

POL	NAVAL BASE HOLIDAY PARK HERITAGE AREA	LPP 4.5
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POLICY CODE:	LPP 4.5
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Strategic Planning Services
SERVICE UNIT:	Strategic Planning Services
RESPONSIBLE OFFICER:	Manager, Strategic Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	8 December 2011
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	Location Plan – Naval
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	9

Dates of Amendments / Reviews:		
DAPPS Meeting:	24 November 2011	2 June 2015
	24 May 2012	26 November 2015
	31 January 2013	23 February 2017
	22 August 2013	23 November 2017
	26 February 2015	
OCM:	8 December 2011	12 March 2015
	14 June 2012	11 June 2015
	14 February 2013	10 December 2015
	12 September 2013	9 March 2017

BACKGROUND:

Naval Base Holiday Park Heritage Area comprises six rows of campsites and 178 holiday shacks settled on the mainland, along Cockburn Road in Henderson.

The Naval Base Heritage Area has a continuous history as a holiday destination since 1933, and has been used by generations of families from Cockburn and the wider area, and there are a number of extended families that have a long association with the site.

It is significant as a good example of the holiday camps which used to exist along the Western Australian coastline but have disappeared in the face of development.

Overall, there is a uniformity of scale, with many of the shacks being within the original size limit of 16' x 17' (approximately 5.2m x 5.2m).

The original shacks comprise a caravan with a permanent walled annexe extension. Subsequently, permanent shacks have been built, in theory with a maximum sized building of 16' x 17'. Most of the shacks are a conglomeration of assorted building fabric (often recycled from other buildings), and vary in their condition. Historically there has been an 'unwritten rule' that states that extensions to shacks must only be to the east or west so as not to block views to the ocean.

The shacks have no internal running water and no externally supplied electricity. Residents cook and power refrigerators with gas, use solar panels for electrical power and get their water from nearby communal taps. Two large ablution blocks are available for the residents.

There is little to no vegetation on the site but some of the shacks are surrounded by lawn.

Although individual shacks have changed since 1933, as a holiday destination the overall site has a high level of integrity and authenticity.

The Naval Base Holiday Park Heritage Area is designated under the Heritage Protection provisions of City of Cockburn Town Planning Scheme No. 3.

Archaeological Potential

The Naval Base Holiday Park Heritage Area is also associated with the attempts at settlement by Thomas Peel in 1829. Consequently, it is possible that there are archaeological remains at the site which may warrant investigation at a future time.

Application:

This policy applies to all development within Reserve 24308, as shown in Appendix A.

PURPOSE:

The purpose of this Policy is:

- (1) To set out a statement of significance for the Naval Base Holiday Park Heritage Area, and to clearly identify the characteristics that are essential to the heritage significance;
- (2) To set out design guidance for development within the Naval Base Holiday Park Heritage Area to ensure conservation of the heritage significance of the area.

Objective:

The key objective of this Policy is to ensure that development within the Naval Base Holiday Park Heritage Area respects the heritage significance of the area by having due regard to the characteristics that have been identified in this Policy as essential to the heritage significance.

POLICY:**(1) Statement of Significance**

Naval Base Holiday Park has been a holiday destination since 1933, and has been used by generations of families from Cockburn and the wider area. It has exceptional social historical value as a popular and well used holiday destination.

Naval Base Holiday Park is a good example of holiday camps which used to exist along the Western Australian coastline but have disappeared in the face of development. As a holiday destination the overall site has a high degree of authenticity.

Although the condition of individual shacks varies, as a whole the shacks at Naval Base Holiday Park have a uniformity of scale that creates a unique landscape, and gives the place significant aesthetic appeal, especially when combined with the coastal setting.

Individual shacks within the Heritage Area have changed over time. The design and construction of the shacks demonstrates the resourcefulness, versatility and creativity of the shack builders and their occupants.

The evolution of the shacks is considered to be one of the distinguishing characteristics of the Heritage Area, and it is acknowledged that individual shacks and the overall site plan will continue to evolve over time. However, it is considered important that this occurs in a manner that does not adversely impact on the heritage significance of the Heritage Area.

For this reason it is not considered that there is any distinction in the level of contribution made by individual shacks to the heritage significance of the Heritage Area. Rather, it is considered that the following overall characteristics of the Heritage Area are essential to conserving its heritage significance:

1. The ongoing use of the site as a holiday destination;
2. General uniformity of scale of the shacks;
3. Modest scale and simple informal 'holiday shack' character of the structures;
4. General uniformity of siting and spacing between the shacks, noting that the future spacing will have to meet other regulatory requirements.

