed in any proposal, including and not limited to:*
 - Spectator safety.*
 - Competitor safety.*
 - Officials safety.*
 - Vehicle safety.*

Community Emergency Services Manager:

CESM submitted following comments:

- *The Shire of Beverley might be in its Restricted Burning period as declared under Section 18(5) of the Bush Fires Act 1954. During a Restricted Burning period a Permit is required to Burn or to light a fire.*

Should Council resolve to approve this application, it will be recommended that the above comments be taken into consideration when framing conditions of planning approval and advice notes.

Public Notification:

It was not deemed required to advertise the application for public comments again, as this was done for the 2019 Development Application. No concerns or objections were received by the Shire during the 2019, 2021 or 2022 event seasons.

Many similar events have occurred on this property previously. It is submitted that matters of concern could be managed by the imposition of appropriate conditions of planning approval and monitoring of the compliance thereof.

The event will aid in economic development and economic diversification in the Shire of Beverley. Direct economic enhancement will occur due to catering for the needs of the substantial number of persons attending the event. Indirect economic benefit will

come from raising the profile of Beverley throughout the state and making Beverley a tourist destination. As such the event will aid in economic diversification in Beverley.

Entertainment options in Beverley may be considered limited for the younger age groups. This event will provide an entertainment option comparable with those in the metropolitan area and not generally available in Beverley. As such the event will aid in enhancing the amenity of the Shire.

Event Management Plan

The proposal contains an Event Management Plan (inclusive of an Emergency Evacuation Plan, Fire Management Plan, First Aid/Medical Evacuation Plan, Traffic Management Plan, Waste Management arrangements, Camping Arrangements, Management of Environmental Impacts, as well as a Western Australia Tractor Pull (WATP) Risk Action Plan. Should Council approve the application it will be recommended that compliance with the overall Event Management Plan and the WATPA Risk Action Plan be made conditions of approval.

Conclusion

The application to conduct the Tractor Pull and Lawnmower Racing event is supported due to:

1. Diversification of economic activity;
2. Enhancement of amenity through provision of generally unavailable entertainment options;
3. Raising the profile of the Shire of Beverley;
4. Economic benefit to the local economy.

STATUTORY ENVIRONMENT

The application may be considered consistent with the Shire of Beverley's Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M6/1122

Moved Cr Davis

Seconded Cr Martin

That Council resolve to grant planning approval for Tractor Pull and Lawnmower Racing events at Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse) subject to the following conditions and advice notes:

Conditions:

- 1. Planning approval for the events at Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse), is valid for the dates submitted in the application only, or alternative dates through mutual written agreement with the Shire CEO.**
- 2. Dates and times for pre-event setup and post event pack up/clean up shall be as per the Event Management Plan.**
- 3. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 4. The submitted Event Management Plan (inclusive of the Emergency Evacuation Plan, Fire Management Plan, First Aid/Medical Evacuation Plan, Traffic Management Plan, Waste Management arrangements, Camping Arrangements, Management of Environmental Impacts and Risk Action Plan are to be complied with at all times, for the entire period of this approval.**

Advice Notes:

- Note 1:** Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 2:** The applicant is advised that where applicable, a building permit is required prior to commencement of any building works.
- Note 3:** The applicant is advised that any Public Event that charges an entry fee is required to have a "Public Building" (Public Event) Approval under the *Public Health Act 2016*.
- Note 4:** The applicant is advised that any Public Event applications are to be lodge three (3) months prior to the event commencing, to allow sufficient time for assessment and approval.

