

Policy Number:	LPP 13
Policy Type:	Local Planning Policy
Policy Name:	Heritage Conservation
Policy Owner:	Chief Executive Officer

AUTHORITY: *Planning and Development (Local Planning Schemes) Regulations 2015*
Heritage Act 2018
Shire of Nannup Local Planning Scheme No.4 (LPS No. 4)

POLICY BASIS

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Nannup Local Planning Scheme No. 4 (LPS4)*.

OBJECTIVES

The objectives of this Policy are:

1. To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the cultural heritage significance associated with places listed on the Heritage List and for development within a Heritage Area.
2. To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places and strengthen the relationships between the community and its heritage.
3. To conserve and protect places and areas of local cultural heritage significance.
4. To ensure that development does not adversely affect the significance of local heritage places and areas.
5. To provide information that assists property owners and/or managers to understand and appreciate the cultural heritage significance of heritage properties and areas.
6. To provide guidance on significant trees.

DEFINITIONS

“Adaptation” means the modification of a place to suit proposed compatible use or uses.

“Archival Record” means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. The Heritage Council of Western Australia has prepared standards for archival recording.

“Conservation” means all the processes of looking after a place so as to retain its cultural heritage significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation. Conservation will commonly involve a combination of more than one of these.

“Conservation Management Strategy” means a document that guides the maintenance of a heritage place. It contains, amongst other things, a Building Condition Assessment Report, conservation management schedule and maintenance schedule.

“Conservation Management Plan” means a document that identifies the heritage significance of a place and provides clear policies for the sustainable future of the place. The Heritage Council of WA provides guidelines for the preparation of Conservation Management Plans to ensure that all important matters are considered.

“Cultural Heritage Significance” means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

“Fabric” means all the physical material of the place including components, fixtures, contents, and objects that contribute to the heritage significance of the place.

“Heritage Area” means an area designated as a heritage area under Clause 9 of the Deemed Provisions.

“Heritage Agreement” means a contract under section 90 of the *Heritage Act 2018* which is undertaken on a voluntary basis by the owners of a heritage place. The agreement binds current and successive owners to a set of conservation conditions and may provide compensating benefits in some circumstances. The purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place. A Heritage Agreement attaches to the land and is confirmed through a Memorial placed on the land title.

“Heritage Impact Statement” means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. The report may also outline measures as to how any detrimental impact may be minimised. The Heritage Impact Statement should address:

- How will the proposed works affect the cultural heritage significance of the place?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

Note: The Heritage Council of WA has produced a guide and form for the preparation of Heritage Impact Statements. This information is available on the Heritage Council's website.

“Heritage List” means a list of places that has established under Clause 8(1) of the Deemed Provisions (outlined in Attachment 1 of this Policy).

“Heritage Place” means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance, together with associated contents and surrounds.

“Interpretation” means all the ways of presenting the significance of a heritage place. Interpretation can include the use of colour, lighting, furnishings, historic material or signage or a combination of these to tell the story of the building or place.

“Interpretation Plan” is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places.

“Significant Trees” means trees that have been identified in the Heritage List for their heritage significance, which includes characteristics such as outstanding aesthetic significance, horticultural value, historic value, and/or unique location and context.

“Structural Condition Assessment” means a report prepared by a qualified structural engineer that assesses the structural state of a building or element.

POLICY

The purpose of this Policy is to:

1. Set out development control principles for places on the Heritage List established pursuant to the Regulations, for other places on the Shire of Nannup Local Heritage Survey and for

development within a Heritage Area.

2. Provide further direction on the development control principles contained within *State Planning Policy 3.5 Historic Heritage Conservation*.
3. Provide increased certainty to landowners and the community about the development control principles for heritage conservation and protection.

BACKGROUND

The Shire of Nannup Local Heritage Survey, also commonly known as a “municipal heritage inventory”, identifies places within the district that have cultural heritage significance. The compilation of a Local Heritage Survey is a requirement under Clause 103(1) of the *Heritage Act 2018*.

Heritage places on the Shire of Nannup Local Heritage Survey have been classified with a Management Category either as ‘A’, ‘B’, ‘C’ or ‘D’. Those places with the greatest heritage significance have also been identified for inclusion on the Heritage List pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*. Heritage places with Management Categories ‘A’, ‘B’ and ‘C’ are included on the Heritage List, while places with a Management Category of ‘D’ are not included on the Heritage List.

