

Owner	Planning and Sustainability
Implementation	10 August 2021
Next Review	10 August 2025

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Policy has been prepared under Part 2 Division 2 of the Deemed Provisions of the City of Wanneroo’s District Planning Scheme No. 2 (DPS 2).

The purpose of this Policy is to provide guidance for the classification and assessment of heritage places included in the City’s Local Heritage Survey (LHS).

Policy Objectives

To provide an appropriate level of protection for heritage places identified on the City’s Local Heritage Survey.

Relationship to Other Policies, Guidelines and Documents

This policy should be read in conjunction with the following:

- The Burra Charter
- Heritage Act (2018 or current version of the Legislation)
- Heritage Regulation (associated with the Act)
- Planning and Development (Local Planning Schemes) Regulations 2015 (or current version)
- State Planning Policy 3.5 – Historic Heritage Conservation
- District Planning Scheme No.2

Application

The City’s LHS is prepared in accordance with Section 103 of the Heritage Act 2018. The LHS itself has no statutory implications under the Heritage Act, and is a list of the City’s important heritage places, prepared in consultation with the community and sent to the Heritage Council of Western Australia for public information. A heritage place could include a building, structure, object, garden, or tree. An Aboriginal place can also be included on the LHS where its significance is not solely connected with Aboriginal tradition or culture. Inclusion on the LHS is the first step towards any future protection measures, including nomination to the State Register of Heritage Places. Council adopted the City’s Local Heritage Survey in March 2016.

Each place on the City’s LHS is assigned a level of significance classification, being the recommended level of management of a place according to its heritage value. A heritage place is assessed against its historic, aesthetic, scientific, and social values, as well as how significant the

Heritage Places

place is based on its authenticity, integrity, condition, representativeness and rarity. Classification categories provide guidance to the City and land owners when considering the development of a heritage place, encouraging the retention and/or conservation of the heritage significance of the place. In terms of heritage management, the higher the classification category the greater the care and responsibility that should be taken in protecting the place.

A description of each of the four classification categories is as follows:

Level of Significance	Description	Desired Heritage Outcomes
<p>Category 1: <i>Exceptional Significance</i></p>	<p>Highest level of protection appropriate</p> <p>Note: Category 1A in the LHS refers to a place already included on the State Register of Heritage Places.</p>	<p>Provide maximum encouragement to the owner to retain and conserve the significance of the place.</p> <p>Any alterations or extensions should reinforce the significance of the place, and retain the original fabric wherever feasible, and be in accordance with a conservation plan, if one exists for the place.</p> <p>Recommended for entry into the State Register of Heritage Places as well as inclusion in a Heritage List prepared pursuant to Clause 8 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No 2 (DPS2).</p>
<p>Category 2: <i>Considerable Significance</i></p>	<p>High Level of protection through the local planning scheme</p>	<p>Category 2 places are included in the City's Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo DPS2. Inclusion on the City's Heritage List provides maximum encouragement to the owner to conserve the heritage significance of the place.</p> <p>Any alterations or extensions should reinforce the significance of the place, and retain the original fabric where feasible.</p>
<p>Category 3: <i>Moderate Significance</i></p>	<p>Retain and conserve if possible</p>	<p>Provide maximum encouragement to the owner to conserve the significance of the place.</p> <p>Any alterations or extensions should reinforce the significance of the place, and retain the original fabric wherever feasible.</p> <p>Photographic archival record required prior to any major redevelopment or demolition.</p>

<p>Category 4: <i>Little Significance</i></p>	<p>Recognise Historic Site or Natural Place</p>	<p>Historic site often without built features or is a natural place.</p> <p>Recognise and interpret the site where possible – for example with a plaque, place name, or reflection in urban or architectural design.</p> <p>Photographic archival record required prior to major development or demolition.</p>
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PART 2 – GENERAL POLICY PROVISIONS

General provisions to alter, develop or demolish a heritage place

All heritage proposals for demolition, alteration, additions and subdivision will be assessed in accordance with *State Planning Policy 3.5 – Historic Heritage Conservation* and relevant State heritage guidelines.

City will provide maximum encouragement to the owner to ensure the retention and conservation of these places, wherever possible. Owners should consider alternatives to altering the external character of the building, object, structure or place to ensure retention of these heritage places.

In the event that Council grants approval to develop or demolish any place of heritage significance , a condition shall be imposed requiring the information outlined in Table 1 to be provided prior to the lodgement of a building permit or demolition permit.

Applications to alter, develop or demolish a category 1 and 2 heritage place

Category 1 and 2 heritage places have the greatest heritage value for the City of Wanneroo. As such, all Category 1 and 2 places are included on the Heritage List established under Clause 8 of the Deemed Provisions of DPS 2.

Development Approval will be required for all development involving places on the Heritage List, in accordance with the requirements of Clause 61 of the Deemed Provisions of DPS 2.

In addition to the usual application requirements, as prescribed in accordance with Clause 63 of the Deemed Provisions of DPS2, applicants will be required to provide a heritage impact statement prepared by an appropriately qualified and experienced Heritage Consultant with the application for Development Approval.

A heritage impact statement should include an assessment of:

- What parts of the place will be affected by the proposal;
- How are the heritage values affected by the proposal;
- Reasons for making the changes; and
- What measures have been taken to minimize impacts to the place.

Applications involving places on the Heritage List will be forwarded to the Heritage Council of Western Australia and any other relevant bodies for comment and recommendations and these views will be taken into consideration in determining the application.

Demolition of places on the Heritage List will be discouraged and alternatives to demolition investigated and discussed with the owner/applicant prior to a determination being made.

Review of Heritage Places

The Local Heritage Survey and Heritage List will be reviewed from time to time. Requests from the public wanting to add or remove a heritage place may be made by lodging a written request with supportive justification with the City. The decision to add or remove such a place can only be made through a resolution of full Council. Prior to Council making a decision to add or remove places, views will be sought from the owner and occupiers of the place, public comment shall be sought and advice may also be sought from the Heritage Council of WA.

Table 1

Minimum requirement for preparation of archival records	Detail record for Category 1 & 2	Photographic Record for Category 3 & 4
Background	✓	
Statement of Significance	✓	✓
Location Plan	✓	✓
Base Plan	✓	✓
Reproduction of archival documents	✓	
Heritage assessment documentation or brief written history	✓	✓
Certificate of title	✓	✓
Photographs		
- The place and its setting	✓	✓
- All external elevations	✓	✓
- Significant/representative external & internal spaces	✓	
- Noteworthy items	✓	✓
Colour slides (as per photographs)	✓	
Measured drawings		
a) To sketch standard		✓

b) To architectural standard	✓	
- Site plan (1:500 or 1:200)	✓	✓
- Floor plan/s (1:100 or 1:50)	✓	✓
- Roof plan/s (1:100 or 1:50)	✓	
- External elevations (1:100 or 1:50)	✓	
- Internal elevations (1:100 or 1:50)	✓	
- Sections (1:100 or 1: 50)	✓	
- Ceiling and joinery details (1:20 or 1:10)	✓	
- Other significant details	✓	
Bibliography	✓	✓