



Agenda Briefing Forum

07/12/2021

Item 6.1 (12.3) refers

Tabled Attachment 2

**80 Grandstand Road, Ascot
Conservation Works to
Ascot Kilns Presentation**

CITY OF BELMONT AGENDA BRIEFING FORUM

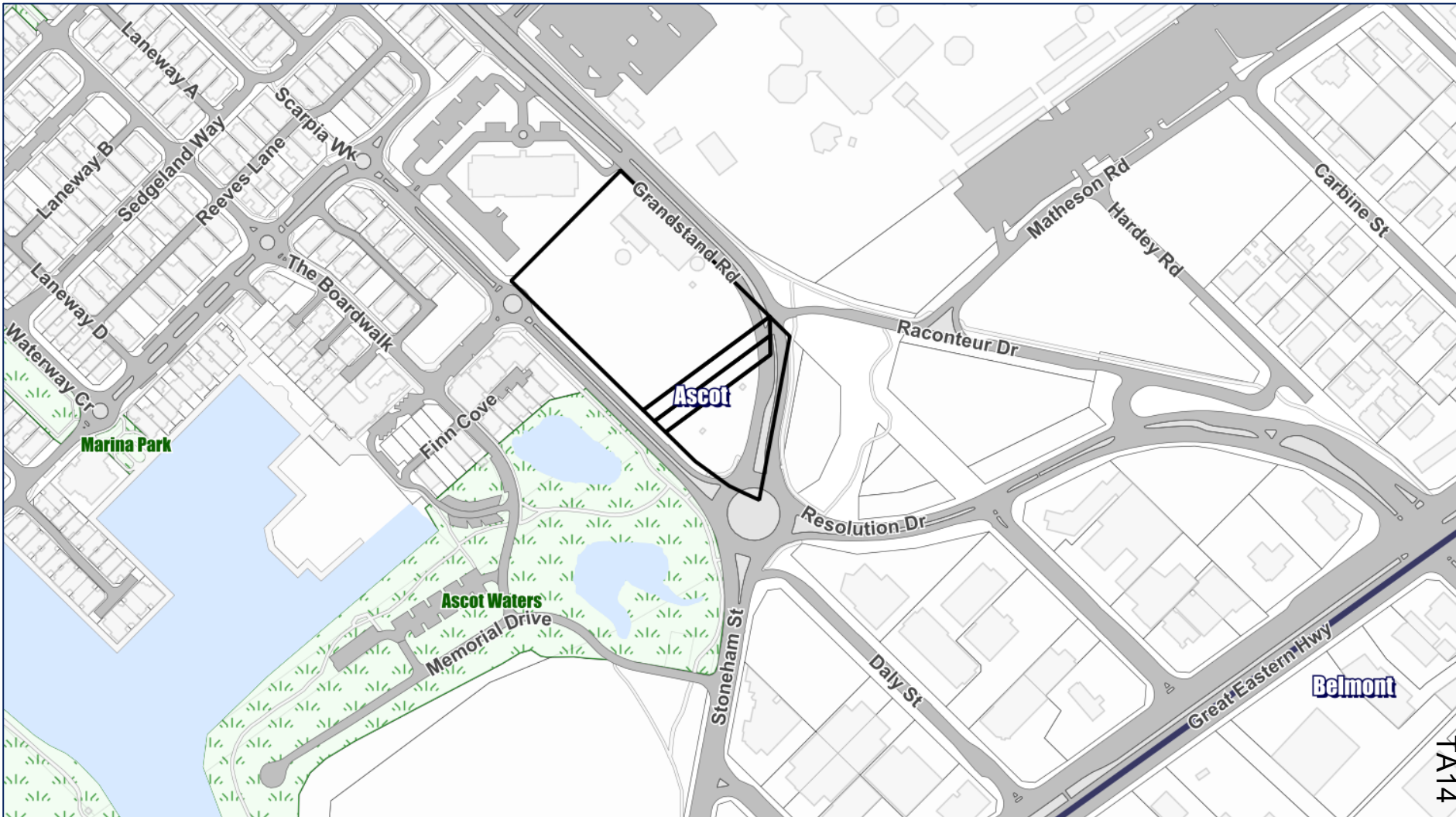
Item No. I2.3

80 Grandstand Road, Ascot

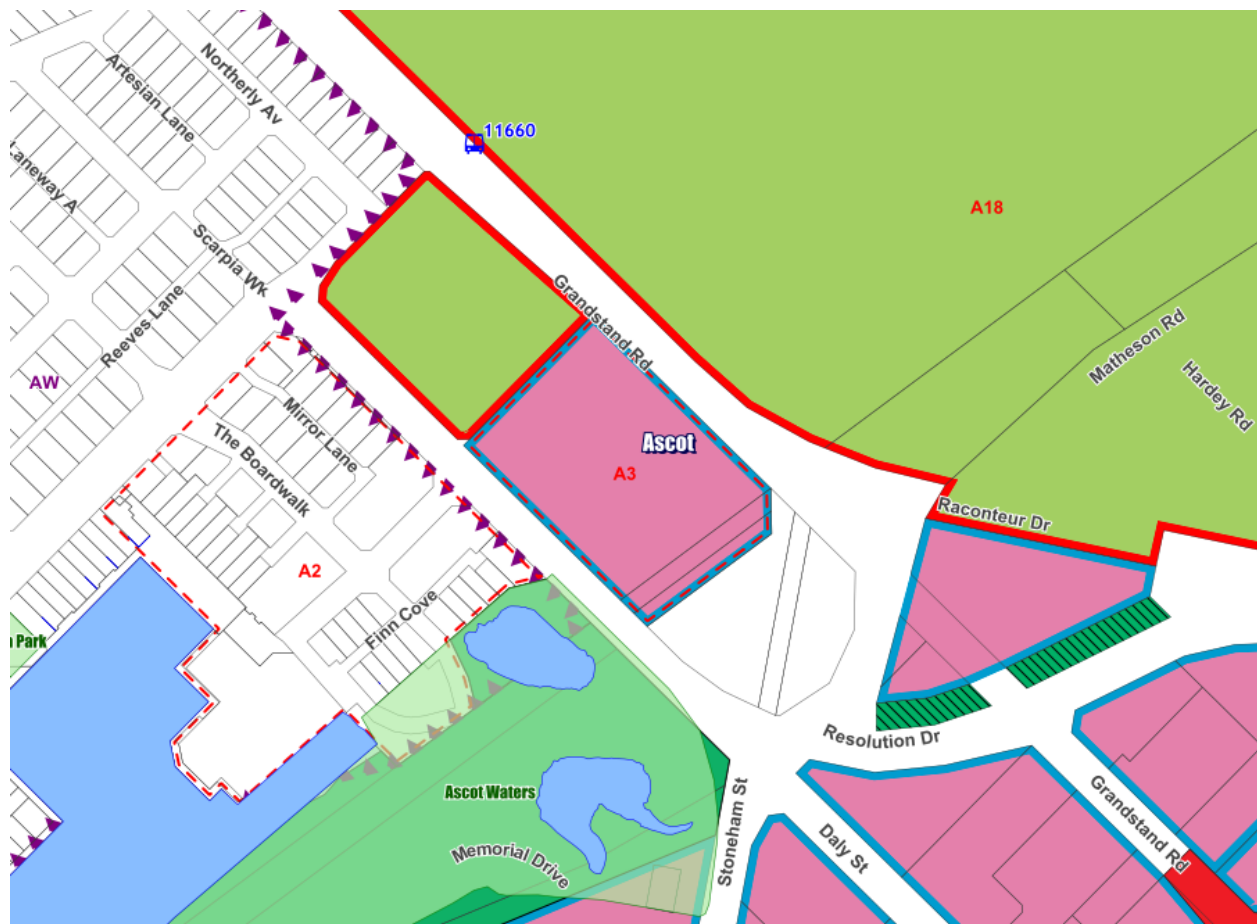
Conservation Works to Ascot Kilns



Location Plan



Extract from Local Planning Scheme Map



LEGEND

METROPOLITAN REGION SCHEME RESERVES

	PARKS AND RECREATION
	PUBLIC PURPOSES - DENOTED AS: COMMONWEALTH GOVERNMENT HIGH SCHOOL
	RAILWAYS
	WATERWAYS
	OTHER REGIONAL ROADS
	PRIMARY REGIONAL ROADS