Places that are considered to be of significant heritage value and worthy of conservation are identified on the Heritage List set out in Attachment 1 of this Policy. Modifications to the Heritage List are to address Schedule 2 Part 3 Clauses 8(3) & 8(4) of the Deemed Provisions.

Aboriginal heritage is protected by the *Aboriginal Cultural Heritage Act 2021*. This Policy does not apply to the conservation of Aboriginal heritage except where Aboriginal heritage is included within the Heritage List or is within a designated Heritage Area.

The Scheme establishes a Heritage Area over a portion of the Nannup town centre (Special Control Area 6 (SCA6) Heritage Area). Schedule 2 Part 3 Clause 9 of the Deemed Provisions also enables additional Heritage Areas to be established.

APPLICATION

This Policy applies to places entered on the Heritage List, pursuant to the Regulations, which are outlined in Attachment 1 along with development within a Heritage Area. General guidance is also provided to heritage places with a Management Category D in Attachment 2. Attachment 2 sets out additional policy provisions for places with Management Categories ‘A’, ‘B’, ‘C’ and ‘D’ with a particular focus for places on the Heritage List.

POLICY PROVISIONS

1. Assessing Applications

When considering applications for development approval for places entered in the Heritage List and for development within a Heritage Area, the local government will have due regard to the following:

- a. the conservation and protection of any place or area;
- b. whether proposed development or demolition will adversely affect the heritage value of a place or area including adverse effects resulting from the location, bulk, form or appearance (including design, materials, construction) of the proposed development. In accordance with SPP 3.5, the local government does not support demolition of heritage-protected places when it is the result of the place not being properly maintained;
- c. the level of heritage significance as outlined in Attachment 2 and the cultural heritage significance of the place or area;

- d. measures proposed to conserve or enhance the heritage significance of the place and its setting;
- e. the structural condition of the place (including associated structural condition assessment) and associated safety issues in relation to conservation;
- f. possible adaptation to a new use which will allow for its retention and conservation;
- g. Scheme aims, objectives and relevant clauses;
- h. *State Planning Policy 3.5 - Historic Heritage Conservation*; and
- i. any Conservation Management Plan and associated provisions relating to the property.

2. Variations to Scheme provisions for a Heritage Place and Heritage Area

Clause 12 of the Deemed Provisions provides the local government with the ability to vary any site or development requirement specified in the Scheme or the *Residential Design Codes* to facilitate the conservation of a place listed in the Heritage List, within a Heritage Area or for places entered on the Heritage Council of WA's Register of Heritage Places.

The local government will consider the flexible application of the Scheme and the *Residential Design Codes* requirements in relation to places on the Heritage List, within a Heritage Area or for places entered on the Heritage Council of WA's Register of Heritage Places. The local government will consider variations to certain development standards including, but not limited to, the following:

- a. minimum lot sizes;
- b. average lot sizes;
- c. plot ratio;
- d. setbacks;
- e. variations to car parking and landscaping; and
- f. other development standards.

The local government will:

- a. consider applications for variations of development standards on their merits;
- b. consider the effect of any variation of development standards on the amenity of adjoining lots;
- c. ensure that the proposed variation is consistent with the general and specific objectives of the Scheme and the objectives of the zone;
- d. only support variations where there is a beneficial conservation outcome for the heritage place or Heritage Area; and
- e. require applicants to provide sufficient justification to enable consideration of any variations.

3. Heritage Agreements

Clause 10 of the Deemed Provisions allows the local government to enter into a Heritage Agreement with an owner or occupier of land or building, pertaining to a heritage place. Heritage Agreements may be required in certain circumstances such as where:

- a. a Conservation Management Plan or Conservation Management Strategy has been prepared or is required to be prepared as a condition of development approval;
- b. there is a high degree of uncertainty or risk regarding the future care of the place; or
- c. an owner has been granted a significant bonus or benefit such as outlined in section 2 of this Policy.

A Heritage Agreement will generally require the applicant to commission, at their expense, a Conservation Management Strategy from a competent heritage professional.