- Note 5:** The applicant is advised that any temporary public camping is to be approved prior to the temporary camping being carried out under the *Caravan Parks and Camping Grounds Act 1995*. Any temporary public camping applications are to be lodged one (1) month prior to the use of the land as a temporary camping ground, to allow sufficient time for assessment and approval (only applicable if there is camping for more than 3 days in any month).
- Note 6:** The applicant is advised that any required Liquor Licensing is to be addressed and approved where applicable.
- Note 7:** The applicant is advised that any temporary structures and stages information is to be provided in detail, including engineer's certification, erection manuals, certificates of insurance and certificates of installation by a competent person once installed.
- Note 8:** The applicant is advised that temporary electrical installations are to be certified by a licensed electrician prior to use.
- Note 9:** The applicant is advised that any food sold, must be by a business or group who is registered with a Local Government as a Food Business under the *Food Act 2008*, or if not currently registered must be registered with the Shire of Beverley at least one (1) month prior to the event and have approved food preparation premises or facilities.
- Note 10:** The applicant is advised that any event/event organisers, are to be affiliated with the relevant official motorsport body and are to have evidence of approval and endorsement from that body.
- Note 11:** The applicant is advised to submit written proof to the Shire of sufficient Public Liability Insurance for the event, one week prior to the event occurring.
- Note 12:** The applicant is advised that the Shire of Beverley might be in its Restricted Burning Times as declared under Section 18(5) of the *Bush Fires Act 1954*. Restricted Burning Times vary and should be checked by the applicant. During Restricted Burning Times a Permit is required to Burn or to light a fire during this period.
- Note 13:** The applicant is advised to adhere to COVID-19 best practise protocols and to any advice or directives applicable at the time of the event.
- Note 14:** If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

CARRIED 7/0

Attachment 9.4

***Western Australian Tractor Pull
Association Inc***
(WATPA Inc)

Chief Executive Officer
Shire of Beverley
Vincent Street
BEVERLEY WA 6304

14th November 2022

Dear Mr Gollan, Shire President and Councillors

The Western Australian Tractor Pull Association would like to submit our dates for the 2023 Season held at The Old Beverley Racecourse.

The Dates below have been chosen by the Club, subject to your approval and will traditionally begin with our Busy Bee Clean Up and Test & Tune.

4 th / 5 th	March	Busy Bee clean-up & Test and Tune
1 st	April	Round 1 Tractor Pull, WAMRA Lawnmowers
29 th	April	Round 2 Tractor Pull, WAMRA Lawnmowers
20 th	May	Round 3 Tractor Pull, WAMRA Lawnmowers
4 th	June	Round 4 Tractor Pull, WAMRA Lawnmowers
8 th	July	Round 5 Tractor Pull, WAMRA Lawnmowers
5 th	August	Round 6 Tractor Pull, WAMRA Lawnmowers
24 th	September	Finals Tractor Pull, WAMRA Lawnmowers

This up-coming season will see a few changes to our last application. We will not run Kidz Go Karts or Everyday 4x4 Challenge. Although we are open to future options moving forward, for now we will concentrate on the growth of our own Club and WAMRA.

The Club asks that you kindly consider the above dates and we as a club are aware that all are subject to directives regarding Covid 19.

Attached is our proposal including an Event Management Plan, Safety Risk Assessment Plan, Current Emergency Evacuation procedure maps, 1st Aid Location Map and Assessment forms used by WATPA.

We look forward to another successful season, working with the Council, to keep our Family Orientated Sport within the Shire of Beverley.

Yours sincerely



Sheryl Burton
Secretary

WA Tractor Pull Association
6 Thomson Street
YORK WA 6302
Email: tractorpullwa@gmail.com

3:39pm – Stefan de Beer, Manager of Planning, left the meeting and did not return.

10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES

Nil

11. FINANCE

11.1 Monthly Financial Report

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	16 November 2022
Applicant:	N/A
File Reference:	N/A
Author and Position:	S.K. Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	October 2022 Financial Reports

SUMMARY

Council to consider accepting the financial report for the period ending 31 October 2022.

BACKGROUND

There is a statutory requirement that the Local Government is to prepare, each month, a statement of financial activity reporting on sources and applications of its funds and to present the statement to Council.

Council adopted a budget variance reporting parameter of 10% on budgeted items of \$10,000 or greater at the July 2022 Ordinary Meeting, item 11.3.

COMMENT

The monthly financial reports for the period ending 31 October 2022 have been provided and include:

- Financial Activity Statement by Nature;
- Statement of Net Current Assets;
- Statement of Financial Position; and
- Investment of Surplus Funds Report.

STATUTORY ENVIRONMENT

Section 6.4(1) of the *Local Government Act* provides that a local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.