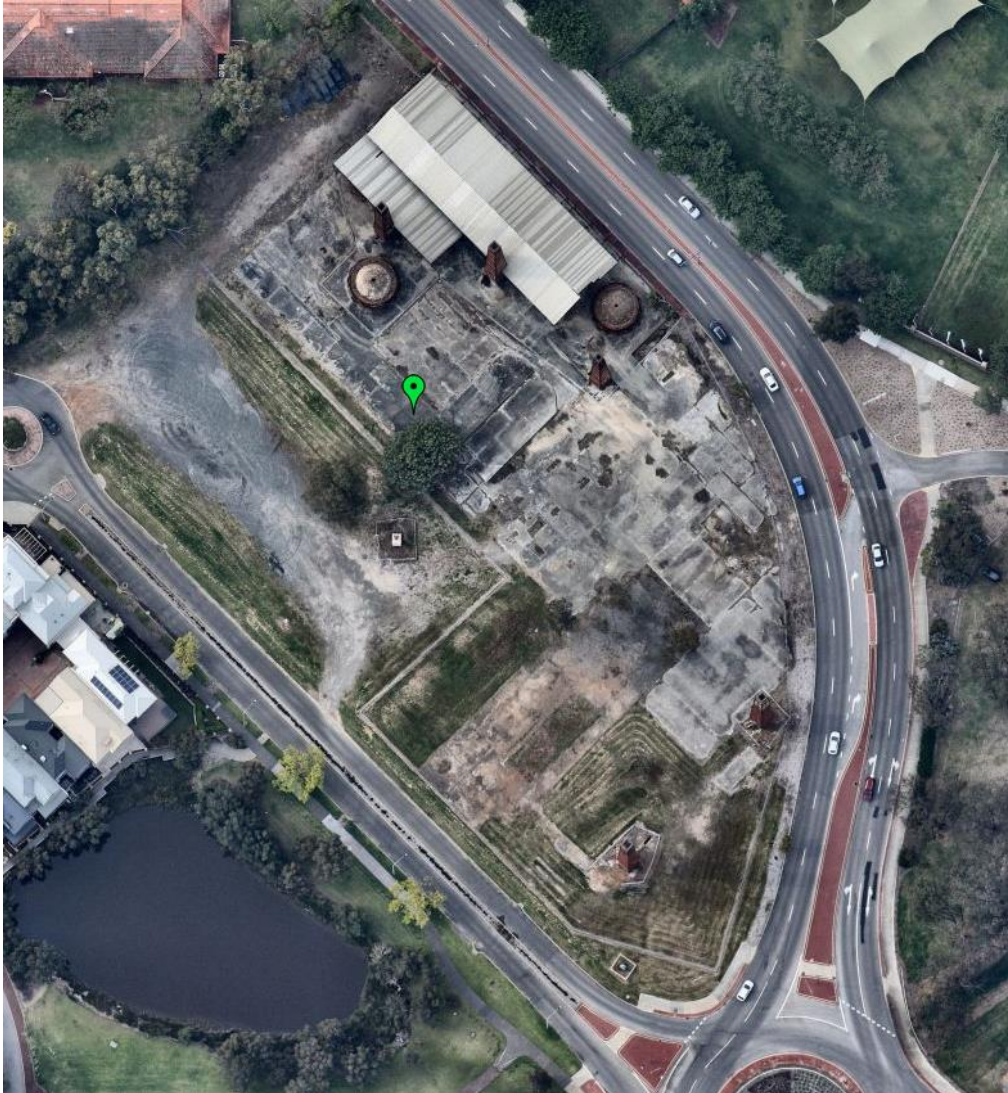
LOCAL SCHEME RESERVES

	CIVIC AND CULTURAL - DENOTED AS: CIVIC AND COMMUNITY CENTRE
	PARKS AND RECREATION - DENOTED AS: WATER SUPPLY SEWERAGE AND DRAINAGE
	PUBLIC PURPOSES - DENOTED AS: AMBULANCE DEPOT CIVIL DEFENCE PRIMARY SCHOOL TELSTRA WATER AUTHORITY OF WA WESTERN POWER TRANSPORT DEPOT
	LOCAL ROADS
	MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

