



SHIRE OF THREE SPRINGS

LOCAL HERITAGE SURVEY 2023

Primary Report: refer to Appendix 1

**A review of the Shire of Three Springs'
1996 Municipal Inventory of Heritage Places**



HERITAGE INTELLIGENCE (WA)

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Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

Contents

Executive summary

1.0	Introduction	3
2.0	Criteria for significance	4
3.0	Levels of significance	5
4.0	Categories	6
5.0	Local Heritage Survey list	10
6.0	Aboriginal Heritage	16
7.0	Conclusion	16
8.0	References	16
9.0	Appendices	17

Appendix 1

Appendix 2

Appendix 3

Appendix 4

Local Heritage Survey 2023

DPLH guidelines for Local Heritage Surveys

DPLH Guide for assessment of local heritage places (2022)

Burra Charter (2013)

Executive summary

The Local Heritage Survey is a review and update of the Shire's 1996 Municipal Inventory of Heritage Places.

The review is the result of Heritage Council directive arising from the Heritage Act 2018, whereby all local governments are encouraged to prepare a 'Heritage List' of the most significant heritage places. To identify a 'Heritage List', a review and update of the heritage Inventory (1996) is necessary in order to be informed of, and understand, the places of heritage value to the community.

The Council of the Shire of Three Springs have determined that a Heritage List is not appropriate for their community as they are not willing to impose obligations upon private owners of properties. In consideration of that determination, there are no recommendations for a Heritage List or any policy implications.

Any place, including sites, that the community consider of heritage value, is worth consideration for inclusion in the Local Heritage Survey. For each heritage place (including ruins and sites), a level of significance and consequent Grade has been applied.

Almost every place in this review has been photographed, and some historical research has been undertaken beyond the existing documentation, the information has been interpreted and documented in the formatted table of places, with references to the Department of Planning, Lands and Heritage's (DPLH) inHerit database number, and arranged in alphabetical order as the primary index.

Sixty four places have been identified in the Local Heritage Survey 2023

1	Grade A Registered place
28	Grade B places
35	Grade C and D places

1.0 INTRODUCTION

A review of the Heritage Inventory is a requirement of the Heritage Act 2018. Inventories have been renamed “Local Heritage Surveys’. This review is in accordance with the Part 8 of the Heritage Act 2018 that is essentially the same guidelines as the 1990 Act requirements.

The review is undertaken in consideration of the Department of Planning, Lands and Heritage’s *Guidelines for assessment of local heritage places (2022)* as recommended in *State Planning Policy 3.5 Historic Heritage Conservation*.

Assessments determine levels of significance for each place in consideration of the overall context of the Shire’s towns and district.

2.0 INDICATORS FOR CULTURAL HERITAGE SIGNIFICANCE

Every place previously listed in the original 1996 Heritage inventory has been assessed within the Heritage Council’s *Guidelines for assessment of local heritage places (2022)*.

The five indicators of significance for the assessment are summarised hereunder:

2.1 Aesthetic Value:

It is significant in exhibiting particular aesthetic characteristics valued by the community

Overview

Aesthetic value is necessarily subjective and should not simply rely on a common perception or most popular view.

There is a need to consider aesthetics as understood by different community groups and cultures.

A place does not necessarily need to conform to prevailing ‘good taste’ or be architecturally designed to display aesthetic qualities. For example, vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale, or massing, may also have aesthetic value.

The aesthetic qualities of gardens, plantings and cultural landscape settings should also be considered.

Indicators

Places demonstrating this value should have importance:

- to a community for aesthetic characteristics.
- for its ability through archaeological investigation to reveal obscured fabric due to subsequent alterations or additions and in so doing, reveal aesthetic characteristics of an earlier structure, either through design or setting aesthetic characteristics of an earlier
- for its creative, design or artistic excellence, innovation or achievement
- for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

- for its contribution to the aesthetic qualities of the cultural environs or the natural landscape within which it is located or importance for its contribution to the natural landscape as part of a cultural environment
- for the aesthetic character created by the individual components that collectively form a significant precinct; that is, streetscape, townscape, or cultural environment

Guidelines For Exclusion

A place will generally be excluded if:

- the aesthetic qualities of the place do not exceed those of the general class to which the place belongs
- its distinguishing features have been lost, irreversibly impacted, or compromised
- its landmark or scenic qualities have been irreversibly impacted by subsequent activities or development

2.2 Historic value:

It is significant in the evolution or pattern of the history of Western Australia

Overview

The historic values associated with a place should be explored with reference to the thematic history for the locality and/or region.