Where a Heritage Agreement is required, it is usually required to be supported by a caveat to be placed on the title to the satisfaction of the local government. Where a caveat is proposed, it shall

be prepared by the local government's solicitors at no cost to the local government. The agreement is usually binding to successors in Title.

4. Structural Condition Assessment in the Case of Demolition

If structural failure is cited as a justification for the demolition of a place on the Heritage List or within a Heritage Area, evidence is required be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its fabric and/or that there are prohibitive costs.

In accordance with SPP 3.5, the local government does not support demolition of heritage-protected places when it is the result of the place not being properly maintained.

5. Significant Trees

Clause 47 of LPS4 allows the local government to establish and maintain a Significant Tree Register to identify trees within the Scheme area that are worthy of preservation.

Development approval is required prior to the removal or destruction of any tree(s) included on the Significant Tree Register except where that tree(s):

- a. Presents an immediate risk of personal injury or damage to property. The onus is on the applicant to demonstrate that this is the case. This may require the submission of a report prepared by a suitably qualified arborist at the full cost of the applicant.
- b. Must be cleared where necessary and only to the extend necessary:
 - i. for the purposes of fire prevention or for access to public services or utilities; or
 - ii. for the commencement or carrying out of development in accordance with a development approval; or
 - iii. for the carrying out of any condition of subdivision approval for approval has been granted; or
 - iv. where expressly required by the terms of a written law.

6. Structure Plans and Subdivision Applications

- a. Structure Plans and subdivision applications that relate to heritage places should be designed to retain an appropriate setting for the heritage place. This includes, for example, the retention of the original gardens, landscaping features or other features that are considered essential to the setting of the heritage place or its heritage significance.
- b. Subdivision proposals that indicate the required demolition, partial demolition or modification to a place on the Heritage List or State Register of Heritage Places will generally not be supported without a Heritage Impact Statement accompanying the subdivision proposal. This is to be prepared in accordance with the Heritage Council of WA guidelines.
- c. Where a structure plan is proposed for land that includes a heritage place(s) the structure plan should demonstrate how matters of heritage significance will be addressed.

The local government may require the preparation of an overall heritage strategy to be included with the structure plan report which demonstrates how heritage issues will be addressed, outlining principles to be addressed in later planning stages and including recommendations for interpretation.

- d. Consideration should also be given as to how future development of the subdivided land is likely to affect the identified significance of the heritage place, particularly its setting.

7. Applications for Development Approval for Places on the Heritage List and within Heritage Areas

In addition to the information required by the Scheme, the following provides a guide for accompanying material and information that may be required to be submitted with development applications for places on the Heritage List and for development within a Heritage Area:

- a. For larger and more complex development proposals, a Heritage Impact Statement should be submitted that identifies how the cultural heritage significance of the place will be affected by the proposed works or future use. The statement should be prepared by a heritage professional, and should be consistent with the Heritage Council of WA's guidelines.
- b. If a proposal affects a place that is entered on the State Register of Heritage Places the local government will generally require the applicant to arrange for the preparation of a Conservation Management Plan, which is to be prepared by a qualified heritage professional in accordance with the Heritage Council of WA's guidelines.
- c. Where proposed changes involve modifications to landscape elements of a place that form part of its heritage significance or are important to its setting a landscaping plan may be required which demonstrates how the impact will be managed and this should be included in the Heritage Impact Statement where relevant.
- d. Where a Conservation Management Plan or Conservation Management Strategy exists for a Heritage Place, the Development Application should include information regarding how the conservation policies and any urgent works identified in the Conservation Management Plan or Conservation Management Strategy will be addressed. Where these documents do not exist, there is no requirement for them to be prepared and submitted with the Development Application (unless the place is on the State Register of Heritage Places or the proposal is subject to a Heritage Agreement).

8. Interpretation and Interpretation Plans

Interpretation can enhance understanding and enjoyment of heritage places and it can strengthen and sustain the relationships between the community and its heritage. Interpretation can be an integral part of the experience of a heritage place, particularly where the cultural significance of the place is not readily apparent. Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented wherever possible. In particular, the local government may require the preparation of interpretative material as a condition of development approval for the following proposals:

- a. major redevelopment that involves substantial modifications to a heritage place, or modifications that will substantially impact on the heritage significance of the place;
- b. changes of use for a heritage place, particularly where the original use will no longer be readily apparent;
- c. proposals where there is the opportunity for the re-use of hardware or artefacts that are associated with the former use in interpretive material; or
- d. demolition (full or partial) of a heritage place.