	COMMERCIAL
	INDUSTRIAL
	MIXED BUSINESS
	MIXED USE
	PLACE OF PUBLIC ASSEMBLY - DENOTED AS: CLUB CHILD DAY CENTRE PRIVATE SCHOOL PRE-SCHOOL CENTRE RACECOURSE PLACE OF PUBLIC WORSHIP
	RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
	RESIDENTIAL AND STABLES
	SERVICE STATION
	TOWN CENTRE

Subject Site



- Site contains the remnant heritage structures from the Bristle Kilns factory.
- Factory closed 1982, and the site was bought by State Government in 1985.
- Included on the State Register in 1992 as having state level heritage significance.
- The site was included on the City's Municipal Inventory in 1996.

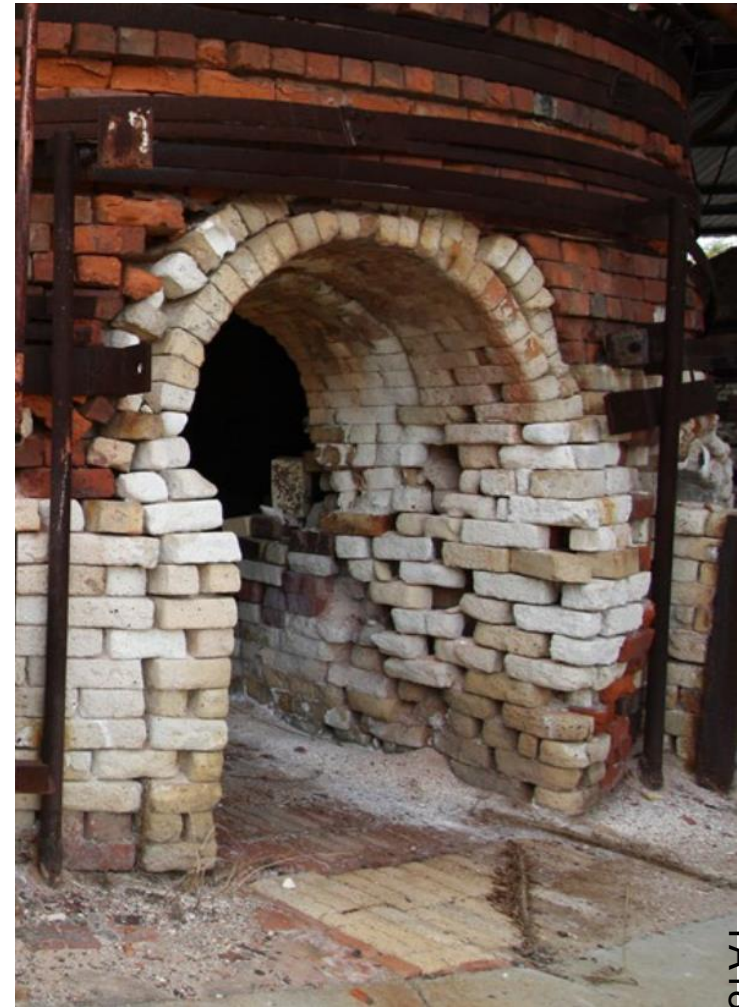
Development Application

- Proposal is for primarily conservation works to the site.
 - Aim of the works is to preserve the structures and to avoid structural collapse, and to facilitate future stages associated with planning and reuse of the site.
- As the site is on the State Register of Heritage Places, development approval is required from the City for the conservation works.
- The application was referred to the Heritage Council of WA.

