



Ordinary Council Meeting 14/12/21

Item 12.3 refers

Attachment 4

**Heritage Council of Western
Australia Referral Response**

Creating opportunities





Department of **Planning,
Lands and Heritage**

Your ref: 483/2021
Our ref: P0868-48999
Enquiries: Sheree Morrison (08) 6552 4019

Chief Executive Officer
City of Belmont
shenay.jones@belmont.wa.gov.au

Attention: Shenay Jones

Dear Sir

BRISTILE KILNS (FMR), BELMONT

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	P0868
Place Name	Bristile Kilns, Belmont
Street Address	80 Grandstand Road, Ascot
Referral date	7 October 2021
Proposal Description	Conservation Works to Kilns and Chimney Stacks

We received the following information:

Architectural Plans prepared by Hocking Heritage + Architecture: A01 Proposed Location Plan and Proposed Demolition Site Plan (Revision E), A02 Proposed Site Plan (Revision D), A03 Proposed Canopy Floor Plan & Roof Plan (Revision D) A04 Proposed Canopy Elevations Detail 1 – Box Gutter (Revision C) and A05 General Works to Kilns & Stacks, Proposed Entry Portal (Revision B) dated 21 September 2021.

Structural Plans prepared by Atelier HV; S-40 Structural Slab Demolition/Conservation (Revision 0), S-50 Structural GFL & Foundations Plan (Revision 2), S-200 Structural Details Sheet 1 (Revision 1), S-201 Structural Details Sheet 2 (Revision 1), S-300 Structural Truss Elevations (Revision 2) and S-301 Structural Truss Elevations (Revision 2) dated 5 October 2021, and S-51 Structural Roof Layout (Revision 1) dated 13 September 2021.

Heritage Impact Statement, prepared by Hocking Heritage + Architecture, dated October 2021.

The proposal has been considered in the context of the identified cultural heritage significance of *Bristile Kilns (fmr), Belmont* and the following advice is given:

Findings

- *Bristile Kilns (fmr), Belmont*, is of cultural heritage significance as the largest cluster of circular downdraught kilns and associated stacks in Australia, with unusual built forms and landmark values. The place was the first specialised potter works in Western Australia and has associations with Sir HL Brisbane and the Belmont's clay industry and city development. It also has archaeological potential.

- This referral is for conservation works to the eight circular downdraught kilns and five chimney stacks at the former industrial brick manufacturing site.
- The preliminary proposal, submitted by Hocking Heritage and Architecture, was conditionally supported by the Heritage Council on 24 September 2021.
- The work forms part of the \$6 million restoration project funded by the WA Recovery Plan and will facilitate future stages associated with the planning and reuse of the site.
- The aim of the works is to preserve and retard the deterioration of the structures to avoid structural collapse, arrest decay, maintain patina and prevent unauthorised access to the site and structures.
- Most of the works currently proposed reflect the preliminary proposal. Changes relate to the proposed approach to structural works to the arched entrances to the kilns, and a proposed new mesh gate to the top of each kiln.
- In relation to the arched entrances, the current proposal reflects the Heritage Council's previous comments.
- The works primarily involve conservation of original fabric through retention and repair in the first instance and reconstruction only where beyond repair. New interventions are required to stabilise and secure the elements. New installations involve intervention as required and will ensure that the structural integrity of the structures is reinstated and that their visibility is maintained.
- The proposed works will have a minor negative impact but overall, the proposed works will have a positive impact on the cultural heritage significance of the Place.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. The arched entrances to the kilns shall only be reconstructed where they are already substantially collapsed. Reconstruction shall be undertaken strictly in accordance with physical and documentary evidence of the original. All other arches shall be stabilised through repairs to the bricks and mortar and, if required, by also using simple lightweight perforated steel mesh support that does not require strip footing support.
2. Further investigation shall be undertaken on the composition and use of mortar in the construction of the kilns to inform the conservation works.
3. Conservation and repair works shall be carried out in a like for like manner that matches existing materials, compositions, profiles, and finishes.
4. Removal of graffiti, acrylic paint and salt deposits shall not cause surface damage to fabric. Test panels on a small section of fabric shall be undertaken before implementing a technique.
5. The top level of service pipes running along the edge of the dome shall be retained.
6. The new glass floor to kiln 5 shall be designed and detailed as not to cause structural damage to the kiln.
7. The following shall be provided to the satisfaction of the Director, Heritage Development, prior to the application for a building permit:
 - 7.1 A condition report and proposed scope of works and plans for each kiln.