9. Incentives for Heritage Conservation

Incentives for not-for-profit clubs, groups, organisations, individuals and businesses that have ownership/management of places included on the Heritage List may be eligible for various incentives from the Heritage Council of WA, National Trust of Australia (WA), other bodies or the local government.

The local government will waive or refund Development Application fees charged by the local government for places on the Heritage List where the applicant/owner proposes development that will enhance or maintain the heritage aspects of the place in the opinion of the local government.

The local government may provide a rate's rebate for places on the Heritage List as determined through Council's adopted budget. Should a rate rebate be agreed by Council, it will usually require a Heritage Agreement to be entered into.

Related Policies:	LPP 7 Nannup Main Street Heritage Precinct LPP 12 Signs and Advertisements
Related Procedures/ Documents	State Planning Policy No. 3.5 Shire of Nannup Local Heritage Survey
Delegation Level:	Chief Executive Officer or their Delegated Officer
Adopted:	OM 26 March 2015
Reviewed:	OM 27 June 2024

Attachment 1 - Heritage List
(made under Clause 48(1) of the Deemed Provisions)

Place No.	Name	Address	Management Category	Reason for entry
3	Barrabup Strongroom & Townsite	Cnr Mowen & Barrabup Pool Rds, Nannup	A	Has historic and social value, and is representative of the development of the timber industry in the South West (SW).
4	Biddelia Homestead	Lot 3 Vasse Hwy, Biddelia	A	Has historic value, and is representative of early settlement in the SW.
5	Black Point Reserve	Black Point Rd, Lake Jasper	A	Has aesthetic and scientific value.
14	Darradup House	Nelson Loc. 278, Longbottom Rd, Darradup	A	Has historic value, and is representative of early settlement in the SW.
17	Donnelly River Mill	Cnr Andrew & Sears Rd, Wheatley	A	Has historic, scientific and social value, and is representative of the early timber industry in the SW.
18	Donnelly River Townsite	Cnr Andrew & Sears Rd, Wheatley	A	Heritage Area. Has aesthetic, historic and social value, and is representative of the development of the timber industry in the SW.
22	Ellis Creek Timber Mill Site	Cnr Glacier & Ellis Creek Rds, Nannup	A	Has historic and social value, and is representative of the development of the timber industry in the SW.
51	Nannup Cemetery	RES9313 Vasse Hwy, Nannup	A	Has historic and social value.
54	Nannup Hotel	Warren Rd, Nannup	A	Has aesthetic, historic and social value, and is representative of early country hotels in the SW.
59	Nannup Road Board Office	Warren Rd, Nannup	A	Has aesthetic and historic value.
62	Nannup Town Centre Precinct	Warren Rd between Brockman & Kearney St, Nannup	A	Heritage Area. Has historic and social value, and is representative of early settlement in the SW.
63	Nannup Town Hall & Supper Room	Warren Rd, Nannup	A	Has historic and social value.
81	Tathra Cottage	Nelson Loc. 780 Balingup Rd, Nannup	A	Has historic value, and is representative of early settlement in the SW.
82	Templemore	Lot 2 Warren Rd, Nannup	A	Has historic value.
1	All Saints Anglican Church	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
2	Ammon's Store (Ray White)	Lot 12(39) Warren Rd, Nannup	B	Has historic value.
13	Cundinup House	Nelson Loc. 8000, Cundinup-Kirup Rd, Cundinup	B	Has historic value, and is representative of early settlement in the SW.
15	Darradup School	Cnr Longbottom Rd & Brockman Hwy, Darradup	B	Has historic and social value.
35	Grocer's Shop 1905 (CRC)	Lot 13 Warren Rd, Nannup	B	Has historic value.
41	Jalbarragup Bridge Site	Jalbarragup Rd, Jalbarragup	B	Has historic value, and is representative of early settlement in the SW.
42	Jalbarragup House	Lot 1 Jalbarragup Rd, Jalbarragup	B	Has historic value, and is representative of early settlement in the SW.
45	Linden	Lot 84 East Nannup Rd, Nannup	B	Has historic and scientific value, and is rare. It is representative of early settlement in the SW.
46	Marinko Thomas Memorial	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
47	Masonic Lodge	Lot 188 Dunnet Rd, Nannup	B	Has historic and social value.
55	Nannup Police Station (Caravan Park Office)	Brockman St, Nannup	B	Has historic and social value.
58	Nannup Pre-Primary Centre	Cnr Adam St & Grange Rd, Nannup	B	Has historic and social value, and is representative of early rural schools in the SW.