Conservation Works

Kilns

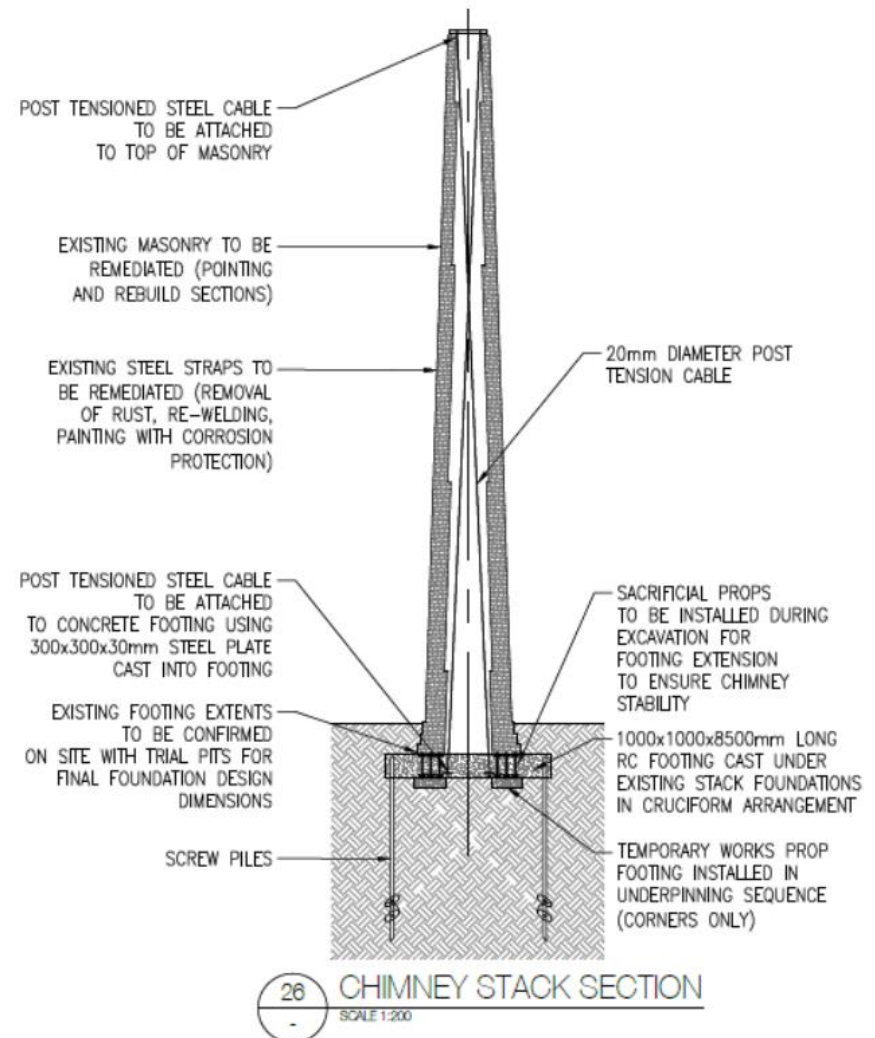
- Remediation and repair works to prevent structural collapse.
- Reconstruction where collapse has already occurred.
- Install structural supports.