Regulation 34 of the *Local Government (Financial Management) Regulations* requires a Statement of Financial Activity to be prepared each month which is to contain the following details:

- (a) annual budget estimates;
- (b) budget estimates to the end of the month;
- (c) actual amount of expenditure and revenue;
- (d) material variances between comparable amounts in (b) and (c) above; and
- (e) the net current assets at the end of the month to which the statement relates (i.e. surplus / (deficit) position).

The Statement is to be accompanied by:

- (a) explanation of the composition of net current assets, less committed assets and restricted assets;

- (b) explanation of the material variances; and
- (c) such other information considered relevant by the local government.

FINANCIAL IMPLICATIONS

All revenue and expenditure, unless disclosed in the notes to material variances, are as per the 2022/23 Budget.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

AF004 – Investing Surplus Funds

RISK IMPLICATIONS

It is a requirement of the *Local Government (Financial Management) Regulations 1996* that a Statement of Financial Activity is prepared within two months of the end of the reporting period. This report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER’S RECOMMENDATION & COUNCIL RESOLUTION	
M7/1122	
Moved Cr Norman	Seconded Cr Davis
That the monthly financial report for the month of October 2022 be accepted and material variances be noted.	
CARRIED 7/0	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
31 October 2022**

Description	Budget 2022/23	YTD Budget 2022/23	YTD Actual 2022/23	YTD Variance	Notes To Material Variances
Operating Revenue					
Rates	3,087,781.00	3,086,281.00	3,090,546.18	4,265.18	
Operating Grants, Subsidies and Contributions	715,395.00	244,703.00	308,635.16	63,932.16	LGGC Financial Assistance and Road Grants \$59,580 and Doctor Hire Vehicle reimbursement \$5,000 higher than anticipated.
Profit On Asset Disposal	62,000.00	0.00	0.00	0.00	
Service Charges	0.00	0.00	0.00	0.00	
Fees & Charges	714,764.00	389,878.00	391,244.66	1,366.66	
Interest Earnings	74,687.00	21,496.00	17,569.42	(3,926.58)	
Other Revenue	424,882.00	143,248.00	31,755.65	(111,492.35)	PWOH & POC allocation timing versus expenditure.
Non-Operating Grants, Subsidies and Contributions	2,030,994.00	316,733.00	323,548.55	6,815.55	
Total Operating Revenue	7,110,503.00	4,202,339.00	4,163,299.62	(39,039.38)	
Operating Expenditure					
Employee Costs	(2,387,077.00)	(767,607.00)	(766,606.50)	1,000.50	
Materials & Contracts	(2,297,228.00)	(515,395.00)	(513,823.48)	1,571.52	
Utilities	(198,572.00)	(61,948.00)	(68,072.57)	(6,124.57)	
Depreciation On Non-Current Assets	(2,400,096.00)	(800,000.00)	(793,236.33)	6,763.67	
Interest Expenses	(86,323.00)	(7,811.00)	(16,165.16)	(8,354.16)	
Insurance Expenses	(236,285.00)	(235,153.00)	(235,956.41)	(803.41)	
Other Expenditure	(83,975.00)	(55,196.00)	(60,551.46)	(5,355.46)	
Loss On Asset Disposal	(31,000.00)	0.00	0.00	0.00	
Loss on Revaluation of Non-Current Assets	0.00	0.00	0.00	0.00	
Total Operating Expenditure	(7,720,556.00)	(2,443,110.00)	(2,454,411.91)	(11,301.91)	
Net Operating	(610,053.00)	1,759,229.00	1,708,887.71	(50,341.29)	
Capital Income					
Self Supporting Loan - Principal Repayment	10,968.00	0.00	0.00	0.00	
Proceeds from Sale of Assets	194,000.00	0.00	0.00	0.00	
New Loan Raised	0.00	0.00	0.00	0.00	
Total Capital Income	204,968.00	0.00	0.00	0.00	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
31 October 2022**