(2) Development of Shacks within the Heritage Area

1. Any extensions or modification to existing shacks need to meet the requirements of the Building Code of Australia.

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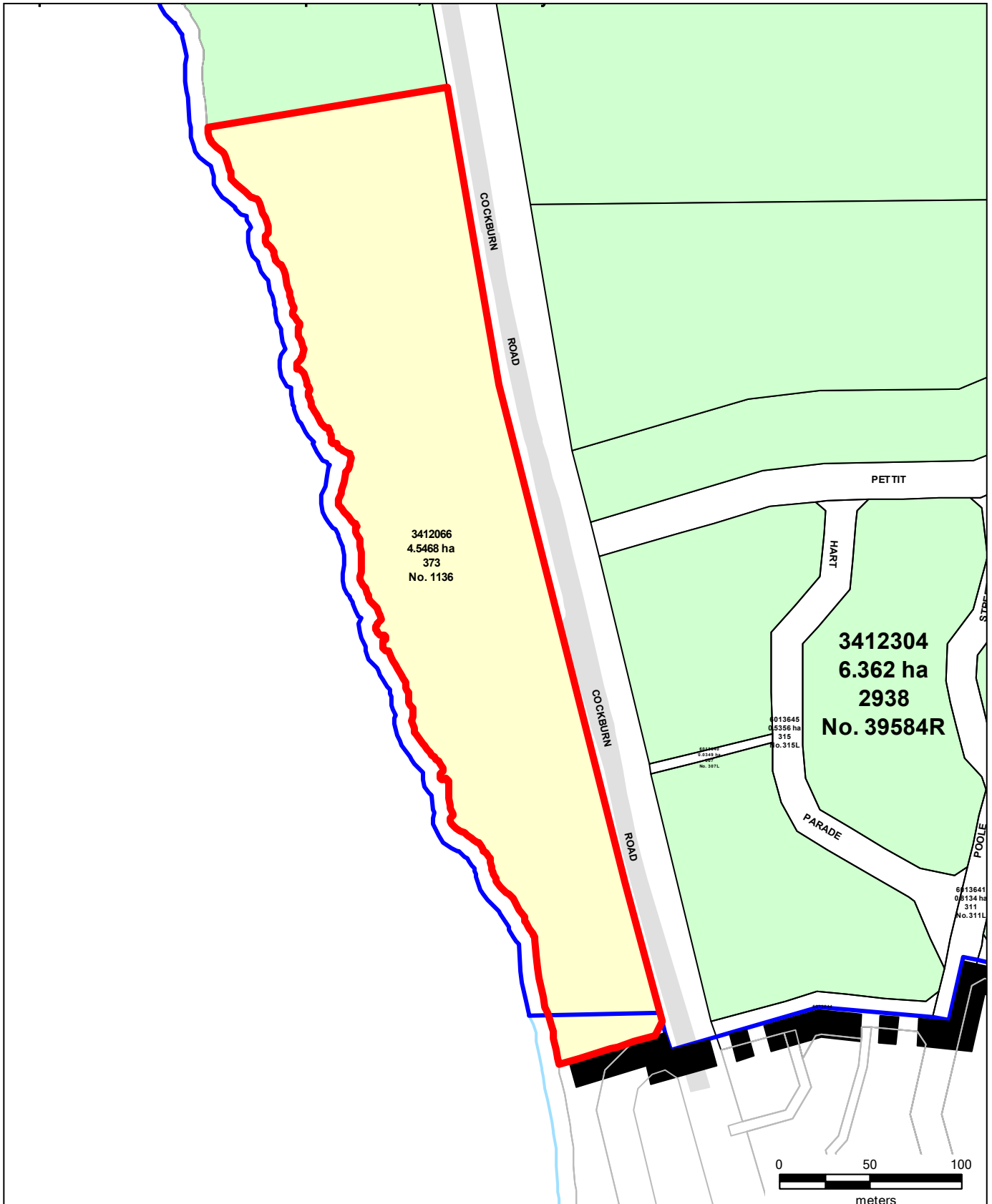
2. Shacks should be of a small, modest scale with regards to their height and the size of the building footprint. They should not exceed a maximum building footprint of 5.2m x 5.2m, with one additional 1.8m wide verandah permitted on one side of the shack where it is open on three sides.
3. Additional ancillary structures such as outbuildings (sheds) and carports will generally not be supported.
4. Shacks should be constructed of lightweight materials that are indicative of the informal 'holiday shack' character.
5. Development of new shacks needs to be consistent with the overall site plan and be contained within the boundaries of their designated site area.

(3) Other Development within the Heritage Area

1. Any other development within the Heritage Area is to respect the heritage significance of the area by having due regard to the characteristics that have been identified as essential to conserving its heritage significance.
2. New buildings or structures within the Heritage Area should be designed and located in a way that does not overwhelm or dominate the shacks.
3. New buildings or structures within the Heritage Area should complement the modest scale and simple informal 'holiday shack' design characteristics of the shacks in terms of bulk, style, materials, and form.
4. The site of the Naval Base Holiday Park Heritage Area may have archaeological potential, since the area is associated with an early attempt at settling the area by Thomas Peel. Therefore any proposed earthworks, excavation or development outside existing designated shack sites should be subject to an archaeological investigation prior to the commencement of any works.

APPENDIX A - LOCATION PLAN

NAVAL BASE HOLIDAY PARK HERITAGE AREA



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