Conservation works

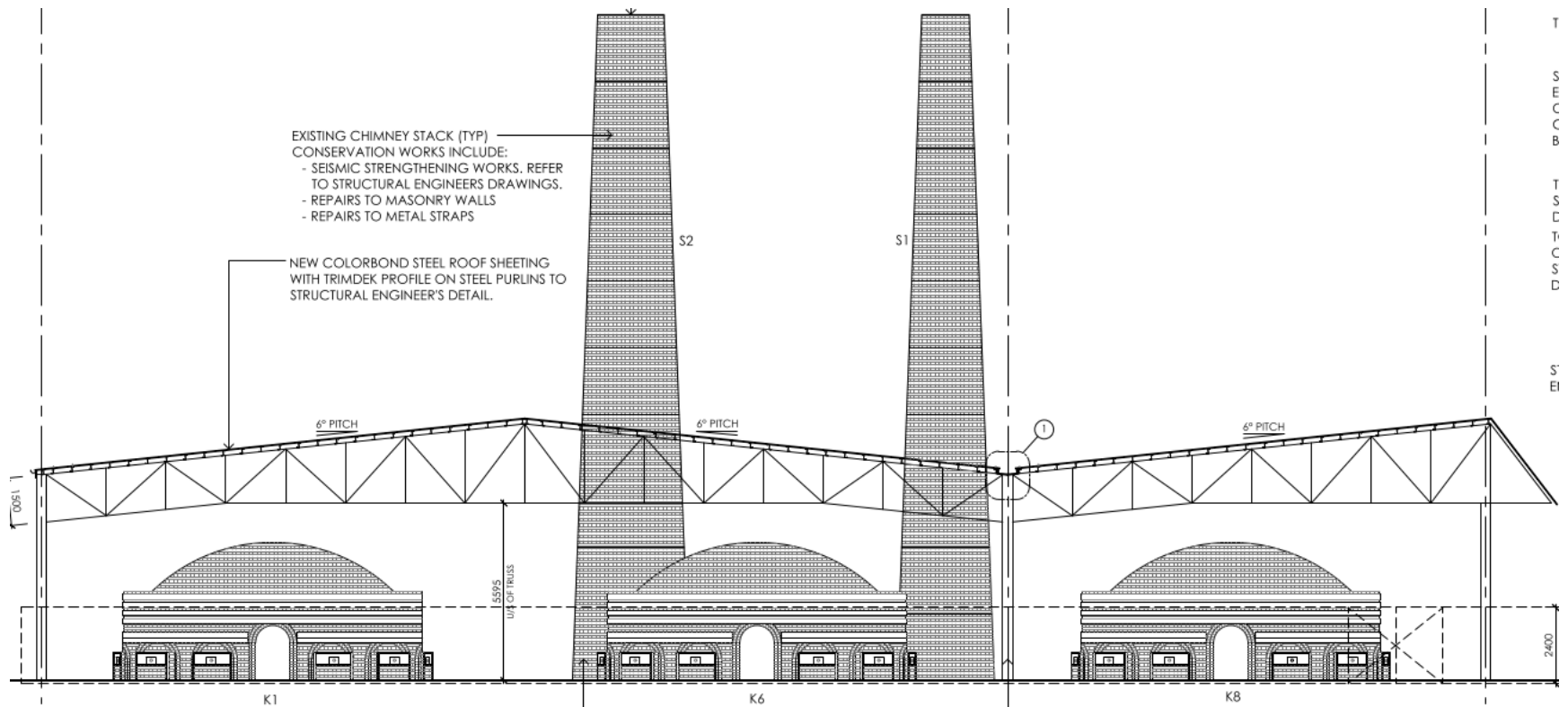
Chimney stacks

- Install stabilising tension cables.
- Install capping to prevent water ingress.
- Remediate and repair loose bricks and cracks.



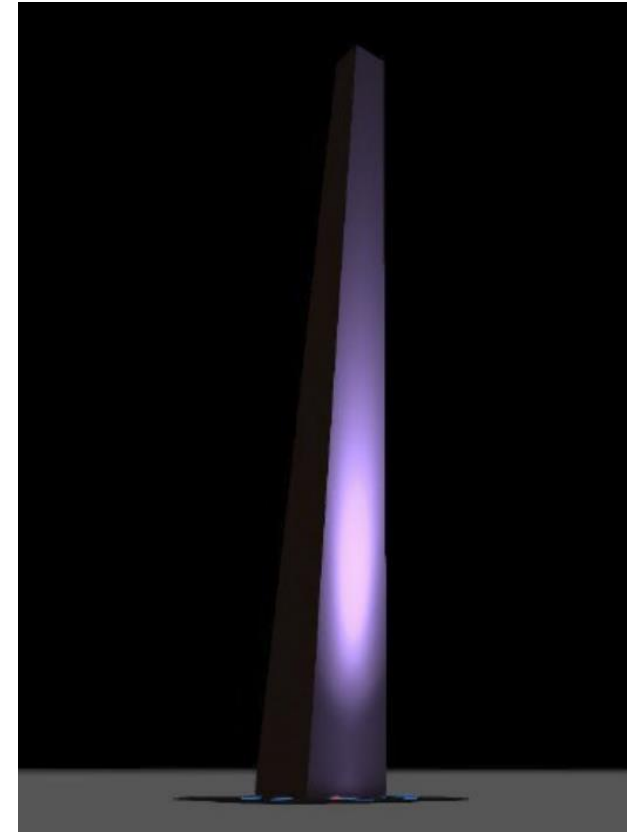
Roof canopy

- Replace existing roof canopy which is in poor condition.
- New structure to be of a similar height and a simple profile, and will extend over two additional kilns.



