

Summary of Objections– Heritage Consultant: Heritage Intelligence

August 2023

	Name/Contact Details	Place	Submission	Response															
1	Paul Cavanagh PO Box 74 Wyndham 6740	No. WT 16 Wyndham Hotel (former) 38 O'Donnell Street Wyndham Significance The existing 1965/66 Wyndham Hotel is the third hotel on this site, representing a significant history of hospitality and socialising since 1886, strategically located opposite Anthon's Landing that was the only contact point with the outside world from the beginning, and from where the original settlement of Wyndham evolved. Associations with all who passed through the port from Goldseekers, meatworkers, pastoralists, locals, and the Swan Brewery who built the existing hotel, are all of historical significance. Social connections in the remote Kimberleys were very important part of survival in the harsh environment and the hotel played an important role. In recent decades, a number of movies were filmed in the town and particularly the ABC's "Mystery Road" featuring the hotel as Paterson's Hotel. The existing Wyndham Hotel represents the period of development and is part of Wyndham's story.	Object to Category 2 & process <ul style="list-style-type: none"> Object to process for determining level of significance Reference heritage list threshold and not a rare or outstanding example to meet criteria Cultural heritage significance Query why not same as the 6 mile that has a lower category rating Worthiness: Fail to recognise whether it is worthy of conservation 	<ul style="list-style-type: none"> The entire process of Local Heritage Surveys (LHS) and Heritage Lists (HL) cannot be appropriately understood without the entirety of the documentation (guidelines) being considered and the extracts taken in the correct context. There is a process and it is a requirement of the Heritage Act 2018, with guidelines developed by the Heritage Council of WA. The process for determining levels of significance is one of those guidelines that provide a consistent assessment process throughout Western Australia. Relevant to the assessment criteria (now called Indicators (Nov 22 updated guidelines- materially the same); there are 5 indicators of significance and a place only needs one to be considered on a Local Heritage Survey (LHS). Places with high levels of responses to the criteria (indicators), are 'worthy' of category 2 of the 4 categories in the LHS. The Heritage List threshold is a value that arises from the heritage assessment. A vacant site, archaeological remains, ruins, or a built site can be "worthy" of a category 2 listing. Comparative with the 6 Mile: similar histories although the significance of the port and town location of the former Wyndham Hotel and the associations and activities with that location including shipping, meatworks, the town and other industries since the earliest times, is more significant. The Site of the original Wyndham Hotel is of historical value, in the State's earliest established town. The development of the site thereafter, continuing the social and hospitality for generations of people and businesses associated with Wyndham is "worthy", as is the existing hotel, that tells a story of its own, significantly, more associated with the demise of the town. <p>Table 1 – Levels of significance and classification</p> <table border="1"> <thead> <tr> <th>LEVEL OF SIGNIFICANCE TO THE LOCAL AREA</th> <th>CLASSIFICATION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Exceptional</td> <td>Category 1</td> <td>Essential to the heritage of the locality. Rare or outstanding example.</td> </tr> <tr> <td>Considerable</td> <td>Category 2</td> <td>Very important to the heritage of the locality.</td> </tr> <tr> <td>Some/moderate</td> <td>Category 3</td> <td>Contributes to the heritage of the locality.</td> </tr> <tr> <td>Little</td> <td>Category 4</td> <td>Has elements or values worth noting for community interest but otherwise makes little contribution.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Extract from <i>Guidelines for the assessment of local heritage places</i>. Pg 13 (Attached) 	LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	CLASSIFICATION	DESCRIPTION	Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example.	Considerable	Category 2	Very important to the heritage of the locality.	Some/moderate	Category 3	Contributes to the heritage of the locality.	Little	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution.
LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	CLASSIFICATION	DESCRIPTION																	
Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example.																	
Considerable	Category 2	Very important to the heritage of the locality.																	
Some/moderate	Category 3	Contributes to the heritage of the locality.																	
Little	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution.																	