Description	Budget 2022/23	YTD Budget 2022/23	YTD Actual 2022/23	YTD Variance	Notes To Material Variances
Capital Expenditure					
Land and Buildings	(787,000.00)	(28,000.00)	(43,877.64)	(15,877.64)	Moort Wabiny Power connection headworks charges \$11,065 delayed 12 months. Hunt Rd Village Units 2 & 7 refurbishments \$3,011 carried over from 21/22.
Plant and Equipment	(681,500.00)	0.00	0.00	0.00	
Office Furniture and Equipment	(40,000.00)	0.00	0.00	0.00	
Road Construction	(2,004,829.00)	(265,134.00)	(277,146.17)	(12,012.17)	Shire In Kind contribution to Vincent Street project \$9,413 higher than anticipated.
Other Infrastructure	(1,200,858.00)	(661,799.00)	(666,324.13)	(4,525.13)	
Land Under Control	0.00	0.00	0.00	0.00	
Leases	(6,837.00)	0.00	0.00	0.00	
Loans - Principal Repayments	(138,424.00)	(44,235.00)	(44,235.86)	(0.86)	
Total Capital Expenditure	(4,859,448.00)	(999,168.00)	(1,031,583.80)	(32,415.80)	
Net Capital	(4,654,480.00)	(999,168.00)	(1,031,583.80)	(32,415.80)	
Adjustments					
Depreciation Written Back	2,400,096.00	800,000.00	793,236.33	(6,763.67)	
Movement in Leave Reserve Cash Balance	0.00	0.00	779.11	779.11	
Movement in Non-Current Loan Repayments	0.00	0.00	0.00	0.00	
Movement in Non-Current SSL Income	0.00	0.00	0.00	0.00	
Movement in Non-Current Lease Repayments	0.00	0.00	0.00	0.00	
Movement in Non-Current Investments	0.00	0.00	0.00	0.00	
Movement in Non-Current LSL Provision	0.00	0.00	0.00	0.00	
Movement in Non-Current Deferred Pensioner Rates	0.00	0.00	0.00	0.00	
(Profit)/Loss on Disposal of Assets Written Back	(31,000.00)	0.00	0.00	0.00	
Loss on Revaluation of Non-Current Assets Written Back	0.00	0.00	0.00	0.00	
Rounding	0.00	0.00	0.00	0.00	
Add Funding From					
Transfer (To)/From Reserves	477,322.00	(7,362.00)	(7,362.29)	(0.29)	
Opening Surplus/(Deficit)	2,418,115.00	2,418,115.00	2,418,115.24	0.24	
Total Adjustments	5,264,533.00	3,210,753.00	3,204,768.39	(5,984.61)	
CLOSING SURPLUS/(DEFICIT)	0.00	3,970,814.00	3,882,072.30	(88,741.70)	

**SHIRE OF BEVERLEY
STATEMENT OF NET CURRENT ASSETS
FOR THE PERIOD ENDING
31 October 2022**

Description	Actual 2021/22	YTD Actual 2022/23
Current Assets		
Cash at Bank	3,209,654.53	1,680,467.93
Cash - Unrestricted Investments	0.00	2,250,000.00
Cash - Restricted Reserves	2,229,365.68	2,236,727.97
Cash on Hand	700.00	700.00
Accounts Receivable	919,384.48	770,799.82
Prepaid Expenses	0.00	0.00
Self Supporting Loan - Current	10,968.23	10,968.23
Inventory - Fuel	19,124.29	11,509.36
Total Current Assets	6,389,197.21	6,961,173.31
Current Liabilities		
Accounts Payable	(1,466,207.41)	(574,479.97)
Loan Liability - Current	(138,423.45)	(94,187.59)
Lease Liability - Current	(6,836.70)	0.00
Annual Leave Liability - Current	(254,683.62)	(254,683.62)
Long Service Leave Liability - Current	(143,208.57)	(143,208.57)
Doubtful Debts	0.00	0.00
Total Current Liabilities	(2,009,359.75)	(1,066,559.75)
Adjustments		
Less Restricted Reserves	(2,229,365.68)	(2,236,727.97)
Less Self Supporting Loan Income	(10,968.23)	(10,968.23)
Add Leave Reserves - Cash Backed	140,188.24	140,967.35
Add Loan Principal Expense	138,423.45	94,187.59
Total Adjustments	(1,961,722.22)	(2,012,541.26)
NET CURRENT ASSETS	2,418,115.24	3,882,072.30

SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 October 2022

Description	Actual 2021/22	YTD Actual 2022/23	Movement
Current Assets			
Cash and Cash Equivalents	5,439,720.21	6,167,895.90	728,175.69
Accounts Receivable	379,002.48	770,799.82	391,797.34
Contract Asset - Current	540,382.00	0.00	(540,382.00)
Prepaid Expenses	0.00	0.00	0.00
Self Supporting Loan - Current	10,968.23	10,968.23	0.00
Inventory	19,124.29	11,509.36	(7,614.93)
Total Current Assets	6,389,197.21	6,961,173.31	571,976.10
Current Liabilities			
Accounts Payable	(1,132,647.41)	(240,919.97)	891,727.44
Contract Liability - Current	(333,560.00)	(333,560.00)	0.00
Loan Liability - Current	(138,423.45)	(94,187.59)	44,235.86
Lease Liability - Current	(6,836.70)	0.00	6,836.70
Annual Leave Liability - Current	(254,683.62)	(254,683.62)	0.00
Long Service Leave Liability - Current	(143,208.57)	(143,208.57)	0.00
Doubtful Debts	0.00	0.00	0.00
Total Current Liabilities	(2,009,359.75)	(1,066,559.75)	942,800.00
Non-Current Assets			
Non-Current Debtors	148,045.45	148,045.45	0.00
Non-Current Investments	58,352.75	58,352.75	0.00
Land and Buildings	29,725,078.17	29,523,152.68	(201,925.49)
Plant and Equipment	2,178,632.13	2,098,375.46	(80,256.67)
Furniture and Equipment	92,874.24	82,265.71	(10,608.53)
Infrastructure	64,135,530.18	64,622,432.48	486,902.30
Self Supporting Loan - Non Current	0.00	0.00	0.00
Total Non-Current Assets	96,338,512.92	96,532,624.53	194,111.61
Non-Current Liabilities			
Loan Liability - Non Current	(2,118,272.70)	(2,118,272.70)	0.00
Lease Liability - Non Current	(6,836.60)	(6,836.60)	0.00
Annual Leave - Non Current	0.00	0.00	0.00
Long Service Leave Liability - Non Current	(76,311.20)	(76,311.20)	0.00
Total Non Current Liabilities	(2,201,420.50)	(2,201,420.50)	0.00
Net Assets	98,516,929.88	100,225,817.59	1,708,887.71

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 October 2022**

Description	Actual 2021/22	YTD Actual 2022/23	Movement
Equity			
Accumulated Surplus	(47,991,692.08)	(49,693,217.50)	(1,701,525.42)
Reserves - Cash Backed	(2,229,365.68)	(2,236,727.97)	(7,362.29)
Reserve - Revaluations	(48,295,872.12)	(48,295,872.12)	0.00
Total Equity	(98,516,929.88)	(100,225,817.59)	(1,708,887.71)

SHIRE OF BEVERLEY						
INVESTMENT OF SURPLUS FUNDS						
AS AT 31 October 2022						
Account #	Account Name	Amount Invested (\$)		Term	Interest Rate	Maturation
4054597	Reserve Funds Bendigo					
	Long Service Leave	0.00				
	Airfield Emergency	40,497.62				
	Plant	246,229.07				
	Emergency Services	28,963.59				
	Building	514,272.11				
	Recreation Ground	592,811.50				
	Cropping Committee	183,385.25				
	Avon River Development	0.00				
	Annual Leave	140,967.35				
	Community Bus	39,873.34				
	Infrastructure	168,066.49				
	Senior Housing	180,594.38				
	Mainstreet Development	0.00				
	Avondale Mach Museum	60,826.41				
	ITC Renewal Reserve	40,240.86	2,236,727.97	3 mnths	3.30%	23/12/2022
4097790	Term Deposit Bendigo	500,000.00		4 mnths	2.90%	8/12/2022
4128632	Term Deposit Bendigo	500,000.00		2 mnths	2.50%	14/11/2022
4128633	Term Deposit Bendigo	500,000.00		4 mnths	3.20%	12/01/2023
4128634	Term Deposit Bendigo	500,000.00		5 mnths	3.40%	12/02/2023
4128642	Term Deposit Bendigo	250,000.00	2,250,000.00	6 mnths	3.60%	14/03/2023
	Total		4,486,727.97			

11.2 Accounts Paid by Authority

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	16 November 2022
Applicant:	N/A
File Reference:	N/A
Author and Position:	S.K. Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	October 2022 List of Reports (Contact Shire)

SUMMARY

Council to consider authorising the payment of accounts.