Fencing and site services

- Remove existing perimeter barbed wire fencing.
- Install new garrison fencing around the heritage structures.



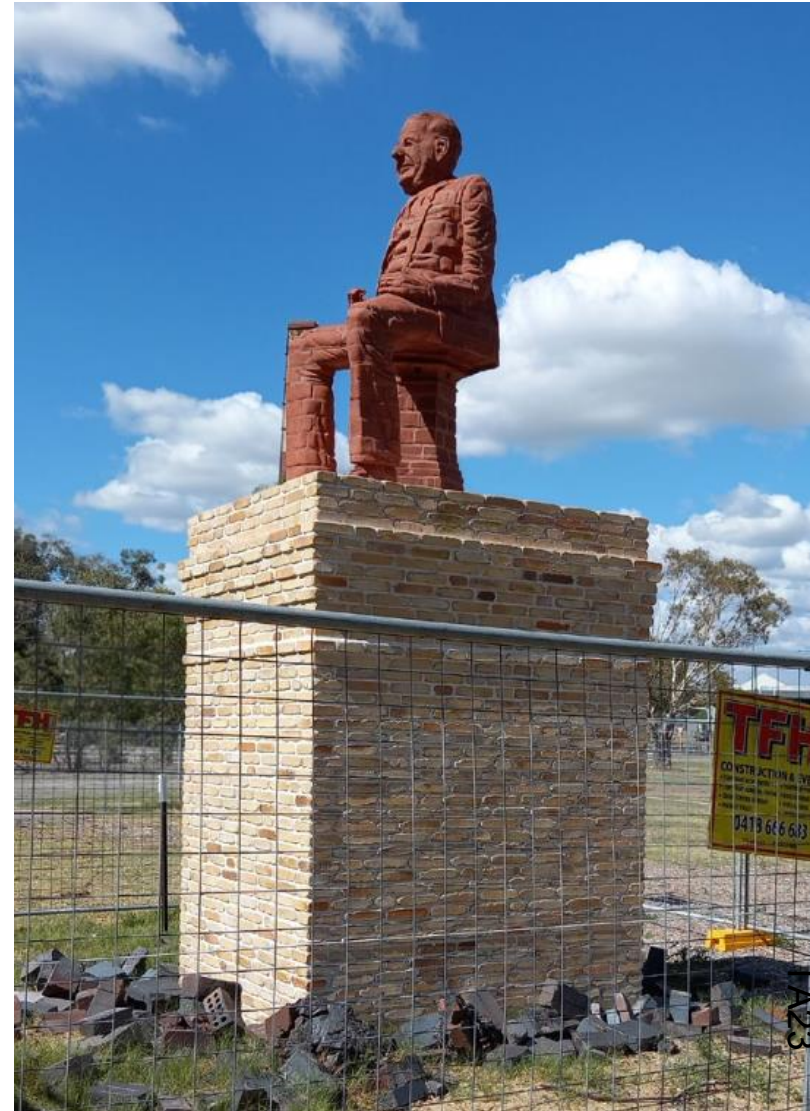
- Upgrade electrical services and install new security and decorative lighting.

Conservation Works

- The conservation works, roof canopy and fencing satisfy the relevant development requirements of Local Planning Scheme No. 15.
- The Heritage Council advised the works will have an overall positive impact on the heritage significance of the place, and support the proposal subject to conditions.
- Therefore it is recommended that the proposal be supported.
- If Council approves this application, it is necessary to impose the Heritage Council's conditions.

