Heritage Places

Local Planning Policy 14

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This policy may be cited as Local Planning Policy (LPP) 14 – Heritage Places.

Introduction

This Local Planning Policy is to be read in conjunction with the Explanatory Guidelines which support and explain the detail contained in the Local Government's Local Planning Policies.

The Shire of Augusta Margaret River contains a significant collection of heritage assets as identified by the Heritage Survey and Heritage List. This Policy guides the protection and enhancement of heritage places under the Scheme. In particular, the Policy sets out measurements to ensure any development or redevelopment has due regard to the heritage significance of the place.

This Policy was adopted by Council to give guidance as to how discretion under a town planning scheme or other regulatory instrument may be exercised. It also serves to help proponents, landowners and the community understand how decisions are likely to be reached.

Objectives

In accordance with the aims of the Scheme the objectives of this policy are:

(a) To conserve and protect places that have been identified within the Heritage Survey and Heritage List;
(b) To ensure that development does not adversely affect the significance of those places identified within the Heritage Survey and Heritage List;
(c) To provide clarity to landowners and the community with regards to the planning process; and
(d) To ensure that heritage significance is given due weight in the local planning decision making process.

Application of this Policy

This Local Planning Policy details provisions for all places entered in the Heritage Survey and Heritage List pursuant to the Scheme. This policy does not address places of Aboriginal Heritage Significance which are subject to a separate process under the Aboriginal Heritage Act.

'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. The Heritage Council of Western Australia (HCWA) has prepared standards for archival recording.

'Conservation Plan' means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage

Council of WA (HCWA) provides guidelines for the preparation of conservation plans to ensure that all important matters are considered.

'Heritage Assessment' means a systematic assessment that describes a place and its setting and states its significant heritage values in terms of the criteria adopted by the Heritage Council of WA (HCWA). These criteria are the aesthetic, historic, social and scientific values of the place.

'Heritage List' as defined by the Deemed Provisions.

'Heritage Place' as defined by the Deemed Provisions.

'Heritage Survey' is a database that records documentary and physical evidence, providing a statement of significance and considers the level of significance for each place that has been identified as being of cultural heritage significance for the community.

Policy Provisions

In considering any planning applications in relation to a place entered into the Heritage Survey and Heritage List, regard will be given to the following:

(a) the development control principles set out in section 6.6 of *State Planning Policy 3.5 Historic Heritage Conservation*;
(b) the level of significance and the information contained in the place record of the Shires Heritage Survey (adopted September 2023);
(c) the structural condition of a place, and whether a place is reasonably capable of conservation.

5.1 Applications for Planning Approval

The Shire may require the provision of one or more of the following to assist with the determination of a planning application. This is additional to the requirements of clause 63 of the Deemed Provisions.

Heritage Impact Statement

If a proposal is considered to have a substantial impact on the fabric of a place in the Heritage List, the Shire may request the submission of a heritage impact statement addressing three main questions:

(i) How will the proposed works affect the significance of the place?
(ii) What alternatives have been considered to ameliorate any adverse impacts?
(iii) Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

If a proposal affects a Registered place either identified in the State Heritage Register, or a place identified as having Exceptional significance in the Shire Heritage List, the Shire may require the preparation of a conservation plan to be prepared.

Structural Condition Assessment

If structural failure is cited as justification for the demolition of a place on the Heritage List, evidence should be provided from a registered structural engineer (preferably one with experience in dealing with heritage places) to confirm that the structural integrity of the building has failed, to a point where it cannot be rectified without removal of a majority of its significant fabric and/or incurring prohibitive costs.

Archival Recording

If a proposal is for the demolition or substantial modification of a place entered in the Heritage List or Heritage Survey, the Shire may require the preparation of an archival record, prior to the commencement of development. The archival record is required to be prepared in accordance with the Heritage Council of Western Australia (HCWA) standard.

5.2 Levels of Significance

The level of heritage significance of a place (as determined in the Heritage Inventory) is one of the fundamental considerations in the assessment of an application for planning approval. One of the following levels of significance is applied to each place identified in the Heritage Inventory and Heritage List.

Level of Significance	Description	Desired Outcome
Exceptional significance	Highly significant part of the cultural heritage of the Shire	The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place.
Considerable significance	Very important to the heritage of the Shire	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Moderate significance	Makes a positive contribution to the heritage of the Shire	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.
Some significance	Helps to illustrate an important aspect of the history of the Shire, but is not a key representative or rare example.	Photographic record prior to major development or demolition. Recognise and interpret the site if possible.
Historic site	The place is associated with an event, or former place.	Photographic record prior to major development or demolition. Recognise and interpret the site if possible.

5.3 Development

Development consists of demolition, erection, construction, alterations, additions to any building or structure on the land.

Objective

All development will be assessed against the level of significance to ensure that it does not detract or harm the cultural heritage of a place.

Places of Exceptional, Considerable and Moderate Significance

Performance Criteria	Acceptable Development
Development to meet the following criteria:	**Development to comply with the following:**
PC1 Development is to be appropriate and have due regard to the level of significance of the place as identified in the Heritage Inventory.	AD1.1.1 Development is to conserve and protect the significant heritage value of the place. AD1.1.2 Development is to be carried out with minimal changes to the original fabric to ensure the significant heritage value is reinforced.