60	Nannup Shire Office	Adam St, Nannup	B	Has historic and social value.
61	Nannup Timber Mill Precinct	Vasse Hwy, Nannup	B	Has historic, scientific and social value, and is representative of the early timber industry in the SW.
64	Nannup Uniting Church	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
65	Nannup War Memorial	Cnr Warren Rd & Adam St, Nannup	B	Has historic and social value.
69	Police Quarters (Op Shop)	Cnr Warren Rd & Brockman St, Nannup	B	Has historic and social value.
71	Railway Bridge	Brockman St, Nannup	B	Has historic value.
72	Revelly Bridge	Agg Rd, Nannup	B	Has historic value.
77	St Thomas More RC Church	Cnr Warren Rd & Cross St, Nannup	B	Has aesthetic, historic and social value.
78	Suda's Shops (Taste of Nannup & Pickle 'n' O)	Lot 500 Warren Rd, Nannup	B	Has historic value.
83	Westpac Building (Magic Movies, Blackwood Cafe & Store)	24 Warren Rd, Nannup	B	Has historic and social value.
8	Bull's House	101 Warren Rd, Nannup	C	Has historic value.
12	Clarke's House	Lot 31 Forrest St, Nannup	C	Has historic value.
19	Dudinalup	Nelson Loc. 6, Cundinup-Dudinyillup Rd, Nannup	C	Has historic value, and is representative of the earliest settlement in the SW.
20	Dunnet Road Precinct	13-35 Dunnet Rd, Nannup	C	Has historic value, and is representative of the development of the timber industry in the SW.
21	Eileen Higgins' House & Swamp	Cnr Higgins St & Warren Rd, Nannup	C	Has historic value.
23	Forestry Cottage 629	22 Dunnet Rd, Nannup	C	Has historic value.
24	Forestry Cottage 649	25 Dunnet Rd, Nannup	C	Has historic value.
25	Forestry Cottage L847	27 Dunnet Rd, Nannup	C	Has historic value.
30	Forestry Cottage 2301	29 Dunnet Rd, Nannup	C	Has historic value.
31	Forestry Cottage L2309	31 Dunnet Rd, Nannup	C	Has historic value.
32	Forestry Cottage 2315	15 Dunnet Rd, Nannup	C	Has historic value.
33	Forestry Cottage 2387	35 Dunnet Rd, Nannup	C	Has historic value.
39	House, 44 Dunnet Rd	44 Dunnet Rd, Nannup	C	Has historic value.
40	Inkster's House	Lot 5 Forrest St, Nannup	C	Has historic value.
44	Killerby's Building (Post Office)	Lot 20(37) Warren Rd, Nannup	C	Has historic and social value.
48	McMahon's Cottage	Lot 701 Gold Gully Rd, East Nannup	C	Has historic value.
50	Milyeannup Stock Waterwell	RES10242 Milyeannup Coast Rd, Scott River	C	Has historic value.
53	Nannup Hospital	Carey St, Nannup	C	Has historic and social value.
66	Newsagent, Barber & Billiard Room	Cnr Warren Rd & Adam St, Nannup	C	Has historic and social value.
67	Old Bakehouse	Lot 160 Warren Rd, Nannup	C	Has historic value.
68	Old Higgins Homestead	18 North St, Nannup	C	Has historic value.
70	Quannup House	Nelson Loc. 147, Woodaburru Rd, Lake Jasper	C	Has historic value, and is representative of early settlement in the SW.
73	RSL Hall	Cross St, Nannup	C	Has historic and social value.
74	Sexton's House	Lot 92 Wilson St, Nannup	C	Has historic value.