BACKGROUND

The following list represents accounts paid by authority for the month of October 2022.

COMMENT

Unless otherwise identified, all payments have been made in accordance with Council's 2022/23 Budget.

STATUTORY ENVIRONMENT

Regulation 12 of the *Local Government (Financial Management) Regulations* provides that:

- (1) A payment may only be made from the municipal fund or the trust fund —
 - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
 - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
- (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

Regulation 13 of the *Local Government (Financial Management) Regulations* provides that:

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction;

and

(b) the date of the meeting of the Council to which the list is to be presented.

(3) A list prepared under sub regulation (1) or (2) is to be —

(a) presented to the Council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

FINANCIAL IMPLICATIONS

Unless otherwise identified, all payments have been made in accordance with Council's 2021/22 Budget.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Authority to Purchase – All acquisitions should be in accordance with budget provisions or to a maximum specified cost.

RISK IMPLICATIONS

Failure to present a detailed listing in the prescribed form would result in non-compliance *Local Government (Financial Management) Regulations 1996*, this report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M8/1122

Moved Cr Norman

Seconded Cr Davis

That the List of Accounts as presented, be received:

October 2022:

(1) Municipal Fund – Account 016-540 259 838 056

Cheque vouchers

12 October 2022 1873-1873 (1) \$ 1,124.62 (authorised by CEO S Gollan and DCEO S Marshall)

27 October 2022 1874-1874 (1) \$ 9,953.22 (authorised by CEO S Gollan and DCEO S Marshall)

Total of cheque vouchers for October 2022 incl \$11,077.84 previously paid.

EFT vouchers

07 October 2022 EFT 8625-8631 (7) \$ 6,572.01 (authorised by DCEO S Marshall and Pres D White)

12 October 2022 EFT 1-40 (40) \$ 61,518.92 (authorised by CEO S Gollan and DCEO S Marshall)

12 October 2022 EFT 8632-8664 (33) \$ 51,733.05 (authorised by CEO S Gollan and DCEO S Marshall)

19 October 2022 EFT 8665 8683 (19) \$ 156,164.91 (authorised by DCEO S Marshall and Pres D White)

21 October 2022 EFT 8684 8686 (3) \$ 4,345.08 (authorised by CEO S Gollan and DCEO S Marshall)

25 October 2022 EFT 8687-8687 (1) \$ 34,503.80 (authorised by CEO S Gollan and DCEO S Marshall)

26 October 2022 EFT 8689-8593 (5) \$ 11,942.71 (authorised by DCEO S Marshall and Pres D White)

26 October 2022 EFT 1-38 (38) \$ 59,878.79 (authorised by DCEO S Marshall and Cr D Davis)

27 October 2022 EFT 8694-8721 (28) \$ 52,458.45 (authorised by CEO S Gollan and DCEO S Marshall)

31 October 2022 EFT 8722-9729 (8) \$ 29,516.10 (authorised by CEO S Gollan and Cr J Maxwell)

Total of EFT vouchers for October 2022 incl \$468,633.82 previously paid

(2) Trust Fund – Account 016-259 838 128

Cheque vouchers

Nil vouchers

Total of cheque vouchers for October 2022 incl \$0.00 previously paid.

EFT vouchers

Nil vouchers

Total of EFT vouchers for October 2022 incl \$0.00 previously paid.

(3) Direct Debit Payments totalling \$108,086.91 previously paid.

(4) Credit Card Payments totalling \$2,982.15 previously paid.