				2. <i>Threshold for inclusion in the heritage list.</i>			
				Level of significance to local area	Category	Description	Heritage list
				Exceptional significance	1	Essential to the heritage of the locality. Rare or outstanding example.	All places included in heritage list.
				Considerable significance	2	Very important to the heritage of the locality.	All places included in heritage list.
				Some / Moderate significance	3	Contributes to the heritage of the locality.	Places may be included in the heritage list
				Little significance	4	Has elements or values worth noting for historical interest but otherwise makes little contribution.	Below the threshold for the heritage list.
				<p><i>Table 1. Heritage significance and inclusion in the heritage list</i></p> <p><i>Guidelines for Heritage List. Pg 7. (Attached).</i> On the same page:</p> <ul style="list-style-type: none"> “Worthy of conservation” <p><i>Establishment and maintenance of the heritage list is a requirement of the deemed provisions contained in the Planning and Development (Local Planning Scheme) Regulations 2015. Inclusion in the heritage list will be based on an assessment of cultural heritage significance of a place and the [City/Town/Shire]’s opinion as to whether it is worthy of built heritage conservation. A place may be considered worthy of built heritage conservation irrespective of its current state of repair; ongoing requirements for conservation, care and maintenance; or economic worth.</i></p> <p><i>Guidelines for Heritage List. Pg 7. (Attached)</i></p> <ul style="list-style-type: none"> The Heritage List inclusion does not prevent demolition or development. It provides a process to ensure that due consideration is given to the heritage value of the site, including the buildings, prior to any development. <p>RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value associated with the earliest town in Western Australia.</p>			
2	Paul Cavanagh PO Box 74 Wyndham 6740	No. WT15 34 O’Donnell Street, Wyndham Site of CD&D Store & Truscott Shed	Object to Category 2 The store was demolished by council order in 2012. Only the shed remains. I strongly suggest it does not comply with a Category 2 rating.	<ul style="list-style-type: none"> The place is recognised as a ruin. It is significant as the last remaining example in Wyndham and for its World War Two associations. The shed is in poor condition and unlikely to be restored although it is worthy of restoration. <p>RECOMMENDATION: revert to a category 3 in the recognition that the place will not be restored. Despite its rarity significance.</p>			
3	Paul Cavanagh PO Box 74 Wyndham 6740	No. WT12	Object to Category 2 According to the Heritage Council’s guidelines, Category 2 places must “exhibit a High degree of integrity / authenticity”. The Port Hospital (former) does not fulfil this requirement as it has undergone considerable alterations and modifications over time. Suggest Category 3	<p>Refer to response for WT 16</p> <ul style="list-style-type: none"> The former Wyndham Port Hospital and the site of the original hospital are of considerable historic and social significance for the provision of health and medical services since 1894 until 1970, during which time the first RFDS base was established in Wyndham on this site. The adaptation of the hospital to facilitate the Wyndham Port Regional Prison in 1975, and the function of the prison through to 1993 is of considerable historical significance. The social significance as a place of medical and RFDS services and later the prison is of considerable significance in the remote location of Wyndham and evokes a sense of place for generations of the Wyndham community. The aesthetic significance of the collection of buildings on the site, framed by a Boab tree on the front verge is of considerable value to the overall port town and particularly its 			

				location in the centre of O'Donnell Street with The Bastion backdrop. RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value associated with the earliest town in Western Australia.
4	KAI Kimberley Agricultural Investment Jim Engelke General Manager PO Box 2531 Kununurra 6743	No. 6 PWD Mess Hall (former) & Single men's Quarters (site) Significance The former PWD Mess Hall & site of the Single-men's Quarters are of historical and social significance as the first purpose-built facility for the Diversion and Argyle dams by Public Works Department construction workers, the establishment of the exclusive Ord River Sports Club and more recent tourist facility as a quality hotel. The remaining former mess building, integral to the hotel reception and restaurants, and the lush garden setting, are of aesthetic significance, creating a tropical historic cultural environment.	Object to Category 2 & process <ul style="list-style-type: none"> No consultation Major imposition to development Comparative to Cemeteries assuming no development Cost imposition of upgrading facilities. Assumption regarding limited use of the site. 	<ul style="list-style-type: none"> The assessment of significance is not measured against the significance of another site, and particularly Cemeteries that have a very definitive significance. The process included community consultation prior to the draft to Council. Your response was part of the process. Impact development of the site. The Heritage List inclusion does not prevent demolition or development. It provides a process to ensure that due consideration is given to the heritage value of the site, including the buildings, prior to any development. The Heritage List inclusion puts no onus on upgrading anything with reference to heritage. The HL has no impact on business. If anything the accolade of heritage significance is an element of tourism that is much respected and sought after in the current tourism space. There is no directive to do anything with the building because of the Heritage List. When you do propose a development it is considered with respect to the heritage elements on the site and the impact on those elements. RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value associated with the development of the Ord River dam and the Kununurra town's social life and tourism.
5	Chris McLachlan Secretary Wyndham Historical Society Inc.	WT16 – Former Wyndham Hotel	Object Category 2 Wyndham Historical Society agree that the remains of the hotel do not warrant a Category 2 rating. Support Category 4 No reason	Refer to response no.1 <ul style="list-style-type: none"> The Site of the original Wyndham Hotel is of historical value, in the State's earliest established town. The development of the site thereafter, continuing the social and hospitality for generations of people and businesses associated with Wyndham is "worthy", as is the existing hotel, that tells a story of its own, significantly, more associated with the demise of the town. RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value associated with the earliest town in Western Australia.
6	Chris McLachlan Secretary Wyndham Historical Society Inc.	WT15 - Site of CD&D Store & Truscott Shed	Object Category 2 Truscott Shed warrants a Category 3 No reason	Refer to response No. 2 RECOMMENDATION: revert to a category 3 in the recognition that the place will not be restored. Despite its rarity significance.
7	Chris McLachlan Secretary Wyndham Historical Society Inc.	WT12 – Former Wyndham Port Hospital	Support Category 2 Former hospital is historically significant and warrants a Category 2 No reason	Refer to response no. 3 RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value associated with the earliest town in Western Australia.
8	Chris McLachlan Secretary Wyndham Historical Society Inc.	WT6 Wyndham Post Office (former) Significance The former Wyndham Post Office is of historic and social value, for providing postal and communication services to the port and town and broader Wyndham district since 1896 on the site, and for between c.1927 and 1968 from this building. Socially the post office is significant as a point of contact and meeting for everyone in the community, and between 1986 and 1997 as the Tourist	Object Category 3 Request Category 2 No reason	The former Post Office is of cultural heritage significance as is the site of this c.1927 building. The function continued at another site since 1968, in Wyndham (3 Mile) that is also recognised for continuing the Post Office tradition. The recommendation has been considered in comparison with other heritage places in Wyndham Port town, all of which also have some significance for the original site function. RECOMMENDATION: retain as category 3 The place is of some cultural heritage value associated with the history of services in Wyndham.

