

Heritage Places Local Planning Policy

Policy Owner:	Planning and Development
Distribution:	All employees
Implementation:	26 April 2006
Scheduled Review:	April 2008

Objective

To outline processes and procedures for dealing with development and building applications and enquiries relating to heritage places included in the City's Municipal Heritage Inventory (MHI).

Background

The City's MHI is prepared in accordance with Section 45 of the Heritage of Western Australia Act 1990. The MHI itself has no statutory implications under the Heritage Act, and is simply 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. Council finally adopted the City's Municipal Inventory in April 2006.

Each place on the City's MHI is assigned a management category, being the recommended level of management of a place according to its heritage value. This assignment is based on assessment of significance of the place, with the criteria being historic, aesthetic and social significance and representativeness and rarity. Management categories provide guidance to the City and owners of the place when considering planning and development issues and in encouraging conservation of the place. In terms of heritage management, the higher the management category the greater the care and responsibility that should be taken in protecting the place.

A description of each of the four management categories follows:

Category 1: Recommended for State Register of Heritage Places

Highest level of protection appropriate: recommended for entry into the State Register of Heritage Places as well as inclusion in a Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo District Planning Scheme No 2 (DPS2); provide maximum encouragement to the owner to conserve the significance of the place.

Note: Category 1A in the MHI refers to a place already included on the State Register of Heritage Places.

Category 2: High Level of protection through the town planning scheme, i.e inclusion in a Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo DPS2; provide maximum encouragement to the owner to conserve the significance of the place.

Category 3: Retain and conserve if possible: provide maximum encouragement to the owner to conserve the significance of the place. Photographic record required prior to any major redevelopment or demolition.

Category 4: Historic Site or Natural Place – Recognise. Historic site without built features or natural place. Interpret – for example with a plaque, place name, or reflection in urban or architectural design.

Statements

Applications to Alter, Develop or Demolish Category 1 and 2 Heritage Places

Category 1 and 2 Heritage Places have the greatest Heritage Value for the City of Wanneroo. As such all Category 1 and 2 Places have been included on the Heritage List established under Clause 5.2.2 of DPS2.

A Planning Approval will be required for all development¹ involving places on the Heritage List, in accordance with the requirements of Clause 6.1.1 of DPS2.

In addition to the usual application requirements, applicants will be requested to provide with their planning application the details set out in Clause 5.2.4 of DPS2 and a heritage impact statement prepared by an appropriately qualified and experienced Heritage Consultant with the application for Planning Approval.

A heritage impact statement should include an assessment of:

- What parts of the place will be affected by the proposal;
- What will change;
- How are the heritage values affected by the proposal; and
- Reasons for making the changes.

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.

In the event that Council grants approval to develop or demolish a place on the Heritage List, a condition shall be imposed requiring the information as required and contained in Column 1 of the attached Table being provided prior to the lodgment of a building licence or demolition licence.

¹ The term ‘development’ shall have the same meaning given to it in and for the purposes of the Act but shall also include in relation to any building, object, structure or places listed on the Heritage List any act or thing that:

- a) is likely to change the character of the place or the external appearance of any building; or
- b) would constitute an irreversible alteration to the fabric of any building.

Applications to Alter, Develop or Demolish Category 3 and 4 Heritage Places

Category 3 and 4 Heritage Places have not been included on the Heritage List, however the 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.

Demolition of Category 3 and 4 Heritage Places will be discouraged.

In the event that Council grants approval to develop or demolish a Category 3 or 4 Heritage Place, a condition requiring the information as required and contained in Column 2 of the attached Table being provided prior to the lodgment of a building licence or demolition licence shall be imposed.

Review of Heritage Places

The City's Municipal Heritage Inventory 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 Requirements for preparation of archival records	Detailed Record for Category 1 & 2	Photo-graphic Record for Category 3 & 4
1. Background	√	
2. Statement of Significance	√	√
3. Location Plan	√	√
4. Base Plan	√	√
5. Reproduction of Archival Documents	√	
6. Heritage Assessment Documentation or Brief Written History	√	
7. Certificate of Title	√	√
8. Photographs		
- the place and its setting	√	√
- all external elevations	√	√
- significant/representative external & internal spaces	√	
- noteworthy items	√	√
9. Photographic Negatives or digital CD	√	
10. Colour Slides (as per photographs)	√	
11. 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	√	
12. Bibliography	√	√

Responsibility for Implementation

Manager Planning Services and Manager Development & Health Services