

LPP 2.8: DEVELOPMENT ASSESSMENT PROCESS FOR HERITAGE PLACES

1.0 Purpose

The purpose and intent of this Local Planning Policy is to provide guidance to land owners, applicants, the community and the Local Government in relation to the development assessment processes for those places listed on the Local Heritage Survey, Heritage List or State Register of Heritage Places.

2.0 Objectives

Achievement of the following objectives is sought for all development of heritage places throughout the Scheme Area -

1. To provide clear steps in the process of assessing development applications of places with heritage value.
2. To enable efficient and effective processing of planning applications involving the demolition of places of heritage value.
3. To inform landowners, developers and builders that heritage is an issue considered by the Shire of Collie when determining planning applications.

3.0 Application

This Local Planning Policy applies to any place included on the:

- (a) Shire of Collie Local Heritage Survey;
- (b) Shire of Collie Heritage List established under Part 3 Heritage Protection of the Planning and Development (Local Planning Schemes) Regulations 2015 ("The Regulations").
- (c) any place listed on the State Register of Heritage Places;
- (d) any other draft record for a place considered to have cultural heritage significance in accordance with Local Planning Policy – Assessment of Cultural Heritage Significance; or
- (e) any other place considered to have cultural heritage significance in accordance with the Heritage of Western Australia Act 1990.

4.0 Development Assessment of Places on the Local Heritage Survey

- 4.1 With the exception of an application for demolition, development applications for places included only on the Shire of Collie Local Heritage Survey shall be assessed as for other places within the Shire.
- 4.2 Applications for demolition of a place included only on the Shire of Collie Local Heritage Survey shall be assessed as for other places within the Shire, but shall require that an archival record be made and submitted to the Shire of Collie. The archival record is to be in accordance with the State Heritage Office's standard for archival recording.

5.0 Development Assessment of Places on the Heritage List

- 5.1 Development of places included on the Heritage List will require an application for planning approval to be determined by the Local Government. For the purposes of this policy development means the development or use of any land, including
- (a) any demolition (excluding the removal of unauthorized structures), erection, construction, alteration of or addition to any building or structure on the land;
 - (b) the carrying out on the land of any excavation or other earthworks;
 - (c) in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that –
 - (i) is likely to change the character of that place or the external appearance of any building, excluding like for like maintenance work and painting or:
 - (ii) would constitute an irreversible alteration of the fabric of any building.
- 5.2 All applications will be assessed having due regard to the principles of the Burra Charter current best practice, the assigned level of significance as detailed in the Local Heritage Survey and any relevant design guidelines.
- 5.3 Prior to processing the application further, Development Services, in conjunction with a Heritage Advisor may require the submission of an independent heritage assessment (Heritage Impact Statement).
- 5.4 Except in the case of proposed demolition, if the planning application is assessed as being consistent with the principles of the Burra Charter, current best practice, any relevant design guidelines and the assigned level of significance, the Shire Planner may proceed to determine the application.
- 5.5 If the application is NOT consistent with the principles of the Burra Charter, current best practice, any relevant design guidelines and the assigned level of significance the application shall be referred to Council for consideration.
- 5.6 If the application proposes demolition or part-demolition that is not consistent with the principles of the Burra Charter, current best practice, any relevant design guidelines and the associated level of significance, the matter shall be referred to Council for consideration.
- 5.7 Building permits and demolition approvals for places on the Heritage List shall not be issued until development approval has been obtained and any relevant conditions of the approval have been complied with.
- 5.8 As part of its assessment, the local government may, under Part 3 clause 12(1) of the Regulations, vary any site or development requirements of the Scheme as deemed necessary.

6.0 Development Assessment of Places on the State Register of Heritage Places

- 6.1 The Heritage of Western Australia Act 1990 requires Local Governments to seek the advice of the Heritage Council of Western Australia (HCWA) when a planning application for a place entered on the State Register of Heritage Places is submitted to Council. Consequently, all such applications shall be referred by the local government to the Heritage Council prior to a determination.

6.2 A determination must be made in accordance with the advice provided by the State Heritage Office.

7.0 Additional Material for Heritage Matters

In accordance with clause 9.3 of the Shire of Collie Town Planning Scheme No 5 the Local Government may require an applicant to provide one or more the following to assist in the determination of an application -

- (a) Street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the subject land, and drawn as one continuous elevation.
- (b) A detailed schedule of all finishes, including materials and colours, for the proposed development and, unless Council exempts the applicant for the requirement or any part of it, the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject premises.

Note: This requirement is in addition to the requirements set out in Schedule 2 clause 63 of the Regulations.

8.0 Preparation of a Heritage Impact Statement

When required, Heritage Impact Statements are to be prepared by a suitably qualified professional and in accordance with *Heritage Impact Statements – A Guide*, published by the State Heritage Office.

9.0 Preparation of a Heritage Record

A heritage record must be prepared, when required, in accordance with the *Guide to Preparing an Archival Record*, published by the State Heritage Office.

10.0 Definitions

Burra Charter	A charter adopted by Australia in 1979 (and since revised), which defines many heritage terms and establishes the nationally accepted standard for the conservation of built places of cultural significance.
Cultural Heritage	Evidence of the past: places, buildings, structures and sites. It can also refer to objects and artefacts, documentary records, works of art, and furniture, although these are more commonly referred to as moveable (cultural) heritage or material cultural heritage. Cultural heritage can also include folklore, ideas and memories, skills and practices, known as intangible heritage.
Cultural Heritage Significance	The value of a place in terms of its aesthetic, historic, research and social significance for the present community and future generations. Rarity, representativeness, condition, integrity and authenticity determine the place's degree of significance. Also referred to as cultural heritage significance, cultural significance or heritage significance.
Fabric	All the physical material of a place.

Heritage Area	An area which has a distinctive character of heritage significance and which is desirable to conserve.
Heritage List	Identifies those places within the local government area which are of cultural heritage significance and worthy of conservation under the provisions of the Regulations, together with a description of each place and the reasons for its entry.
Level of Significance	How important the place is to the heritage of the Shire of Collie. For the purpose of the Local Heritage Survey, each place will be graded as being exceptional, considerable, moderate or little significance with reference to its rarity, representativeness, integrity and authenticity.
Municipal Inventory	A list of heritage places and structures which, in the opinion of the local government, are, or may become, of cultural heritage significance. Each Local Government is required under section 45 of the <u>Heritage of Western Australia Act 1990</u> to compile a Municipal Inventory.
Place	A surveyed area of land, foreshore, estuary or watercourse. A place may be a site, area, group of works or landscape, together with its associated structures, contents and surrounds.
Register of Heritage Places	A statutory list of places which are of significance to Western Australia; maintained by the Heritage Council of Western Australia. Places of cultural heritage significance may be entered in the Register of the advice of the Heritage Council or at the direction of the Minister for Heritage.

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