Indicators

Places demonstrating this value should have importance:

- for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, or region
- in relation to an event, phase or activity of historic importance in the locality, or region
- for close association with an individual or individuals whose life, works or activities have been significant within the history of the locality or region
- as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

The associations should be strong and verified by evidence and will most often be supported in the fabric of the place.

However, consideration should also be given to places with little or no fabric such as archaeological sites, ruins, and sites of historical importance.

Guidelines For Exclusion

A place will generally be excluded if:

- no reliable or verifiable physical, documentary, or historical evidence exists to demonstrate the association of the place with an historical event or phase in the locality

2.3 Scientific value:

Potential to yield information that will contribute to an understanding of the history of the locality or region

Overview

These indicators will generally inform a determination of scientific value. They will commonly be used to assess significance of identified, or potential, archaeological deposits, or to identify places that through investigation may reveal earlier construction and design techniques.

Indicators

Places demonstrating this value should have importance:

- for information/archaeological material contributing to a wider understanding of cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site

2.4 Social value:

It is significant through association with a community or cultural group in the locality or region for social, cultural, educational, or spiritual reasons.

Overview

Places of social value are commonly, but not always, public places that make a positive contribution to the local 'sense of place' and identity. They may be symbolic or landmark places, and may include places of worship, community halls, or schools, as well as privately owned places such as hotels, cinemas, or sporting venues. However, more modest places such as private residences may also be of importance to a particular group within the local community.

Indicators

Places demonstrating this value should be:

- highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic, or educational associations.

Places need not be valued by the entire community to be significant. For example, a place may be valued by a community or cultural group based on its associations with a particular group's ethnic identity, religious belief, or profession.

Guidelines For Exclusion

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the social value is historical rather than in the present day.

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 everyday activities that occur there.

2.5 Spiritual value:

It is significant because it embodies or evokes intangible values and meanings which give it importance in the spiritual identity, or the traditional knowledge, art, and practices of a cultural group.

Overview

Spiritual value refers to the intangible values and meanings embodied in or evoked by a place which give it importance in the spiritual identity, or the traditional knowledge, art and practices of a cultural group. Spiritual values may also be interdependent on the social values and physical properties of a place.

Indicators

Places demonstrating this value should have importance for:

- contributing to the spiritual identity or belief system of a cultural group
- being a repository of knowledge, traditional art or lore related to spiritual practice of a cultural group
- maintaining the spiritual health and wellbeing of a culture or group

- finding expression in cultural practices or human-made structures, or inspire creative works

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the spiritual value is historical rather than the present day.

2.6 Heritage Areas - an extra factor

A Heritage Area will be of significance for the local district if:

- it meets one or more of the values noted above in terms of aesthetic, historic, scientific, social, or spiritual significance; and,
- it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

Guidelines For Inclusion

A heritage area should have an overall theme or connecting heritage value that demonstrates a strong unifying character. It should always be established on the basis of a clear statement of significance, (that explains what is significant about an area and why) that describes its key features and elements. The individual components of a heritage area will collectively form a streetscape, townscape, or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

In some cases, the development of a heritage area may span an extended period and include a variety of building types. In such cases it may be worthwhile to analyse the different phases of growth as part of the assessment, while also demonstrating the 'unifying thread' that holds the area together as a meaningful whole.

Guidelines For Exclusion

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of this. Heritage values can be conserved, diminished, destroyed, enhanced or restored, but (unlike other amenity values), cannot be replicated. Heritage Areas are select areas with special qualities and will generally be quite uncommon.

Further information on identification and adoption of heritage areas, as well as development of local planning policy for heritage areas, is included in separate guidelines.

Representative - importance in demonstrating the characteristics of a class of cultural places or environments in the local district.

Overview

This indicator explores how well a place would stand as a representative of others in its class. The analysis of representativeness provides information that helps to assess the relative merits of a place against its peers.

A place may demonstrate representativeness with respect to any of the values.

A place will generally be considered to be representative if it:

- provides a good example of its type

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

- is 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.

Guidelines For Exclusion

A place would generally not be considered to be representative if:

- its characteristics do not clearly typify its class
- the representative qualities have been degraded or lost.

Substantiation of the heritage value of heritage places is the foundation for understanding a place and inclusion in the Local Heritage Survey.

For each place deemed to be of heritage value, a level of significance and consequent grade is applied.

3.0 LEVELS OF SIGNIFICANCE

For each place deemed to be of heritage value, a level of significance and consequent grade is applied.

The following table from the Heritage Council's *Guide for assessment of local heritage places (2022)* illustrates the details to facilitate the grades as listed against them.