		Information Centre offering information and hospitality to visitors. It is of some aesthetic significance as a typical regional government post office of the period, serving an important role in the district.		
9	Chris McLachlan Secretary Wyndham Historical Society Inc.	WT4 Wyndham Road Board Office (former) Significance The former Wyndham Road Board office, on the site of the 1898 Mechanic's Institute is of historical and social significance for the civic and cultural associations and events on the since 1898, and the existing building from the 1950s continuing as the Shire of Wyndham East Kimberley from 1961 until the new Shire office and Council Chambers were constructed at Three Mile in 1970. Since that time the building was the community Hall until 1978 and then has had various community functions until the poor condition prevented ongoing use.	Object Category 3 Request category 2 No reason	The former Road Board office is of cultural heritage significance as is this site of the Mechanic's Institute and social events. is c.1927 building. The existing building only serves the Road Board office function for approximately 20 years, with the local government administration (Shire since 1961) continuing the function at another site in Wyndham (3 Mile). Various community oruneted functions since that time are of interest. The recommendation has been considered in comparison with other heritage places in Wyndham Port town, all of which also have some significance for the original site function. RECOMMENDATION: retain as category 3 The place is of some cultural heritage value associated with the social and civic history in Wyndham.
10	Andrew Barker Kununurra Historical Society	No. 6 PWD Mess Hall (former) & Single men's Quarters (site) Significance The former PWD Mess Hall & site of the Single-men's Quarters are of historical and social significance as the first purpose-built facility for the Diversion and Argyle dams by Public Works Department construction workers, the establishment of the exclusive Ord River Sports-Club and more recent tourist facility as a quality hotel. The remaining former mess building, integral to the hotel reception and restaurants, and the lush garden setting, are of aesthetic significance, creating a tropical historic cultural environment	Support Category 2 Provided further history Correct name of the place	Refer to response No. 4 Amend place record to incorporate new information. Appreciate the information. RECOMMENDATION: retain as category 2 The place is of considerable cultural heritage value.

Wyndham Historical Society Inc. – Est. 1990

PO Box 379 – Wyndham- WA – 6740



Kathryn Gilpin
Planning Services
Shire of Wyndham East Kimberley
PO Box 614
Kununurra 6743
mail@swek.wa.gov.au

Dear Kathryn,

Ref: LP.01.6; TP4693
Request for proposed modification to a place in the Heritage List and Local Heritage Survey.

In response to your request for comments/ recommendations in relation to various Wyndham properties, please see our comments below:

WT16 – Former Wyndham Hotel
[Request Cat. 2 to Cat. 4]

Wyndham Historical Society agree that the remains of the hotel do not warrant a Category 2 rating. We would support a **Category 4** listing.

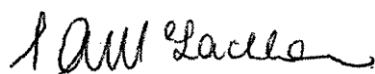
WT12 – Former Wyndham Port Hospital
[Request Cat. 2 to Cat. 3]

Wyndham Historical Society believe the former hospital is historically significant and warrants a **Category 2** rating.
We also strongly believe that the former Post Office and former Shire Hall should be Category 2 listings.

WT15 - Site of CD&D Store & Truscott Shed
[Request Cat. 2 to Cat. 3]

Wyndham Historical Society agree that the Truscott Shed warrants a **Category 3** rating.

Yours sincerely,



Chris McLachlan
Secretary
Wyndham Historical Society Inc.
Email: whs6740@yahoo.com.au
Phone: 0476 019 903
26 July 2023

Hello Katherine,

I had thought I had until the 29th for some reason and just re-reading see 24th. We have been considering and I was in process of writing but should voice our general opposition to change any of the listings as most have been downgraded over many years. The category 2 means the owner at least considers all heritage before redevelopment. To make informed decisions we would like to have had information as to what reasons are being cited for downgrading?

[Below is my writing to summarise how these heritage listings came about. AB 23 VII 2023]

I was with KHS members with around 30 other "locals" of Wyndham and Kununurra back in 1996, when with guidance from consultants (O'Brien? Heritage Consultants - Cathy Withers) over several meetings, each group and individuals decided heritage places, by public suggestion of individual places. At the meetings places were assigned for groups and individuals to research, compiling information to create all of the original heritage listings which the SWEK then adopted as our first heritage listings.

Since then they have undergone various changes with places removed and place relevance categories have changed and changed category from the original listings, with reviews by contractors like SMEC, and most recently last year by Laura Gray that has now been whittled down into the most recent listings.

Over time the categories have become the very minimum and I believe may all have already been "downgraded" from original listings, and will compare when I get time, but sadly once the consultants complete their work, there is no further public discussion or consultation with decisions then being made by SWEK.

There are omissions in SWEK LHS of the actual history that connect places, that we know of and have digitised and documented in photographs and film of the PWD "Ord River Hostel & Club" (the correct name and not connected with the "Ord River Sports Club" as in most recent LHS - No "sports" in the name), KHS has the original liquor license plan on display and Club Register book and many associated archives and displays like when the Queen came in 1963 there on the Hostel verandah - See YouTube), that show the significance of the history there. This is one of the main "places" we have that date back to the very start of the Ord River Irrigation Area and the elements surviving should be preserved within any changes and history considered.

KHS recommends that the Category 2 listing of the original PWD "Ord River Hostel & Club" should remain, to at least consider this heritage in any or all future use by the owners for this significant heritage site. However it would be good to have more information as to why and what reasons or plans put forward by owners (we assume) to change this (these) listings. Requests by owners should not be reason to downgrade. Cat. 2 info below is not hard to implement to protect our heritage sites.

As far as the Wyndham listings that were part of our 1996 formulation of these Heritage Listings, all future development needs to consider the history, even a vacant block like the CD&D store the owners let fall into the street.

None of the present Councillors invited have ever been to visit the museum to understand the history of the town they represent and I hope that is not an indication of their attitudes to history or may favor development and not care about this heritage, however there are 125 members of KHS who at the very least do care about the significance of the heritage of this National Development project of the Ord Scheme and of Wyndham and the Kimberley in general.

I will leave it there, with the appendix of info below my signoff.

Kind regards,

Andrew Barker

[For KHS - Appendix - read on below this..]

Cat 2 cont.

Recommend:

Inclusion in the Heritage List

Retain and conserve the place.

Document the place prior to any development; and photographic archive report if retention is not possible.

[Some points I have extracted from SWEK documentation that are of relevance and need to be considered]

Shire of Wyndham East Kimberley

LOCAL HERITAGE SURVEY 2023

6

History

The complex was the first purpose-built mess and quarters by the Public Works Department (PWD), for single men..

[This is incorrect as they were mostly married men and a few women there - The Hostel was for PWD "Staff" (the "white sock brigade") and not the single mens quarters the other side of the shopping centre - AB 25 VII 2023]

..working in Kununurra at the time of the construction of the dams from 1961.

The complex was built in two parts, linked with concrete walkways. One part was the mess area with kitchen and dining area. In the other part were the rooms and ablution facilities. A liquor licence was obtained late in 1961. The Ord River ~~Sports~~ Club..

[WRONG was the "PWD Ord River Hostel & Club" as the ORSC did not start until 1970s? oval and club established there - AB 25 VII 2023]

was established, and the first managers were Mr and Mrs Robinson, while Roy Hamilton was a prominent early President. Built with verandas, fans and a beautiful garden, the club provided a cool retreat for Kununurra people. Although, it became a high society venue (referred to as the 'White socks Brigade') and only those that worked for the public service were eligible for membership.

Later, the staff quarters were used as a backpackers accommodation for a period before demolition in 1999 and replaced with hotel units. In more recent years it has established as the Country Club Hotel with part of the hotel reception area, bar and restaurant in the original mess building.

Significance

The former PWD Mess Hall & site of the Single-men's Quarters are of historical and social significance as the first purpose-built facility for the Diversion and Argyle dams by Public Works Department construction workers, the establishment of the exclusive Ord River ~~Sports~~ Club and more recent tourist facility as a quality hotel. The remaining former mess building, integral to the hotel reception and restaurants, and the lush garden setting, are of aesthetic significance, creating a tropical historic cultural environment

>>>>>>>>>>

2. THE ASSESSMENT CRITERIA

Nature of Significance

2.1 Aesthetic Value

Guidelines for Exclusion

A place or area is not normally included under this criterion 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