CARRIED 7/0

12. ADMINISTRATION

12.1 Partnering Agreement for the Provision of Mutual Aid for Recovery During Emergencies – Memorandum of Understanding

Submission To:	Ordinary Council Meeting 22 November 2022
Report Date:	16 November 2022
Applicant:	Central Country Zone Members
File Reference:	ADM 0078
Author and Position:	Stephen Gollan, Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	Memorandum of Understanding

SUMMARY

Council to consider extending the Memorandum of Understanding between all Central Country Zone Shires for the Provision of Mutual Aid for Recovery during Emergencies. The Agreement will expire on 31 December 2022 unless mutually extended.

BACKGROUND

At the WALGA Central Country Zone meeting on 15th March 2019 discussion was held on the potential for a *Partnering Agreement for the Provision of Mutual Aid for Recovery during Emergencies*.

Councillors considered the matter at its August 2019 Information Session where the MOU received support. At the Central Country Zone meeting on 30th August 2019 in Beverley it was resolved: *‘That, subject to any amendment, the Memorandum of Understanding for the Provision of Mutual Aid during Emergencies and Post Incident Recovery be adopted for a period of three years from the date of signing, subject to it being considered and endorsed by each local government’*

The MOU was signed by all Councils on 21 February 2020.

COMMENT

WALGA have requested each Local Government involved to consider whether they are interested in extending the MOU for a further 2 years and to advise the Zone Executive accordingly.

For Councils information, the MOU is attached minus CEO signatures. The purpose of the MOU is:

- To facilitate the provision of mutual aid between partnering Local Governments during emergencies and post incident recovery;
- To enhance the capacity of our communities to cope in times of difficulty; and
- To demonstrate the capacity and willingness of participating Local Governments to work co-operatively and share resources within the region.

After several years of a pandemic and serious fires within our Zone, management believe the MOU should be extended.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

Should Council respond to a request from a local government in the Central Country Zone the Shire costs would relate to staff salary/wages whilst assisting in the emergency and any loss, damage or cost associated with the provision of support (i.e. plant, equipment, Protective clothing etc.), unless otherwise agreed in writing.

In many instances the loss of plant and equipment would be covered under Council's insurance, however there may be an insurance excess on particular plant or equipment that the Shire may have to meet.

The local government requesting the assistance will be responsible for all incidental cost associated with the provider's personnel and equipment such as catering, accommodation, OHS, transport, fuel and storage.

STRATEGIC IMPLICATIONS

Goal 11. We aim to protect and preserve our natural environment
Strategy 11.5 Apply appropriate bushfire protection

RISK IMPLICATIONS

There are possible financial risks associated with assisting and supporting other Local Governments within the Zone, however there could be more serious risks if the Shire of Beverley is in an emergency and cannot receive any assistance from our Zone.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M9/1122

Moved Cr Davis

Seconded Cr Gogol

That Council agrees to extend the Local Government Memorandum of Understanding for a further two years and advise the Central Country Zone accordingly.

CARRIED 7/0

Attachment 12.1

Local Government MoU

This Memorandum of Understanding is made on the 21st day of February 2020.

Parties to the Agreement

Shire of Beverley,
Shire of Brookton
Shire of Corrigin
Shire of Cuballing,
Shire of Dumbleyung,
Shire of Kulin,
Shire of Lake Grace,
Shire of Narrogin,
Shire of Pingelly,
Shire of Quairading,
Shire of Wagin,
Shire of Wandering,
Shire of West Arthur,
Shire of Wickepin,
Shire of Williams

Hereinafter called the 'partnering LGs' 'parties' or 'partners'

Aim

This Memorandum of Understanding (MOU) sets out a basic framework for cooperation between the Local Governments named, to promote cooperation in a disaster event which affects one or more of the partnering LGs.

The guiding principle of this MOU is that any support given to a partnering LG in a particular emergency event shall be voluntary and of a level that will not unduly compromise the operability of the partnering LG providing the support.

Purpose

To facilitate the provision of mutual aid between partnering LGs during emergencies and post incident recovery.

To enhance the capacity of our communities to cope in times of difficulty.

To demonstrate the capacity and willingness of participating LGs to work co-operatively and share resources within the region.

