

**POLICY NO. 7.6.1**

**HERITAGE MANAGEMENT – DEVELOPMENT GUIDELINES FOR HERITAGE  
AND ADJACENT PROPERTIES**

**INTRODUCTION**

This Policy supports the City of Vincent's commitment to conserving and enhancing the City of Vincent heritage places. Places of identified cultural heritage significance within the City of Vincent are listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) and are protected under the City of Vincent Town Planning Scheme No. 1. The Municipal Heritage Inventory comprises a list of places that vary in age, design and architectural style and include private residential dwellings, commercial buildings and public places. The heritage significance associated with each place is to be considered on an individual basis, however general principles derived from the Burra Charter can be applied to the future conservation and proposed development of all places of heritage value.

The guidelines contained within the Policy are designed to assist owners in undertaking alterations and additions to places listed on the City of Vincent Municipal Heritage Inventory (Heritage List). The Policy is to be viewed as a guide for development of a modern and traditional nature.

**OBJECTIVES**

To:

1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

## DEFINITIONS

### **Burra Charter**

Adopted by Australia ICOMOS (International Council on Monuments and Sites) the Charter provides guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians.

### **Municipal Heritage Inventory (The Heritage List)**

A list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of conservation. For the purpose of clause 23 of the City of Vincent Town Planning Scheme No. 1, the Heritage List means the Municipal Heritage Inventory, as amended from time to time, prepared by the Council pursuant to section 45 of the Heritage of Western Australia Act 1990, or such parts thereof as described in the Municipal Heritage Inventory.

### **Conservation Plan**

A document that details how to identify and look after the significant cultural heritage values of a place. Its preparation is a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. There are guidelines for the preparation of Conservation Plans to ensure that all matters are considered available from the State Heritage Office website [www.stateheritage.wa.gov.au](http://www.stateheritage.wa.gov.au).

### **Heritage Impact Statement**

A document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting and any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimise any identified impact. A guide to the preparation of Heritage Impact Statements is available from the State Heritage Office website [www.stateheritage.wa.gov.au](http://www.stateheritage.wa.gov.au).

### **Heritage Assessment**

A systematic assessment that describes a place and its setting and states the significant heritage values of the place based on the criteria outlined in the Burra Charter. It is preferable, but not essential, for such assessments to be undertaken by people with relevant experience in this area of expertise. At the City of Vincent a Heritage Assessment is undertaken in accordance with Policy No. 7.6.2 relating to Heritage Management - Assessment.

### **Cultural Place**

A site, area, building or other work valued for its cultural heritage significance, together with associated contents and surrounds.

**Heritage Place**

The generic term for Cultural Place, Cultural Group or Cultural Area.

**Heritage Area**

An area comprising individual components collectively forming a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities or strong historic associations. Development control for properties within a Heritage Area will be outlined in dedicated Design Guidelines endorsed by the Council.

**Category 4 Applications**

Development of a minor complex nature or impact as addressed in the City's Delegated Authority Register.

**POLICY STATEMENT**

1. In accordance with the City's Town Planning Scheme No.1 planning approval for development of places on the City's Municipal Heritage Inventory (The Heritage List) can be required in situations, which may not otherwise require approval. Table 1 provides a framework to determine when approval is required in accordance with the assigned Management Category.
2. For places listed on the State Register of Heritage Places, clarification from the State Heritage Office may be obtained to determine whether planning approval is required for certain works.
3. The procedure in Figure 1 is to be followed in the event that planning approval is required for the development of a place listed on the City of Vincent Municipal Heritage Inventory (The Heritage List).