	AD1.1.3 Development on historic sites should consider the potential for any significant archaeological evidence of the former use on the site. AD1.1.4 Archaeological assessment and / or monitoring is undertaken to ensure the integrity of a historic site is preserved.
PC1.2 Alterations and additions should be respectful and compatible with the existing fabric and should not obscure fabric that contributes to the level of significance of the place.	AD2.1.1 The significant building or buildings should remain dominant on the site. AD2.1.2 Development respects the scale, form and proportions of the significant building(s) on the site. AD2.1.3 Development respects the materials and colours of the significant building(s). AD2.1.4 Development should not copy or mimic the style and design of the significant building(s) and should be clearly distinguishable from the original fabric.

Places of Some Significance and Historic Sites

Performance Criteria	**Acceptable Development**
Development to meet these criteria:	**Development to comply with one or more of the following:**
PC1 Development is to be appropriate and have due regard to the level of significance of the place as identified in the Heritage Inventory. PC2 The provision of a historic record (including but not limited to an archival record consisting of photographs, plans or a plaque) may be required prior to major development, to recognise and interpret the place.	AD1.1.1 Development is to be designed to be respectful to the significant building(s) on site. AD1.1.2 Development is required to be sympathetic to the significance of the place and the original fabric is retained where feasible. AD1.1.3 Development on historic sites should consider the potential for any significant archaeological evidence of the former use on the site. AD1.1.4 Archaeological assessment and / or monitoring is undertaken to ensure the integrity of a historic site is preserved.

5.4 Conservation Works

Conservation and restoration include the process for looking after a place in order to retain its cultural heritage significance. It includes maintenance and may, include preservation and restoration.

Objective:
Conservation works are to reinforce the heritage significance of a place.

Places of Exceptional, Considerable and Moderate Significance

Performance Criteria	Acceptable Development
Conservation Works to meet the following criteria:	**Development to comply with the following:**
PC1 The original fabric of the place will be retained and conserved. PC2 Conservation works are to seek to preserve and enhance the heritage significance of the place.	AD1.1.1 Conservation is to be guided by a Conservation Plan. Where there is no Conservation Plan, work should be guided by the principles of the Burra Charter, which generally means: • Replace deteriorated fabric or elements with new fabric to match the original. • 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. AD1.1.2 Where existing fabric contains asbestos products, replacement should be based on materials that give a similar appearance to the original. AD1.1.3 Conservation works are to preserve and maintain the original fabric of the place.

Places of Some Significance and Historic Sites

Performance Criteria	Acceptable Development
Conservation Works to meet the following criteria:	**Development to comply with the following:**
PC1 Where possible the original fabric should be retained. PC2 The provision of a historic record (including but not limited to an archival record consisting of photographs, plans or a plaque) may be required prior to major development, to recognise and interpret the place.	AD1.1.1 Conservation is to be guided by the principles of the Burra Charter, which generally means: • Replace deteriorated fabric or elements with new fabric or elements to match the original. • 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. AD1.1.2 Where existing fabric contains asbestos products, replacement should be based on materials that give a similar appearance to the original.

5.5 Change of Use

Objective:
To consider the original use of a place and ensure that a new use does not detract from the heritage significance of a place.

Places of Exceptional, Considerable and Moderate Significance

Performance Criteria	Acceptable Development
Change of Use to meet the following criteria:	**Development to comply with the following:**
PC1 The change of use will preserve, enhance and retain the heritage significance of the place.	AD1.1.1 New uses will be assessed against their impact on the heritage significance of the place. AD1.1.2 New uses should not alter the significance of the place nor require extensive alterations that may alter the significance of the place.

Places of Some Significance and Historic Sites

Performance Criteria	Acceptable Development
Change of Use to meet the following criteria:	**Development to comply with the following:**
PC1 The change of use will where possible preserve and retain the heritage significance of the place. PC2 The provision of a historic record (including but not limited to an archival record consisting of photographs, plans or a plaque) may be required prior to major development, to recognise and interpret the place.	AD1.1.1 New uses will be assessed against their impact on the heritage significance of the place. AD1.1.2 Uses are preferred not to alter the significance of the place if feasible.

5.6 Incentives

The Shire of Augusta Margaret River is committed to assisting owners to conserve heritage places wherever possible. The Shire has developed a program of incentives that it can offer to owners in return for the owner's commitment to conservation of the heritage place.

Incentives can be offered to owners of places within the Heritage List.

Incentives take the form of relaxation or modification of one or more of the planning requirements for that place that would normally apply under the Scheme or the Residential Design Codes. This includes but is not limited to:

- Parking requirements
- Plot ratio
- Residential density
- Use categories
- The requirement for only one dwelling on a rural lot. (This will be relaxed where an owner wishes to construct a new dwelling and the existing dwelling is a listed heritage place.)

In return for incentives the Shire may require the owner of a heritage place to enter into a Heritage Agreement with the Shire.

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