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

<u>LEVELS of SIGNIFICANCE</u>	<u>DESCRIPTION</u>	<u>DESIRED OUTCOME</u>
Grade A Exceptional significance	Essential to the heritage of the locality Rare or outstanding example.	Register of Heritage Places The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place Refer to Heritage Council.
Grade B Considerable significance	Very important to the heritage of the locality.	NO CONSTRAINTS Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Grade C Some/Moderate significance	Contributes to the heritage of the locality.	NO CONSTRAINTS Conservation of the place is desirable. Contributes to the heritage of the locality. Original fabric should be retained where possible.
Grade D Little significance	Has elements or values worth noting for community interest but otherwise makes little contribution	NO CONSTRAINTS Contributes to the history of the locality. Photographically record prior to any major development or demolition. Recognise and interpret the site.

4.0 GRADES

Further to Heritage Council's *Guide for assessment of local heritage places (2022)*, an important part of the recognition and understanding of cultural heritage significance of a place, is that some guidance is provided to the owners, managers, and statutory authority, to respond to that assessed significance.

Grades have been determined relevant to the assessed level of significance for each place.

- Grade A** A place of exceptional cultural heritage significance to Shire of Three Springs and the state of Western Australia, that is on the Heritage Council of Western Australia's Register of Heritage Places.
- Planning application needs to be submitted to Shire of Three Springs for any proposed development. A Heritage Impact Statement may be required.
- Planning application referred for heritage comment and background information to support the development application to be submitted to the Heritage Council of Western Australia (HCWA).
- Recommend:** Maximum encouragement to owners to retain and conserve the place.
- 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 (2018)*, the owner is bound to conserve the place.
- ALL development (including demolition) MUST be referred to Heritage Council for consideration PRIOR to undertaking any works.
- The Shire of Three Springs cannot approve anything contrary to Heritage Council recommendations.
- Private owners of Registered places qualify for the Heritage Council's Conservation Grants Funding. A Conservation Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding assistance from the Heritage Council.
- Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding, and can also be funded.
- Local Government owned Registered places qualify to claim for \$10,000 per annum 'Disability allowance' through the Grants Commission.
- Grade B** A place of considerable cultural heritage significance to Shire of Three Springs.
- No constraints.
- Recommend:**
- Retain and conserve the place.
- Document the place prior to any development; and photographic archive report if retention is not possible.
- IMPLICATIONS:**
- There are **no statutory requirements** pertaining to heritage issues.
- If a planning application is submitted to the Shire of Three Springs for approval.

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding, and may also be funded on same basis as works funding assistance.

Grade C

A place (including a site with no built remains) of some /moderate cultural heritage significance to Shire of Three Springs.

No constraints.

Recommend: Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

IMPLICATIONS:

There are **no statutory requirements** pertaining to heritage issues.

If a planning application is submitted to the Shire of Three Springs for approval, if approved a condition of development will require documentation and a photographic record of the place prior to any development or if retention is not possible.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding

Grade D

A place (including a site with no built remains) of little cultural heritage significance to Shire of Three Springs.

No constraints.

Recommend: Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

IMPLICATIONS:

A condition of development will require documentation and a photographic record of the place prior to any development or if retention is not possible.

There are **no statutory requirements** pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

5.0 LOCAL HERITAGE SURVEY

No.	inHerit	Place Name	Address	Grade
		THREE SPRINGS		
1	5277	Three Springs School (originally Kadathinni School)	Carter Street	B
2	5268	Three Springs Trinity Church	43 Carter Street	B
3	5272	Lady Brand Lodge (former)	Carter Street	C
4	5274	Nurses Quarters (former)	Carter & Thomas streets	C
5	10887	SITE APB building	Carter & Thomas streets	D
6	17333	Three Springs Police Station	Carter & Maley streets	D
7	5266	Three Springs Community Centre	Hall Street	C
8	5267	Three Springs Olympic Pool	Hall & Mayrhofer streets	C
9	5276	Child Health Centre (former)	Mayrhofer Street	C
10	5279	Kia-Ora	80-82 Railway Road	B
11	5264	Sweetman's Garage (former)	90 Railway Road & Thomas streets	B
12	2557	Commercial Hotel	92 Railway Road & Station streets	B
13	5263	Three shops	94 Railway Road	B
14		Shop	96 Railway Road	B
15		Café (former)	98 Railway Road	B
16	2555	National Bank (former) and residence	100 Railway Road	B
17	2556 5261	Duffy's Store & Billiard Saloon (former)	102 Railway Road	A
18		Shop	104 Railway Road	C
19	5260	Drapery & Pharmacy Shop (former)	106 Railway Road	B
20	5259	Three Springs Post Office	108 Railway Road & Maley Street	B
21	5265	Three Springs War Memorial	Railway Road	B