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Partnering Objectives

Partners to this MOU, in times of community distress due to an emergency incident, agree where possible to:

1. Provide whatever resources may reasonably be available within the capacity of that LG to respond to the emergency incident if requested;
2. Provide at its absolute discretion, whatever resources may be available within the means of that LG to assist with post incident recovery in the community.

Allocation of Resources

1. This MOU acknowledges that the allocation of a partnering LG's personnel and plant resources is an operational issue, and as such is the responsibility of the CEO of the LG seeking to offer aid.
2. This MOU seeks to demonstrate that the CEO's commitment to supporting other LGs in need is supported by the Elected Members of each participating Council.

Responsibilities

The partners to this MOU recognise their responsibilities to have adequate arrangements in place in order to be in a position to respond to non-natural and natural disasters.

This MOU recognises that each LG will have its own LEMPs in place in accordance with the *Emergency Management Act 2005*. However, the intention of this MOU is to improve the efficiency of joint response to a disaster, share experiences, enhance cooperation between partnering LGs and improve regional resilience to disaster events.

The parties acknowledge that the provisions of this document are not intended to create binding legal obligations between them.

The parties acknowledge that:

1. nothing in this document authorises a party to incur costs or expenses on behalf of the other party; and
2. a party has no authority to act for, or to create or assume any responsibility obligation or liability on behalf of, the other party.

Partnering Expectations

1. To provide where possible both physical and human resources to assist with the immediate response and recovery. Ongoing protracted assistance may be needed,

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this may be subject to further negotiation and agreement in writing between the partners concerned.

2. Where possible, and if appropriate, the affected LG must utilise internal resources and local contractors before requesting assistance from another LG. This will ensure LGs are not seen to be competing with local businesses or offers of assistance.
3. All requests for support will be made through the Incident Controller (IC) of the designated Hazard Management Agency (HMA) for the incident, in consultation with the designated Local Recovery Coordinator (LRC) and the Local Emergency Coordinator (LEC).
4. All equipment provided must be covered by the partners own insurance, each LG is responsible for ensuring insurance policies allow for the provision of mutual aid.
5. Each individual Council will be responsible for continued salary and any workers compensation insurance for their own staff regardless of where they are operating during the disaster event.
6. Each LG will be responsible for any loss, damage or cost associated with the provision of support unless otherwise agreed in writing.
7. The LG requesting support will be responsible for all incidental costs associated with the provider's personnel and equipment such as catering, accommodation, OHS issues, transport, fuel and storage.

Cost Recovery

The Disaster Recovery Funding Arrangements, Western Australia (DRFAWA) guidelines provide for the reimbursement of expenditure incurred by partnering LGs during a disaster event. Each partnering LG is responsible for maintaining an accurate record of its expenditure during an event.

In the event the emergency is declared a Disaster, State and Commonwealth funding assistance will be sought in compliance with relevant State and Commonwealth Policies. The affected partnering LG area will claim these costs accordingly under the DRFAWA guidelines.

In the event a partnering LG's resources and/or equipment are required to assist another partnering LG, these costs may not be claimable via DRFAWA. Therefore, any intended claim for reimbursement is a matter between partnering LGs.

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Duration and Amendment

The MOU will come into effect at the date which all parties have signed the agreement.

This MOU can be reviewed at any time but cannot be amended except with the written consent of all partners.

Term

Unless mutually extended, terminated or parties withdraw, this MOU will expire on 31 December 2022.

Withdrawal

Any partner may withdraw from this MOU by giving 90 days written notice to the partnering LG's and the State Emergency Management Committee.

Notices

Communications in relation to this MOU should be addressed to:

The Executive Officer, Central Country Zone of WALGA.

13. ELECTED MEMBERS' MOTIONS WHERE NOTICE HAS BEEN GIVEN

Nil.

14. NEW BUSINESS ARISING BY ORDER OF THE MEETING

Nil

15. CLOSURE

The Chairman declared the meeting closed at 3:45pm

I hereby certify these Minutes as being confirmed in accordance with Section 5.22 of the Local Government Act 1995.

PRESIDING MEMBER:

DATE: