

LOCAL HERITAGE SURVEY 2019



Heritage Intelligence (WA)

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INTRODUCTION

The review of the Municipal Inventory of Heritage Places is a requirement of the Heritage Act (1990) and subsequently Heritage Act 2018.

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*, has been the primary guiding document for the Heritage Inventory review for the Shire of Corrigin.

The review commenced with a Shire formed Community Working Group meeting, photographing heritage places around town, and the Shire scanning the hard copy of the 1997 heritage inventory as no digital version are compliant with current technology. The Shire of Corrigin distributed the scanned version to the Community Working Group for comment by the members. Discussions raised the issue of gradings of significance and the implications of a Grade B and Local Planning Policy (LPP) provisions that could impact the property owners. In the economic climate, it was determined that any imposts upon businesses and property owners would be considered inappropriate. The 1997 Heritage Inventory listed 6 places on the Heritage List (LPP provisions), and another 3 places are already on the State Register of Heritage Places with more serious implications and high level of heritage recognition.

The Shire of Corrigin's 1997 Municipal Inventory of Heritage Places listed 197 places and sites in five categories.

This review references the 1997 Heritage Inventory with no further specific historical research taking place.

Every accessible place listed in the 1997 inventory has been reviewed, including taking photographs of most places that can be viewed from public spaces. Places that were not visible from the public space and/or required entry to private property, and some more regional places have not been photographed at this time. All places have been assessed against the relevant criteria with the information available.

The review includes the 1997 reference numbers on the place records.

Inventory Review 2018 recommends that the former Category 2 places still retain the recognition of their high level of heritage significance, however, as Grade B places will not be included in the Shire of Corrigin's Heritage List, that means there are no statutory constraints. Grade A is the State Register places, and will remain as the only places with any statutory implications.

The considerable number of sites have been integrated into the entire inventory as Grade B or C with no implications other than the opportunity to record the place prior to development or demise, and in the case of a site, recognise and interpret, as a recognition of their cultural heritage significance.

The Heritage Inventory review 2018 comprises the following places with only Grade A forming the Heritage List.

CRITERIA for SIGNIFICANCE

Every place previously listed in the original 1997 Heritage inventory has been assessed within the State Heritage Office's guidelines; *Criteria for the assessment of local heritage places and areas*. The four criteria for the assessment are summarised hereunder:

Assessment of significance

Aesthetic value*

Criterion 1 It is significant in exhibiting particular aesthetic characteristic.

Historic value

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

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.

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

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.

Degree of significance

Rarity

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

Representativeness

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

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.

* 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.

LEVELS OF SIGNIFICANCE

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

The following table from the State Heritage Office's *Criteria for the assessment of local heritage places and areas* illustrates the details, and the amendments to facilitate the draft proposed gradings are listed against them.

In line with State Heritage Office guidelines, Grade B places are usually recommended to be included in the Local Government's Heritage List to provide a level of management through Local Planning Schemes. However, the Shire of Corrigin prefers to have no implications for their places that have been assessed as Grade B.

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

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
GRADE A		HERITAGE LIST
Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example.	Register of Heritage Places (existing) The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).
GRADE B		NO STATUTORY CONSTRAINTS
Considerable significance	Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
GRADE C		NO STATUTORY CONSTRAINTS
Some/Little significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Interpret the site, ruin or archaeological remnants

GRADINGS

Further to State Heritage Office's *Criteria for the assessment of local heritage places and areas* (Appendix 1), 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. Implications for each recommendation are also summarised.

Grade A A place of exceptional cultural heritage significance to Shire of Corrigin and the state of Western Australia, that is either in the Heritage Council of Western Australia'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 Corrigin's Town Planning Scheme.

Planning application needs to be submitted to Shire of Corrigin for any proposed development.

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

Recommend: 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 (1990)*.

By virtue of the *Heritage Act (1990)*, 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 Corrigin cannot approve anything 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 or Conservation Management Strategy is a pre-requisite for conservation works funding assistance from the State Heritage Office.

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. Up to a maximum of \$50,000 is allowed for 5 buildings or more.

Grade B A place of considerable cultural heritage significance to Shire of Corrigin that is worthy of recognition and protection through local planning policy.

Recommend:

It is NOT recommended for inclusion in the Heritage List

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

IMPLICATIONS:

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 cultural heritage significance to Shire of Corrigin.

No constraints.

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

IMPLICATIONS:

If a planning application is submitted to the Shire of Corrigin 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.

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, although at a lower priority. 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.

HERITAGE LIST

The Heritage List for the Shire of Corrigin will comprise only Grade A places.

Three places that are State Registered and that are of a high level of significance to the Shire of Corrigin will form the Heritage List.

GRADE A PLACES: Register of Heritage Places

Corrigin Town Hall	Goyder Street
Corrigin Road Board Offices (fmr)	Goyder Street
Railway Water tower & tank	Connolly Parade

GRADE B PLACES

In line with State Heritage Office guidelines, Grade B places are usually recommended to be included in the Local Government's Heritage List.

The Shire of Corrigin prefers to have no implications for places that have been assessed as Grade B and for them to be excluded from the Heritage List or any implications pertaining to Local Planning Policies.

Two precincts, and 4 places have been recommended as Grade B places. One of the precincts; Corrigin Main Street Retail Precinct, has non-statutory guidance by way of Development Guidelines (Appendix 2) that have been prepared to assist the Shire of Corrigin and the property owners in guiding the future development and conservation of that precinct and the places within it, as a matter of choice and encouragement rather than by any policy implications.

Corrigin Main Street Retail Precinct	Campbell Street
Corrigin Railway Precinct	Connolly Parade/Walton Street
George Holdaway's Shop (fmr)	30 Goyder Street
St Mathews Anglican Church & hall	Lynch Street cnr Jose Street
National Bank and residence	27 Walton Street
Road Board Hall (fmr)	Walton Street

Corrigin Main Street Retail Precinct

South side

CWA Rest Rooms	2 Campbell Street
Corrigin Pharmacy	4 Campbell Street
Co-op building	6-18 Campbell Street
Shops	Campbell Street cnr Goyder Street
Newsagent	Campbell Street
3 Shops (fmr Pharmacy)	Campbell Street
Coades Store (fmr)	Campbell Street cnr Walton Street

North side

Bank of NSW (fmr) & residence	Campbell Street cnr Lynch
BonTon tearooms SITE	Campbell Street
Hardware store	Campbell Street cnr Goyder Street
Forbes Butchers (fmr)	Campbell Street cnr Goyder Street
Shop	Campbell Street
3 shops	Campbell Street
Corrigin Hotel	Walton Street cnr Campbell Street

<u>Corrigin Railway Precinct</u>	Connolly Parade/Walton Street
*Railway water tank	Connolly Parade
Goods shed	Connolly Parade
Ramp & crane	Connolly Parade
Railway station	Walton Street
SITES:	
	Railway turntable
	Workers houses
	Baltic camps
	Sales yards
	CBH bin
Railway dam: 3.5 km southwest of town	

CORRIGIN LOCAL HERITAGE SURVEY 2019

GRADE C PLACES

Corrigin Cemetery	Adams Street
SITE: Corrigin Rifle Range	Brookton Highway
SITE: Corrigin Airfield	Brookton Highway
Dog Cemetery	Brookton Highway
Railway house	11 Crossland St
Swithenbanks House (Shell Co house)	15 Crossland St
Corrigin Golf Club	Dry Well Road
Corrigin Club	23 Goyder Street
St John Memorial Uniting Church	27 Goyder Street
Roger's House	1 Hill Street cnr Kirkwood
Police House (fmr)	21 Hill Street
Channons Place	Hill Street
Corrigin Tennis club	Kirkwood Street
Corrigin Swimming Pool	Kirkwood Street
Ag Bank Inspectors House (fmr)	19 Kirkwood Street
Masonic Hall	25 Kirkwood Street
7 th Day Adventist Church	Kirkwood Street
Catholic School & AMDC Presentation Convent (fmr)	Kirkwood Street
Corrigin District Hospital	Kirkwood Street
Corrigin Pioneer Museum	Kunjin Street cnr Kirkwood Street
Windmill Motel	Kunjin Street
Roadhouse	8 Kunjin Street
SITE: Brickworks	Kunjin Street
O'Shea Place Precinct	Larke Crescent
SITE: Corrigin Drive-in	Larke Crescent
Wogerlin House	Lynch Street
Co-op Managers house (fmr)	10 Lynch Street
Shire of Corrigin Administration Office	Lynch Street
Infant Health Clinic (fmr)	Lynch Street
Corrigin kindergarten (fmr)	42 Lynch Street
Corrigin District High School	53 Lynch Street
St Theresa's Catholic Church & Presbytery	Lynch Street
RSL War Memorial	McAndrew Avenue
St John Ambulance Sub Station	McAndrew Avenue
Doctors surgery (fmr)	5 Murphy Street

CORRIGIN LOCAL HERITAGE SURVEY 2019

SITE: Jack Lindsay's Blacksmith	Walton Street
Hill Bros Road & Field Services (fmr)	5 Walton Street
General Motors Agency (fmr)	7 Walton Street
Woolbrokers (fmr)	9 Walton Street
Tearooms (fmr) 3 Shops	11-13 Walton Street
St John Ambulance (fmr)	Walton Street
Bowling Club	Walton Street
SITE: Lawton Gardens	Walton Street
Post Office	31 Walton Street
Post office residence (fmr)	29 Walton Street
Police Station complex	Walton Street (nr Davies)
Stationmasters House (fmr)	49 Walton Street cnr Davies St
Crawford's House (fmr)	53 Walton Street
Caleys House (fmr)	55 Walton Street

GRADE C Out-of-town places

The out-of-town places are listed in their town/district areas in Alphabetical order.

ADAMSVALE

Site: telephone exchange: Adamsvale Farm

Site: Glenmore Govt Dam

Site: Glenmore Well

Site: Glenmore School see [school sites](#)

Site: Hillside School see [school sites](#)

BILBARIN

Town

Bilbarin Hall

Bilbarin School house (fmr)

Site: Bilbarin School see [school sites](#)

Site: Waltons's School see [school sites](#)

Site: Bilbarin General Store and Post Office

Site: Bilbarin Tearooms

Site: Wogerlin Police Station

Site: Blacksmith

Site; Recreation reserve

Site: Football oval

Site: Railway reserve and wheat bin

Site: Marshall's house

District

Site: Government Dam

Clapps Farm

Petersen Homestead

Wanderin (Gate Pines)

SITE: Ahear's grave

SITE: Lohoar's dairy

SITE: Sandalwood cutters tracks

BULLARING

Bullaring Hall, Community centre & CWA

Site: Seimons General Store

Railway siding/wheat bins

Shearer's Quarters

Site: Bullaring School *see school sites*

Site: Bullaring School house (fmr)

Site: Dorothy Martin Garden

Site: GW Seimons farm

Site: golf course

Site: Langford's Gate School *see school sites*

Site: Gate 69 School *see school sites*

Whittington's Govt dam

Site: Sewell Rock soak

Wattle Grove, Stretton

Site: Stretton Siding

BULYEE

Bulyee Hall and tennis courts

Site: Bulyee School *see school sites*

Site: store

Site: well & mill

Site: North Bulyee School- *see school sites*

EAST CORRIGIN

Rock View Homestead

Site: Lakes Well

Site: Ochilton Homestead

Site: McAndrews Soak

Mayland

Yowing Springs (WS Kirkwood)

Carpe Diem: Homestead, race house track, salt deposits

Site: Donakin Well

Site: Nambadilling phone exchange- *see Telephone exchanges*

Site: Nambadilling School - *see school sites*

GORGE ROCK

Gorge Rock Swimming Pool

Site: Gorge Rock Hall

Site Gorge Rock recreation & show grounds

Site: Gorge Rock Amphitheatre

Gnerkadilling (Crossland Homestead)

Site: Gorge Rock School- see [school sites](#)

Site: Gorge Rock Phone Exchange (Downing's) - see [Telephone exchanges](#)

Ellick (child) Grave, Downing property

KUNJIN

Site: 1st Roads Board Building

Site: Kunjin Church Hall

Site: [Kunjin School](#) see [school sites](#)

Site: [Kunjin phone exchange](#)- see [Telephone exchanges](#)

Site: Kunjin Well

Site: Coongan Downs

KURRENKUTTEN

Site: Alec Dunn's water distiller

Site: Kurrenkutten Lake

Site: Kurrenkutten reserve (Hall & cricket pitch)

Site: Kurrenkutten phone exchange- see [Telephone exchanges](#)

Site: Kurrenkutten South School (South Korrelocking- see [school sites](#)

Site Kurrenkutten Government Dam

Site: Pine Hill School- see [school sites](#)

Site: Wanganui

Site: Madill's Golf Course

Site: rabbit proof fence gates

Site: Windy Hill Ridge Well

LOMOS

Site: Lomos Hall and Tennis courts

Site: Lomos Store

Site: Lomos School *see school sites*

Site: Lomos Siding *see sidings*

Site: Lomos phone exchange- *see Telephone exchanges*

Site: Lomos Horse race track

Site: Lomos Football oval

Site: Lomos Dam & hand pump

Prices Farm

WOGERLIN

Crofters Cottage ruins

Site: Wogerlin well/eucalyptus still

Site: sportsground

Site: baby's grave

ABORIGINAL HERITAGE

The Heritage Inventory under the requirements of the Heritage Act (1990) 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 places and objects of significance to Aboriginal heritage.

CONCLUSION

The 2018 review of the Shire of Corrigin’s Heritage Inventory further reiterates the considerable significance of the rich heritage and history of the Corrigin town and region, and provides strategic guidance to conserve those places of assessed as having a high level of cultural significance, on the Heritage List.

REFERENCES

Shire of Corrigin Municipal Inventory of Heritage Places 1997.

State Heritage Office: assessment documentation.

State Heritage Office: *Criteria for the assessment of local heritage places and areas*.

APPENDICES

1. Place records
2. Corrigin Main Street Retail Precinct Development Guidelines
3. Further research



CORRIGIN MAIN STREET RETAIL PRECINCT

Development Guidelines

Heritage Intelligence (WA)

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Introduction

Corrigin's Main Street Retail Precinct is a place that has special qualities and it is important to retain and enhance those qualities as the town develops through time. Corrigin still has much of the character of its early settlement, and retains a significant legacy of buildings of historic and architectural value.

These guidelines identify the important qualities of Corrigin's Main Street Retail Precinct and are intended to assist property owners and the Shire of Corrigin to achieve good development outcomes in an important heritage context.

The Statement of Significance of the Corrigin Main Street Retail Precinct states as follows:

Corrigin Main Street Retail Precinct comprising predominantly single storey commercial buildings on both sides of two blocks of Campbell Street, form an almost uninterrupted continuum along both sides between Walton and Lynch Streets, presenting an architecturally diverse collection of places of varying degrees of significance, has cultural significance as a whole for the following reasons:

it physically reflects broad social and economic changes from the development of the town after the railway in 1914, and has the potential to contribute significantly to an understanding of the development of Corrigin;

the cumulative effect of the scale, massing, texture, materials, colour and detail of individual buildings and their sites provide aesthetic characteristics which have formed in distinctive periods from the early town establishment to the latter decades, clearly demonstrating the aesthetics of those periods;

the collective and individual landmark qualities of the buildings, and its distinctive streetscape;

the continuity of commercial functions which operate without detracting from the overall integrity of the precinct and which contribute substantially to the character of the area; and,

the contribution to the Corrigin community's sense of place through its social, retail and commercial associations with generations of the community.

Development Guidelines

CORRIGIN MAIN STREET RETAIL PRECINCT

Objectives of the Development Guidelines

Corrigin's Main Street Retail Precinct is regarded as a special cultural environment that informs of a history of Corrigin's. Campbell Street's collective and individual buildings within a continuity of commercial and retail functions contribute substantially to the significant heritage character of central Corrigin.

The Development Guidelines will

- Encourage the conservation and protection of the cultural heritage significance of the Corrigin's Main Street Retail Precinct;
- Ensure that that new buildings, alterations and additions can be accommodated within the Precinct without adversely affecting the Precinct's significance; and
- Encourage the retention of original form, fabric and functions of the heritage places; and,
- Provide improved guidance to landowners and the community about the expectations and planning processes for development within the Precinct.

The Development Guidelines should be implemented to the satisfaction of the Shire of Corrigin.

Places that are valued for their historic character convey a sense of continuity with the past. All built environments have their own special character and Corrigin's Main Street Retail Precinct is defined by the consistent scale, form and fabric of the commercial and retail buildings dating from c.1914.

Historic character can be devalued and compromised by unsympathetic or non-responsive new development, including additions to existing buildings. Placing new buildings and additions in an historic context requires careful analysis to identify the important elements of the overall heritage character that must be respected.

Character is influenced by a number of contributing factors including:

- distinctive landscape elements
- date and style of buildings
- scale and form of buildings
- building setbacks
- materials, building techniques and details
- the use mix and activities

Developments that usually appear most out of character share similar design attributes. This includes buildings that are too large in scale, both height and mass, or lack sufficient surface articulation, and/or are presented in strong and/or garish colours that are incongruous with their surroundings. It is these characteristics that should be discouraged in future developments.

Character is also shaped by the relationship between the proportion of solid to void in walls, or the amount of window contained by a wall, together with the play of light, shadows, and the proportion of openings in walls.

Development Guidelines

CORRIGIN MAIN STREET RETAIL PRECINCT

The following headings discuss the design criteria that make up character.

The five principle design criteria are:

- Scale or Size
- Form
- Siting
- Materials and colours
- Detailing

All new development should reinforce existing historical character where a particular character can be readily established and is clearly of a desirable form.

Some important general principles guide development in a heritage town and the aim of these guidelines is to protect the town's important features and ensure that change and development is managed in a way that enhances and reinforces its historic character.

Corrigin's Main Street Retail Precinct reflects the image of a traditional country town, with its main street of commercial and retail buildings surrounded by mainly residential uses to the north and commercial and light industrial to the south. Buildings within Corrigin's Main Street Retail Precinct are set squarely on their lots with front and side setbacks that mirror the scale of the street.

The Australia ICOMOS *Burra Charter* outlines a number of principles including:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions, or other changes which would adversely affect the setting or relationships are not appropriate.

Most of the Precinct buildings make a positive contribution to the town's character, even though individually many do not have high intrinsic value. Some of the buildings have been altered and adapted in a variety of ways, but contribute by their relation to the existing pattern, scale and form. Most buildings experience some change over time, and that change may also be relevant to the history of a place and the story it has to tell.

Demolition

Many of the buildings in the Precinct are capable of restoration and adaptation. Demolition should only be considered as the last resort with respect to any heritage place.

Demolition of a local heritage place should be avoided wherever possible, although there will be circumstances where demolition is justified. The onus rests with the applicant to provide a clear justification for it.

Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected. Consideration of a demolition proposal will be based upon the significance of the building or place; the feasibility of restoring or adapting it, or incorporating it into new development; the extent to which the community would benefit from the proposed redevelopment; as well as the planning policies relating to the demolition of heritage places in Corrigin's Main Street Retail Precinct.

The loss of each heritage building impacts on the significance and character of the town as a whole in a negative way.

Additions/alterations

Most heritage places in Corrigin's Main Street Retail Precinct are capable of accepting additions at the rear, without having a negative impact on the street-front character. The guiding principle for additions is to ensure that they do not visually intrude on the existing building or the street context and that they are in sympathy with the character of the existing property. Additions should be distinguishable from the original building, and the distinction may be subtle if desired.

New Buildings

New buildings have the capacity to contribute to the streetscape and to complement the existing heritage context. Any new buildings in the Precinct should respect their historic context, and respond to the existing character, scale, form, siting, material and colours.

New buildings shall not be direct copies of heritage buildings and should be visually distinguishable from them. It is important to distinguish between heritage and new places so that heritage values are not diminished by replication but should respect their scale, form and proportions. It should not dominate the streetscape. The distinction may be either subtle, or could be a marked contrast.

The subtle distinction method uses the patterns and proportions of the original building and either uses more modern materials, a distinction in detailing or creates a neutral space, such as a link building.

The marked distinction method involves using contemporary design and respecting the existing building qualities, proportions, scale and the like.

Development in Campbell Street has traditionally been located on the front property line, resulting in an almost continuous built façade along the footpath. This is an important and distinctive characteristic of the Precinct that should be protected.

Development Guidelines

CORRIGIN MAIN STREET RETAIL PRECINCT

Scale

The scale of a building is its size in relation to its context. The resulting development proposal should look as if it belongs to the area in terms of scale. Scale is one of the prime determinants of an area's character, and if scale is not correctly determined, there is little prospect of ameliorating the negative impact of developments that are out of scale.

All new development – both new buildings and additions to existing buildings – shall respect the predominant scale (height, bulk, density and general pattern) that is characteristic of the context and should not have an adverse visual impact on it.

New buildings that need to be larger than the buildings in their surroundings can be reduced in scale by breaking up long walls into bays, by the arrangement of openings and fragmenting roof forms, as appropriate.

Siting

Another critical factor that influences character is building siting in relation to boundaries, particularly front boundaries. Maintaining the predominant setbacks in the streetscape can readily reinforce siting aspects of character in that streetscape. This applies to both front and side setbacks.

Importantly, retail buildings in Corrigin's Main Street Retail Precinct are set parallel to the street, and oriented to the street frontage; in other words the principal elevation of the building, including the entrance, faces the street. New commercial buildings should be oriented in the same manner as those in the context.

Form

The pattern of arrangement and size of buildings in the Precinct is an important part of its character.

The street layout and subdivision pattern provide a strong influence in scale by street and block widths. New buildings shall, in each instance, be appropriate to the immediate surroundings.

The traditional pattern and rhythm of development consisting of horizontal strips of development, broken into a vertical rhythm by the compartmentation of shops and fenestration to individual shops, and which reflects the original subdivision pattern, should be maintained.

Traditional retail buildings are simple and rectangular with pitched roofs usually concealed behind parapet walls, and a simple awning over the public footpath. Decorative pediments form a distinctive pattern. New buildings shall follow these established forms and patterns.

Windows and doors in new buildings should not be copies of traditional styles. Where windows are visible from the street they should be simple timber-framed or commercial quality box aluminium framed windows with proportions reflecting traditional openings.

Development Guidelines

CORRIGIN MAIN STREET RETAIL PRECINCT

Design

New development should be architectural statements of their own time, should reflect their function, and at the same time be fitting places which relate to the Corrigin's Main Street Retail Precinct in a positive manner and reinforce its sense of place.