**Table 1 – Planning Requirements**

Management Category	Description	Planning Requirements
Management Category A – Conservation Essential	Listed on the State Register of Heritage Places and/or the has the highest level of local significance	The following proposed development requires planning approval from the City of Vincent and is to be carried out in accordance with that approval: <ul style="list-style-type: none"> <li>• Demolition of, or movement of part of a heritage place;</li> <li>• Alteration of, or any addition to, a heritage place.</li> </ul>
		<ul style="list-style-type: none"> <li>• Erection of a structure on, or subdivision of, land in which a heritage place is located.</li> </ul>

Management Category	Description	Planning Requirements
		<ul style="list-style-type: none"> <li>• Works (excluding repairs or routine maintenance) to the interior of a heritage place;</li> <li>• Disturbance or excavation of a place or Aboriginal heritage significance or an archeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.</li> </ul> <p>The following proposed development does not require planning approval from the City:</p> <ul style="list-style-type: none"> <li>• Repairs or routine maintenance that demonstrate replacing material with like for like that do not change the appearance of a heritage place, such as general repainting, re-decoration, re-roofing and repair of existing roof coverings.</li> <li>• Essential or emergency maintenance of public utility infrastructure.</li> </ul> <p>Full demolition will not be supported.</p> <p>A Heritage Impact Statement is to be submitted with the Development Application, if works are not detailed in a Conservation Plan.</p>
Management Category B – Conservation Recommended	Lower level of heritage significance – some works to property permitted without planning approval	<p>The following proposed development requires planning approval from the City of Vincent and is to be carried out in accordance with that approval:</p> <ul style="list-style-type: none"> <li>• Demolition of, or movement of the whole or part of a heritage place, subject to clause (5.4) of Policy No. 7.6.5 relating to Heritage Management;</li> </ul>
		<ul style="list-style-type: none"> <li>• Alteration of, or any addition to, a heritage place for works that are visible to the street;</li> </ul>

Management Category	Description	Planning Requirements
		<ul style="list-style-type: none"> <li>• Erection of a structure on, or subdivision of, land in which a heritage place is located; and</li> <li>• Disturbance or excavation of a place or Aboriginal heritage significance or an archeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.</li> </ul> <p>The following proposed development does not require planning approval from the City:</p> <ul style="list-style-type: none"> <li>• Repairs or routine maintenance and minor works, such as general repainting, re-decoration, re-roofing and repair of existing roof coverings;</li> <li>• All works to the interior of a heritage place;</li> <li>• Essential or emergency maintenance of public utility infrastructure.</li> <li>• Category 4 applications where the development:               <ul style="list-style-type: none"> <li>a) fully complies with the deemed to comply provisions of the Residential Design Codes and City of Vincent Policies;</li> <li>b) does not alter or obscure the fabric that contributes to the significance of the place;</li> <li>c) is positioned and sized so that it is not visible from the street; and</li> </ul> </li> </ul>
		<ul style="list-style-type: none"> <li>d) does not alter the existing vista or view lines to the principal façade(s) of a heritage place.</li> </ul> <p>A Heritage Impact Statement is to be prepared by the City's Officers on receipt of a Development Application for major</p>

Management Category	Description	Planning Requirements
Heritage Area	Significant to streetscape - most works to property permitted, unless visible from the street.	works of substantial redevelopment. A planning approval is required in accordance with Town Planning Scheme No. 1, and where the development is visible from the street.  New development is to comply with approved Design Guidelines.

*NB\* The Management Category and/or Heritage Areas assigned to the property or group of properties is in accordance with the City's Policy No. 7.6.2 relating to Heritage Management – Assessment.*