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

22		Three Springs Railway Station and reserve	Railway Road	B
23	5258	North Midlands Farmers' Co-operative Store	110 Railway Road & Maley Street	B
24	2555	English, Scottish and Australian Bank Ltd (former) & Quarters	116 Railway Road	B
25		Country Women's Association (former)	118 Railway Road	B
26	5257	SITE Agricultural Hall Federation Park	128 Railway Road & Hall Street	D
27	5256	Three Springs Shire Office & Council Chambers	132 Railway Road	C
28		Railway crane	Railway Road	B
29	5281	Residence	3 Slaughter & Kadathinni streets	C
30		SITE Red Bow cool drink factory	Slaughter & Touche streets	D
31	5278	CBH Silos	Slaughter Street	B
32		Garage (former)	33 Slaughter Street	C
33		Garage (former)	53 Slaughter Street	C
34		Residence	55 Slaughter Street	D
35	5275	North Midlands District Hospital	Thomas Street	C
36	24443	St Paul's School (former)	Touche Street	B
37		Dominican Convent (former)	Touche Street	C
38	5269 24411	SITE St Paul's Catholic Church	Touche & Williamson Street	D
39	24514	St Paul's Presbytery (former)	Williamson Street	B
40		SITE First post office	Williamson & Young streets	D
41		Railway barracks (former)	59-63 Williamson Street	C
42	5284	Residence	81 Williamson Street	D
43		Three Springs Sporting Club	28 Victoria Road SE cnr Irwin St	C
		THREE SPRINGS DISTRICT		
44		SITE Kadathinni Agricultural Area		D

Shire of Three Springs
LOCAL HERITAGE SURVEY 2023

45		Three Springs Golf Club	Three Springs-Perenjori Road	D
46	5289	Three Springs Cemetery	Three Springs-Perenjori Road	B
47	5285	The Oaks	Three Springs-Morawa Road	C
48		Homestead	Three Springs-Morawa Road	C
49		Sporting Clays Club	Three Springs-Morawa Road	D
50	5288	Three Springs Talc Mine	Three Springs-Perenjori Road	D
51	5287	SITE Three Springs Well	Three Springs-Morawa Road	B
52		Homestead	Three Springs-Eneabba Road	C
53		Homestead		C
54	15605	Yarra Yarra Lakes Railway Bridge		D
		ARRINO		
55	5292 5294	SITE Arrino Townsite	Midlands Road	D
56		SITE Arrino Railway Siding and Station	Midlands Road	D
57	5293	SITE Arrino Silos	Midlands Road	D
58		Arrino Cemetery		B
59		SITE Arrino School	Dudawa Road	D
60	5291	Earra Homestead	Midlands Road	B
61		Arrino Estate-Cook's Cottage	Midlands Road	B
62	5290	Parakalia	Three Springs-Eneabba Road	D
63	5286	Glencairn Farm	Three Springs-Morawa Road	C
		DUDAWA		
64	5296 5270	SITE Dudawa Public Reserve (including the Dam)	Dudawa Road	D

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

6.0 ABORIGINAL HERITAGE

The Heritage Inventory under the requirements of the Heritage Act (2018) is relevant to places of Aboriginal significance of the post-contact period only.

The Department of Aboriginal Affairs (DAA) oversees an “Aboriginal Sites Database” and works with Aboriginal people to protect their culture and to protect and manage sites, places and objects of significance to Aboriginal heritage.

7.0 CONCLUSION

The 2023 Local Heritage Survey reiterates the considerable significance of the rich heritage and history of Three Springs’ town and districts and will provide strategic guidance to conserve those places assessed as having a high level of cultural significance.

8.0 REFERENCES

- Antonia Crake, Helen. “Carridena”: A History of the Three Springs Shire Area. 1979. Three Springs Shire Council.
- Shire of Three Springs Municipal Inventory of Heritage Places. 1996.
- Heritage Council Registration documentation: Duffy’s Shop and Billiard Saloon (former).
- Heritage Council’s inHerit database.
- Registration documentation: Duffy’s Shop and Billiard Saloon (former).
- Carnamah Historical Society & Museum: Biographical Dictionary.

9.0 APPENDICES (attached)

Appendix 1	Local Heritage Survey 2023_
Appendix 2	DPLH guidelines for Local Heritage Surveys
Appendix 3	DPLH Guidelines for assessment of local heritage places
Appendix 4	Burra Charter – Foundation of heritage and conservation