

POLICY NO. 3.6.1

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

INTRODUCTION

This Policy supports the Town of Vincent's commitment to conserving and enhancing the Town of Vincent heritage places. Places of identified cultural heritage significance within the Town of Vincent are listed on the Town of Vincent Municipal Heritage Inventory (The Heritage List) and are protected under the Town 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 Town 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 Town of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the Town of Vincent.
- 2) Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the Town 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 Town 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 Town 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 Town of Vincent, considered by the Town to be of identified cultural heritage significance and worthy of conservation. For the purpose of clause 23 of the Town 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 Heritage Council of Western Australian website www.heritage.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 Heritage Council of Western Australia website www.heritage.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 Town of Vincent a Heritage Assessment is undertaken in accordance with Policy No. 3.6.2 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.

POLICY STATEMENT

- 1) The following proposed development of a heritage place listed on the Town of Vincent's Municipal Heritage Inventory (The Heritage List) requires planning approval from the Town of Vincent and is to be carried out in accordance with that approval:
 - i) demolition of, or movement of the whole or part of a heritage place;
 - ii) alteration of, or any addition to, a heritage place;
 - iii) erection of a structure on, or subdivision of, land in which a heritage place is located; and
 - iv) disturbance or excavation of a place of 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.

- 2) Adhering to the principles of the Burra Charter, planning approval is not required for development to a place on the Town's Municipal Heritage Inventory in the following instances:
 - i) repairs or routine maintenance and minor works which 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; and
 - ii) internal works which do not compromise the heritage significance of the place including refurbishment of bathrooms and kitchens and replacement of floor and wall coverings and window treatments.

A planning application may be required to be submitted and approved by the Town and the Heritage Council of Western Australia for the above works if the place is on the State Register of Heritage Places.

- 3) The procedure in the figure 1 is to be followed in the event that planning approval is required for the development of a place listed on the Town of Vincent Municipal Heritage Inventory (The Heritage List).