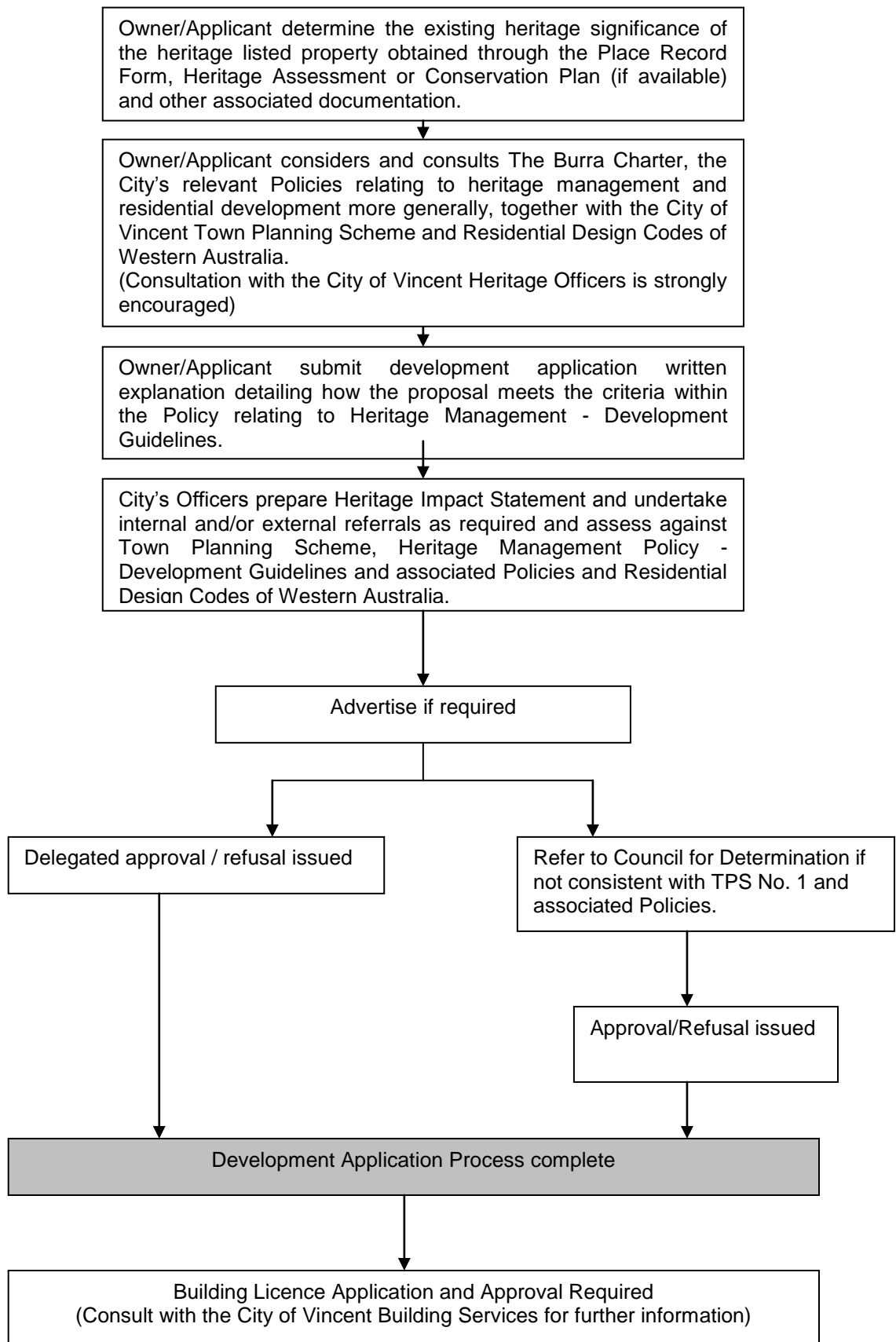


Figure 1. Development Assessment Process

**4. DEVELOPMENT TO HERITAGE LISTED BUILDINGS:**

Performance Criteria	Acceptable Development
New Development to meet these criteria:	Development which complies with the following will generally be approved:
P1 Development is to comply with the statement of significance and zones of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.	<p>A.1.1 Development within zones, spaces and fabric of the place identified as significant is conserved and/or adapted in a manner that protects the significant heritage values.</p> <p>A.1.2 Development within zones, spaces and fabric of the place that are of little or no significance is to be sympathetic to the existing material and readily identifiable as new work.</p>
P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.	<p><b>Building Scale, Bulk and Mass</b></p> <p>A.2.1 The additions and alterations:</p> <ul style="list-style-type: none"> <li>• do not alter the original facade(s) or roof pitch;</li> <li>• are clearly distinguishable from the original part of the heritage place to be conserved;</li> <li>• are based on research that can identify the elements, detailing and finishes already used;</li> <li>• do not obscure or alter an element that contributes to the significance of the place;</li> <li>• maintain an existing vista or view lines to the principal facade(s) of a heritage place;</li> <li>• are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained.</li> </ul> <p>A.2.2 An upper storey is sited and massed behind the principal facade(s) so that it is not visible from the street, particularly in intact or consistent streetscapes.</p>