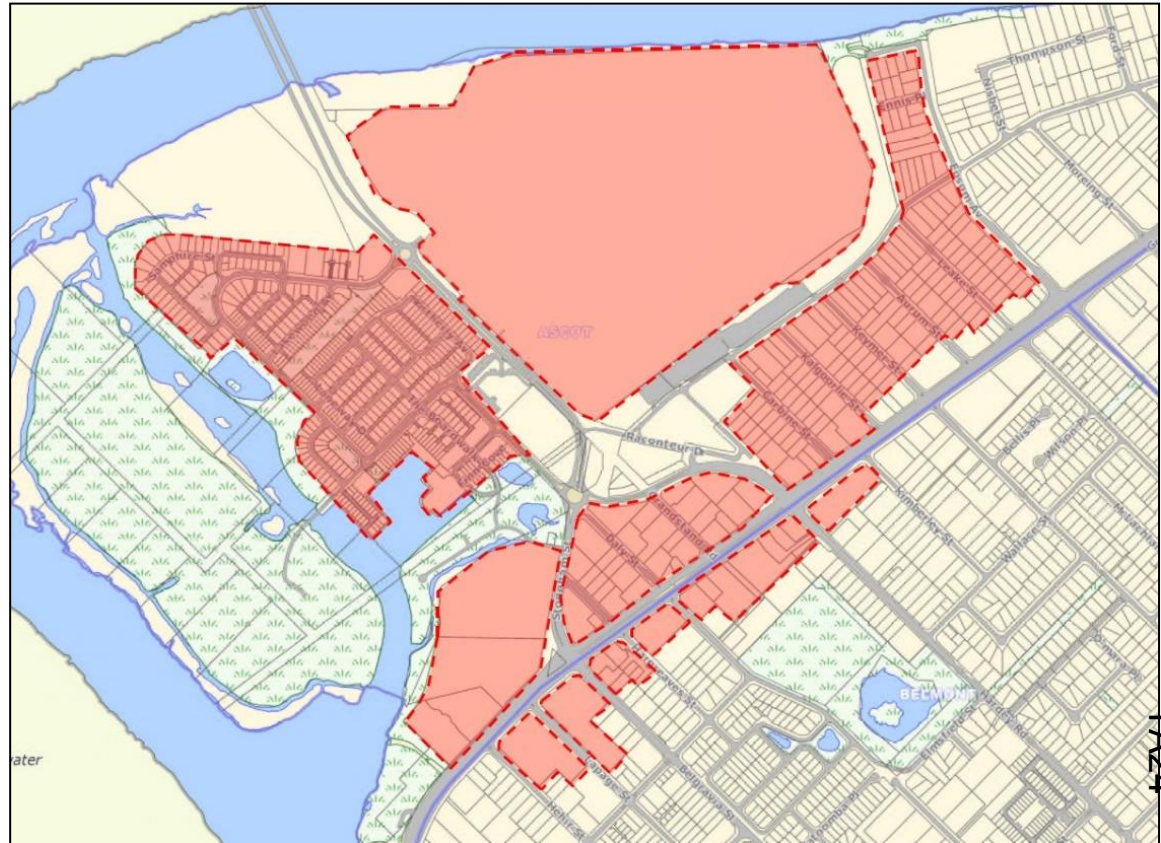
‘Brick Man’ Statue

- Seek retrospective approval for statue in current location.
- The City has no information about the creator, their artistic background, and how the statue was designed and installed.
- The Heritage Council raised no objection to keeping the statue.
- It is recommended that Council support its retention, and that further information about the statue be requested from the DPLH.



Advertising Referral Area

- Restoration of the kilns was considered a matter of interest to the community. The application was advertised for 14 days.
- Seven submissions were received, and one late submission.



Submission comments

- Future reuse of the site was raised.
 - This application relates to the conservation works only.
- Missed opportunities to further enhance the site was raised.
 - The City cannot compel the landowner to modify the roof canopy design or provide public access.
 - Landowner can undertake future works.

Recommendation

- A. Approve the development application subject to conditions, in particular:
- Condition 3 – Construction and Traffic Management Plan.
 - Condition 4 – Submission of additional information as requested by the Heritage Council.
 - Condition 5 – Ensure works are carried out appropriately, as requested by the Heritage Council.
- B. Include footnotes to the approval in relation to the statue:
- A Building Approval Certificate is still required to be submitted.
 - Any future changes require further approval.
- A. Seek information from the DPLH about the creator of the statue and how the statue was designed and installed.