Attachment 2 – Development Control Principles

	Management Category “A” , Management Category “B” and Management Category “C” places included on the Heritage List	Management Category “C” (not included on Heritage List) and Management Category “D”
External Alterations and Additions	<p><u>General Provisions</u></p> <p>Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials, colours and external finishes of the place.</p> <p>Alterations and additions should involve the least possible change to the fabric.</p> <p>Alterations and additions should sit well within the original fabric rather than simply copying it, and new work that mimics the original should be avoided.</p> <p>New work should be easily distinguishable from the original fabric, except where the proposal constitutes restoration work of original fabric.</p> <p>Alterations and additions should respect the original roof pitch and roof form.</p> <p>Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.</p> <p>Walls and fences in the front setback should be complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to its architectural style.</p> <p>Where there is a Conservation Management Plan for a heritage place all proposed development should address the policies contained within the Conservation Management Plan.</p> <p>Substantial modifications to the place may require an archival record (as a condition of development approval), to be prepared in accordance with the Heritage Council of WA guidelines.</p> <p><u>Upper Storey Additions and Modifications</u></p> <p>Upper storey additions should generally be sited and massed so they are visually recessive from the place’s main frontage to ensure that the scale of the heritage place is the dominant element in the streetscape. On</p>	<p>The local government will encourage proponents to sensitively undertake external alterations and additions.</p> <p>The local government will encourage proponents to arrange an archival record should substantial modifications to the place be proposed.</p>

	<p>corner sites, the visibility and impact of additions will be assessed from both streets.</p> <p>Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building</p> <p><u>Openings and Doors</u></p> <p>New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).</p> <p><u>Landscaping Elements</u></p> <p>Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions should be designed and sited to minimise the impact on these elements.</p> <p>All new landscaping should be well considered and respectful to the heritage significance of the place.</p>	
Internal Alterations	<p>No development application is required for internal alternations to a locally listed place unless the Heritage List identifies the place has a significant interior.</p> <p>Alterations to the interior of a heritage place to suit a current and compatible future use will be supported where the proposal does not compromise the heritage significance of the place.</p> <p>Ideally the original internal layout should be retained, however where original internal walls or features are proposed to be removed or modified these changes should be managed to allow evidence of the original layout to be read (for example by retention of wall "nibs" as evidence of the location of a former wall), to retain a sense of the original use of the space(s).</p> <p>Where new internal finishes are proposed there should be careful consideration given to retaining evidence of original materials and finishes.</p> <p>Internal alterations that are reversible without compromising the heritage significance of the place will generally be acceptable, and the onus is on the applicant to demonstrate this.</p>	<p>The local government will encourage proponents to sensitively undertake internal alterations.</p>
Change of use	<p>Adaptive reuse of heritage places may be supported provided:</p>	<p>The local government will encourage proponents to</p>

	<ul style="list-style-type: none"> the proposed use(s) will not impact negatively on the amenity of the surrounding area; any required modifications do not substantially detract from the heritage significance of the place and are consistent with the provisions of this Policy; and the use is consistent with the Scheme and other relevant Council Local Planning Policies. <p>Where there is a Conservation Management Plan for a heritage place, any proposed new use(s) will be assessed on the basis of the recommendations contained within the Conservation Management Plan.</p> <p>Where possible, evidence of the original use of a building should be retained, and in some circumstances interpretation may be appropriate to help understand the former use where it is not readily apparent.</p>	undertake sensitive reuse.
New Buildings and Structures	<p>New buildings, structures and other features that are located within the curtilage of a heritage place have the potential to impact on the heritage significance. Accordingly the following provisions are applicable.</p> <p>Any proposed buildings, structures or hard standing (including car parking) should not detract from the setting of the heritage place.</p> <p>Where new buildings or structures are proposed and they are visible from the street and/or other public places, they should take into account the character of the existing streetscape by having regard to the rhythm, orientation, setbacks, height, and proportions of existing buildings.</p> <p>Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.</p> <p>New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).</p> <p>Wherever possible, new buildings, structures or hard standing areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.</p> <p>New buildings should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings. Rather they should complement the original fabric and design characteristics of the heritage building(s) in terms of its bulk, style, materials, colour scheme and form, which could include contrasting, contemporary building(s).</p>	The local government will encourage proponents to sensitively undertake new development with nearby new buildings and structures.