Performance Criteria	Acceptable Development
	<p>A.2.3 Where the place is located on a corner site the upper storey addition is sited and massed so that it is visually recessive from the place's main frontage so that the scale of the heritage place is the dominant element in either streetscape. On corner sites the visibility of taller additions should be assessed from both streets</p> <p><b>Doors and Openings</b></p> <p>A.2.4 New openings in the principal facades(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage.</p> <p><b>Materials, Surface Finishes and Fences</b></p> <p>A.2.5 Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.</p> <p><b>Internal Alterations</b></p> <p>A.2.6 Internal alteration controls will only apply to interiors of places listed as Management Category A and are guided by the Statement of Significance detailed in the Place Record Form and/or Heritage Assessment or Conservation Plan.</p> <p><b>Signage</b></p> <p>A.2.7 To comply with '<i>Standards Common to Signs on Heritage Buildings</i>' provisions in the City's Policy No. 7.5.2 relating to Signs and Advertising.</p>

Performance Criteria	Acceptable Development
<p>P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.</p>	<p>A.3.1 Demolition of a whole building listed on the City's Municipal Heritage Inventory will not be supported for Management Category A and generally not supported for Management Category B.</p> <p>A.3.2 Partial demolition of a building on the City's Municipal Heritage Inventory will generally be supported provided that:</p> <ul style="list-style-type: none"> <li>• the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Heritage Impact Statement, Place Record Form, Heritage Assessment and/or Conservation Plan;</li> <li>• the proposed demolition will have no negative impact on the significant fabric of the place; and</li> <li>• sufficient fabric is retained to ensure structural integrity during and after the development.</li> </ul>

\* All proposed development to a heritage listed place should be approached on a case by case basis and there is no one size fits all. The Statement of Significance identified and the Management Category assigned for each place should be used as a guide to inform decisions.

**5. DEVELOPMENT ADJACENT TO HERITAGE LISTED BUILDINGS:**

Performance Criteria	Acceptable Development
P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.	A.1.1 New development has an equivalent setback and/or is no less than that of the adjacent heritage listed place.
P2. New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.	A.2.1 New development does not imitate, replicate or mimic historic architectural styles.  A.2.2 New development is clearly distinguishable from the adjacent heritage listed place.
P3. New development is of a scale and mass that respects the adjacent heritage listed place.	A.3.1 Side setbacks of new development reflect those of the adjacent heritage listed place.  A.3.2 The height of the new build is to be compatible to the adjacent heritage listed building. Staggering the building is one acceptable method to achieve this.

**6. SOLAR PANELS TO HERITAGE LISTED BUILDINGS**

Heritage buildings have always been capable of adaptation to include new and upgraded services and technologies and, in most cases it can be done without major compromises. Solar technology is no different.

In general, the principal aim with heritage properties is to conceal any solar unit to reduce any negative visual impact on the streetscape, or historic or architectural qualities of the place.

Therefore, planning approval is not required for the installation of solar collectors on properties listed on the Municipal Heritage Inventory in the following instances:

- a) the solar collector is not visible from the street; or
- b) if the solar collector is located on the main frontal roof plane it is fitted flush to the roof; is not raised on a frame and does not project beyond the edge of the roof.

These provisions do not apply to places on the State Register of Heritage Places.

**Date Adopted: 27 June 2006**

**Date Amended: 13 July 2010, 10 July 2012, 8 October 2013**

**Date of Next Review: July 2015**