- 7.2 Details of conservation works and new grates to tunnel openings at chimney stacks S4 and S5.
- 7.3 Details of new lighting and security installations.
- 7.4 An Archaeological Management Plan for site, prepared by a suitably qualified archaeologist.
- 7.5 Details of replacement fencing.

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 Sheree Morrison at Shereee.Morrison@dplh.wa.gov.au or on 6552 4019.

Yours faithfully



Adelyn Siew
Director Heritage Development

12 October 2021

cc: Dinah Mujati, Hocking Heritage and Architecture, dinah@hockingha.com.au



Department of **Planning,
Lands and Heritage**

Your ref: 483/2021
Our ref: P086-48999
Enquiries: Sheree Morrison (08) 6552 4019

Chief Executive Officer
City of Belmont
hayden.krsanac@belmont.wa.gov.au

Attention: Hayden Krsanac

Dear Sir

BRISTILE KILNS (FMR), BELMONT

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposed development as described below was referred to the Heritage Council for its advice.

Place Number	P0868
Place Name	Bristile Kilns, Belmont
Street Address	80 Grandstand Road, Ascot
Referral date	7 October 2021
Development Description	Conservation Works to Kilns and Chimney Stacks

The Heritage Council provided its advice on 12 October 2021 subject to the following conditions:

1. The arched entrances to the kilns shall only be reconstructed where they are already substantially collapsed. Reconstruction shall be undertaken strictly in accordance with physical and documentary evidence of the original. All other arches shall be stabilised through repairs to the bricks and mortar and, if required, by also using simple lightweight perforated steel mesh support that does not require strip footing support.
2. Further investigation shall be undertaken on the composition and use of mortar in the construction of the kilns to inform the conservation works.
3. Conservation and repair works shall be carried out in a like for like manner that matches existing materials, compositions, profiles, and finishes.
4. Removal of graffiti, acrylic paint and salt deposits shall not cause surface damage to fabric. Test panels on a small section of fabric shall be undertaken before implementing a technique.
5. The top level of service pipes running along the edge of the dome shall be retained.
6. The new glass floor to kiln 5 shall be designed and detailed as not to cause structural damage to the kiln.

7. The following shall be provided to the satisfaction of the Director, Heritage Development, prior to the application for a building permit:
- 7.1 A condition report and proposed scope of works and plans for each kiln.
 - 7.2 Details of conservation works and new grates to tunnel openings at chimney stacks S4 and S5.
 - 7.3 Details of new lighting and security installations.
 - 7.4 An Archaeological Management Plan for site, prepared by a suitably qualified archaeologist.
 - 7.5 Details of replacement fencing.

On 18 November 2021 we received amended DA documentation, including updated plans and Heritage Impact Statement.

Findings

- The only major change to the documentation is the inclusion of the proposal to relocate the Brick Man statue. The final location has yet to be determined.
- Additional information has also been included, including:
 - Detail of new fencing
 - Confirmation an Archaeological Management Plan had been completed but was not submitted
 - Details of proposed new lighting (effects)
 - Confirmation a Condition Assessment report has been completed
 - Confirmation material testing of mortars had been done – results varied
 - Test panels to be done for graffiti removal.
 - Lighting concepts included.
- The new information addresses conditions 2 (mortar composition), 4 (graffiti removal) 7.4 (AMP) and 7.5 (fencing).

Comment

We thank you for providing the updated documentation and confirm that the Heritage Council's previous advice of 12 October remains valid.

It is noted that the amended documentation satisfies conditions 2, 4 (in relation to graffiti removal only) and 7.5, and that the proposed location of the Brick Man will be provided for review before it is reinstated.

Should you have any queries regarding this letter please contact Sheree Morrison at sheree.morrison@dplh.wa.gov.au or on 6552 4019.

Yours sincerely


Adelyn Siew
Director Heritage Development

24 November 2021