Rooflines are frequently a significant part of streetscape character. New buildings and additions should respond to and reinforce existing characteristics such as plate / wall height, roof form, ridge lines and parapet lines and roof pitches.

Corner sites should be treated as special opportunity sites. Suitably designed "landmark gestures" may be appropriate.

Façade

The treatment of the façade in terms of the proportions, materials, number of openings, ratio of window to wall will also affect how a new building relates to its neighbours, and how an addition relates to an existing building.

Large frontages must be treated in modules that are in keeping with the rhythm of the majority of shopfronts, and shall have the effect of a small frontage character. It is particularly important to retain this kind of rhythm in redevelopment where larger, single use developments covering several lots may be proposed.

Monolithic buildings with blank street frontages are not acceptable. Large-scale panel systems and sheet metal cladding will not generally achieve the scale and character required to fit in with the context of traditional Corrigin's Main Street Retail Precinct.

Unless exceptional circumstances can be demonstrated, a new retail development should have an over-pavement awning/veranda to provide effective weather protection for pedestrians. The awning should be simple in design, and should line through with any existing awnings/verandas on adjacent buildings. Awning/verandas supported by posts are encouraged.

For existing buildings, the reinstatement of verandas with veranda posts on the public footpath will be encouraged, provided it can be demonstrated that such a veranda would be consistent with the original form and design of the building, and its heritage integrity.

Shop fronts

New shop fronts should take the form of dado below glazing, with a central or side recessed entry, which may or may not be set in a truncated recess.

Shopfront window sills should be in the range of 450mm to 600mm from footpath level, but may be lower where frontages are to be open to the street.

Where new development is to be located adjacent to a heritage building of significance, the new shopfront should pay due regard to the style, scale and colouring of the adjacent building façade.

Development Guidelines

CORRIGIN MAIN STREET RETAIL PRECINCT

Windows onto the street should not be tinted, reflective, painted out or rendered opaque by advertising signage. It is important that two-way views into shops and out onto the street are maximised, in order to increase visual interest, as well as provide greater security through casual surveillance.

Materials

Corrigin's Main Street Retail Precinct has a series of sets of materials related to the main historic phases of development of the town. These materials, their textures, colours and decorative treatments are important elements of character and significance.

The main materials are associated with the walls of buildings and their window treatments. Roofs tend to play a less significant role as they are generally concealed or partially concealed by parapets. New developments and additions should use characteristic materials, textures and colours that are in use locally and in adjacent heritage buildings. The materials may be re-interpreted in new buildings and additions. It is not necessary, nor desirable, to copy the existing patterns in every detail. However, using existing proportions, sizes and shapes of elements assists with developing harmony.

Materials and colours of the surrounding buildings may be used in new buildings, or used as a point of reference for new buildings. Modern materials are not precluded, providing their proportions and textures and details are sympathetic with the surrounding context and are not in sharp contrast.

Restoration

When restoring or repairing heritage places, replacement materials should match like-with-like. Thus in conservation projects they should have timber doors and windows, like they would have had when built. Materials that were not intended to be painted, such as brick, should not be painted. Rendering or painting existing face brick or damaged brickwork in older buildings will cause the brickwork to further deteriorate.

The style of a replacement veranda roof, posts and decoration should be appropriate to the style of the building. In the absence of any documentary evidence regarding the original veranda, a simple replacement veranda without elaborate decoration should be used.

Replacement doors & windows should follow similar patterns to the existing context and doors should be central to the façade or offset to one side, facing directly onto the street. Where a door or window needs replacing it is preferable to use a copy of the original. It is important to retain the original door or window opening.

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Colours

Generally colours should respond to the original colours or a contemporary interpretation of those colours. Sympathetic modern colours may also be acceptable. The use of bright or garish colours in large areas visible from the street shall not be permitted. Feature brickwork should generally not be painted over.

Lighting

Lighting from the underside of awnings and verandas is acceptable. Low key lighting to facades from verandas and canopies is also generally acceptable.