	Where there is a Conservation Management Plan for a heritage place any proposals for new buildings, structures or hard standing areas (including car parking) should address the policies contained within the Conservation Management Plan.	
Demolition	<p>Demolition of a whole building on the Heritage List will generally not be supported.</p> <p>Consideration of a demolition proposal for a place on the Heritage List will be based on the following:</p> <ul style="list-style-type: none"> • the significance of the place; • the feasibility of restoring or adapting it, or incorporating it into new development; and • the extent to which the community would benefit from the proposed redevelopment. <p>Where structural failure is cited as justification for demolition, the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without the removal of a majority of its fabric and/or prohibitive costs.</p> <p>Partial demolition of a building on the Heritage List may be supported provided that:</p> <ul style="list-style-type: none"> • the part(s) to be demolished do not contribute to the cultural heritage significance of the place; • the proposed demolition will not have a negative impact on the fabric of the place; and • sufficient fabric is retained to ensure structural integrity during and after development works. <p>If demolition of a heritage place is considered appropriate an archival record will be required as a condition of development approval, to be prepared in accordance with the Heritage Council of WA guidelines.</p> <p>Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.</p> <p>Where full or partial demolition is supported, this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place.</p>	<p>The local government will encourage proponents to retain heritage places.</p> <p>The local government will encourage proponents to arrange an archival record should demolition be proposed.</p> <p>Proposed demolition is subject to obtaining a demolition permit.</p>
Relocation of Buildings and Structures	<p>In the majority of cases the physical location of a place is an important part of its cultural heritage significance, therefore the relocation of a building or other component of a place on the Heritage List is generally unacceptable except in the following circumstances:</p> <ul style="list-style-type: none"> • this is the sole practical means of ensuring its survival; • it can be demonstrated that these components of the place already have a history of relocation, or were designed to be readily relocated; and 	The local government will encourage proponents to retain heritage places in their original location.

	<ul style="list-style-type: none"> its relocation forms part of a proposal for a new use or development on the site, and is fundamental to retention of the place on the same site. 	
Minor Works, Repairs and Restoration	<p>Subject to the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> proposed external development affecting a place on the Heritage List requires development approval which includes minor works such as replacement of roofing as set by the Scheme. This is to ensure that these works do not have a negative impact on the heritage significance of the place, and accordingly the following policy provisions apply.</p> <p>Where there is a Conservation Management Plan for a heritage place, all restoration works will be guided by the Conservation Management Plan.</p> <p>Where proposals include the replacement of materials it should be “like for like”, matching the original as closely as possible with regard to the materials, colours, and textures.</p> <p>External repainting should match the original paint colours wherever possible, or should reflect a complementary palette of colours from the same era.</p> <p>Replacement of materials should take into consideration the original method of fixing.</p> <p>Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place.</p> <p>Routine maintenance does not require development approval. This includes the following:</p> <ul style="list-style-type: none"> cleaning gutters and downpipes (as opposed to replacing deteriorated gutters and downpipes); repainting previously painted surfaces in the same colour scheme; and re-fixing existing loose roof sheeting using a “like for like” method of fixing (as opposed to installing new or different roof sheeting), with the exception of emergency repairs that are temporary in nature. 	The local government supports landowners undertaking minor works, repairs and restoration.
General approach to Conservation Management Plans & Conservation Management Strategies	<p>As outlined in section 7 of the Policy, where a Conservation Management Plan or Conservation Management Strategy does not exist, there is no requirement to prepare a Conservation Management Plan or Conservation Management Strategy and submit with the Development Application (unless the place is on the State Register of Heritage Places or the proposal is subject to a Heritage Agreement).</p> <p>If a proposal affects a place that is entered on the State Register of Heritage Places or a proposal subject to a Heritage Agreement, the local government will generally require the applicant in conjunction with the Department of Planning, Lands and Heritage to prepare a Conservation Management Plan, which is to be prepared in accordance with the Heritage Council of WA's guidelines.</p>	Not applicable