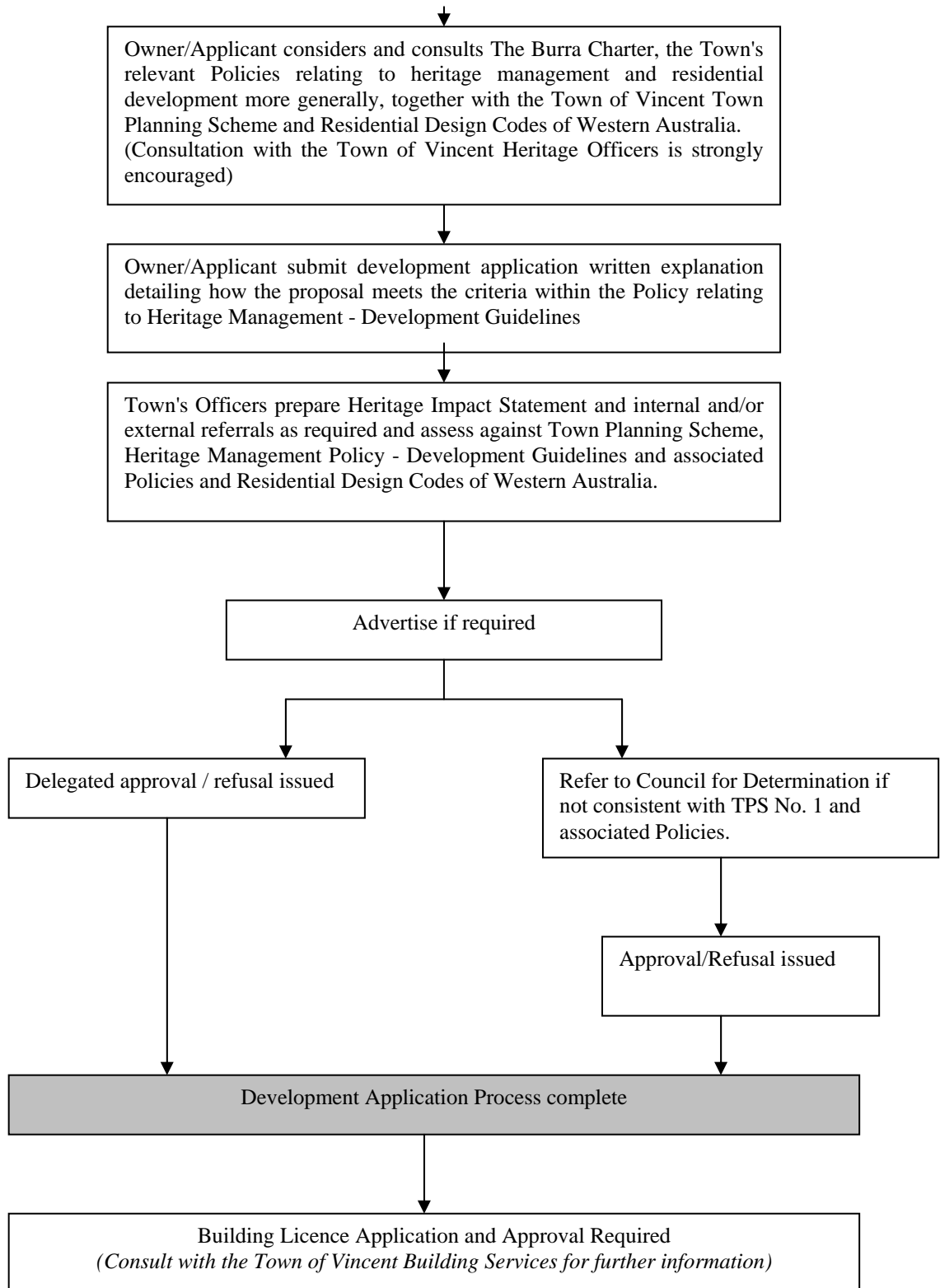


Figure 1. Development Assessment Process

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>Building Scale, Bulk and Mass</p> <p>A.2.1 The additions and alterations:</p> <ul style="list-style-type: none"> • do not alter the original facade(s) or roof pitch; • are clearly distinguishable from the original part of the heritage place to be conserved; • are based on research that can identify the elements, detailing and finishes already used; • do not obscure or alter an element that contributes to the significance of the place; • maintain an existing vista or view lines to the principal facade(s) of a heritage place; • are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained. <p>A.2.2 An upper storey is sited and massed behind the principal facade(s) so that it is not visible, particularly in intact or consistent streetscapes.</p> <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</p>

	<p>dominant element in either streetscape. On corner sites the visibility of taller additions should be assessed from both streets</p> <p>Doors and Openings 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>Materials, Surface Finishes and Fences 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>Internal Alterations A.2.6 Internal alteration controls will normally only apply to interiors of particular note or significance identified in the Statement of Significance detailed in the Place Record Form and/or Heritage Assessment or Conservation Plan.</p> <p>Signage A.2.7 To comply with '<i>Standards Common to Signs on Heritage Buildings</i>' provisions in the Town's Policy No. 3.5.2 relating to Signs and Advertising.</p>
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<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 Town's Municipal Heritage Inventory will generally not be supported.</p> <p>A.3.2 Partial demolition of a building on the Town of Vincent Municipal Heritage Inventory will generally be supported provided that:</p> <ul style="list-style-type: none"> • 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; • the proposed demolition will have no negative impact on the significant fabric of the place; and • sufficient fabric is retained to ensure structural integrity during and after the development.
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* 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 for each place should be used as a guide to inform decisions.

5 DEVELOPMENT ADJACENT TO HERITAGE LISTED BUILDINGS:

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

	be compatible to the adjacent heritage listed building. Staggering the building is one acceptable method to achieve this.
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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:

- i) the solar collector is not visible from the street; and
- ii) 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.