Signage

In heritage areas such as Corrigin's Main Street Retail Precinct, architectural and overall setting characteristics must dominate.

It is generally understood that signage shall be attached to buildings and that signs shall be visually subservient to the building to which they are attached. The buildings and general streetscape must be the dominant element and signage must play a minor role. Traffic moves at relatively low speeds through the one-way direction of Campbell Street so signs are not required to be large to be noticed.

The community is also becoming increasingly aware of the value of heritage in the streetscape and older signs, are rare assets that can be capitalised upon by businesses to raise their commercial profile in a unique and highly visible manner.

Considerations of signage needs to:

- permit adequate identification and business advertising
- recognise that advertising signs can help to express the character of the heritage precinct, creating an attractive daytime and evening atmosphere
- limit the number, scale and positioning of advertising signs, and to ensure that signs do not crowd the advertiser's message;
- ensure that advertising signs are in keeping with the scale and character of the building upon which they will be attached, and do not detract from the architecture of the building
- ensure that signage is designed and located in a manner that responds to and enhances the heritage place with which it is associated.

Generally, signs on individual buildings within the Precinct shall be discreet and shall complement the building and area. The architectural characteristics of a building shall always dominate.

Advertising shall be placed in locations on the building that would traditionally have been used as advertising areas. If the building has no such locations, advertising will usually be inappropriate.

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It is not necessary to attempt to create an “historic” character in the advertising, but modern standardised corporate advertising will not usually be appropriate in a heritage area, as it can diminish the integrity and individuality of the area’s historic character.

Careful consideration should be given to the placement of any advertisements so as not to detract from the design form of historic townscapes.

The following signs should not be erected in Corrigin’s Main Street Retail Precinct:

- signs on any building where the structural stability is likely to be impacted by the sign
- ~~a free-standing or portable sign in a street or a public place~~
- pylon signs
- roof signs or signs that break an historic parapet or roof line
- the painting of whole building facades or parapets in bright colours – corporate or other
- fluorescent and iridescent paint colours

~~Signs that detract from the architectural character of the Precinct should be removed.~~

The Shire of Corrigin should consider the following when assessing applications for new advertising signage

- the aggregate number of signs on the building
- consideration of existing signs
- the dimensions and location of the sign(s)
- the content and style of the sign(s)
- the historic cultural values of the building or place the subject of the application
- the impact of the proposed sign(s) on pedestrians and public safety

Signage Specific

Signage is to include all or some of the following, and shall be incorporated into either (i) a single sign of not more than 600mm x 400mm in size, or (ii), a minimal number of signs located on awnings, fascias, doors, windows or walls, or slung under verandas. The number of signs should be restricted as follows:

- maximum of two sign locations on a building with a veranda (one on the building face and one on the veranda), and maximum of one sign location on a building without a veranda (on the building face);
- one hanging under-veranda sign per premise.

Acceptable signs include:

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- name and address of the premises
- name of business contained within the premises
- type of services, activities or products available within the premises (no commercial brand product or third party advertising permitted)
- historic signs may be repainted or conserved
- Signage that respects and doesn't cover important architectural detail on historic buildings
- painted, printed and projected signs
- the maximum size of any sign located on the street front of a building will be limited to 10% of the area of a building's principal frontage
- lettering on building signs is restricted to 300mm high
- type-faces are to be with serifs on historic buildings, but may be more contemporary on new buildings
- painted signs are kept to a simple design with simple graphics. Painted signage on historic buildings is not permitted
- the siting and form of advertising on new buildings should be considered an integral part of the building design process

Historic Signs

In situations where the Shire considers that an existing sign is of an historic nature and contributes to the character of the streetscape, the owners will be invited to discuss with the Shire options for the retention and conservation of the sign.

In summary, the application of these guidelines are intended to assist property owners and the Shire of Corrigin to achieve good development outcomes in the important heritage context of Corrigin's Main Street Retail Precinct.

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