

Can I Develop My Heritage Place?

Owning a heritage place does not preclude you from developing your property and your proposals will be assessed under the policies of the current Town Planning Scheme. In fact the Town generally supports applications for appropriate changes and compatible re-use of a building.

Heritage policies are included in the Town Planning Scheme to promote and safeguard the cultural heritage of the Town by

- identifying, conserving and enhancing those places which are of significance to Vincent's cultural heritage;
- encouraging development that is in harmony with the cultural heritage value of the area; and
- promoting public awareness of cultural heritage generally.

What works are classed as development?

The following is the definition of development contained in the Town Planning and Development Act 1928 and it relates to all property, not just those with heritage significance.

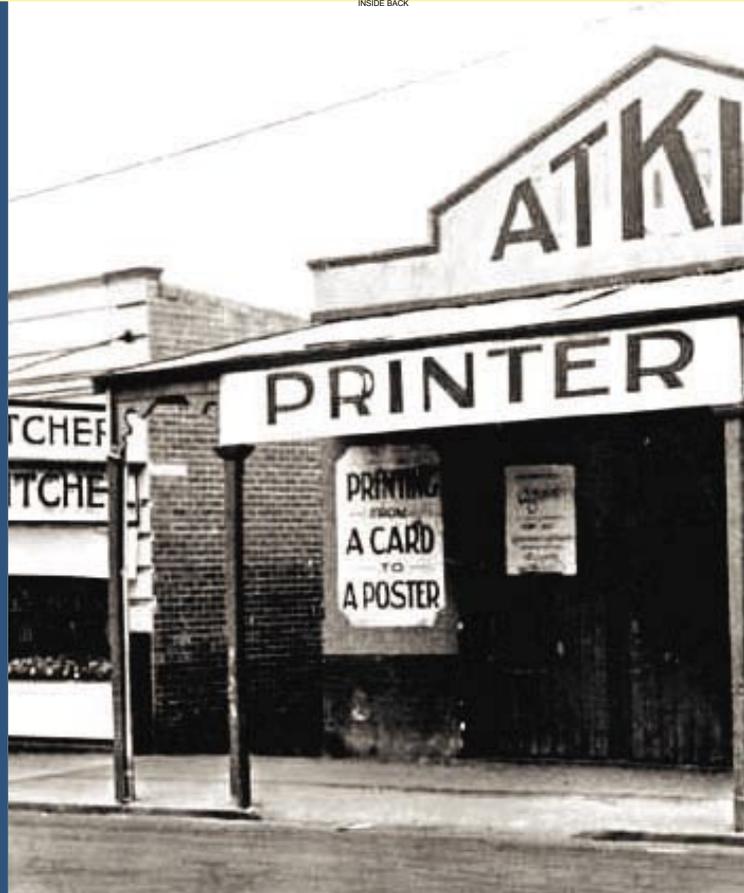
Development means "the development or use of any land, including demolition, erection, construction, alteration of or addition to any building or structure on the land and the carrying out on the land of any excavation."

Examples of development include:

- alteration and addition to existing buildings
- construction of new buildings
- demolition
- relocation
- excavation
- signage
- change of use
- subdivision/amalgamation

What if my property is State registered?

If your property or place is included on the Heritage Council's State Register then additional development conditions may apply. As well as the above developments, any act or thing that is likely to change the character of the place or the external appearance of any building, or



would constitute an irreversible alteration of the fabric of any building, needs to be referred to the Heritage Council. Further information can be obtained from the Heritage Council publication "Guide to Developing Heritage Places"

What kind of work can I do without development approval?

Normal maintenance work to heritage places can be done without development approval, provided it doesn't significantly alter the place.

Examples of maintenance include:

- cleaning gutters and downpipes
- general repainting and re-decoration
- re-fixing and repair of existing roof coverings

Certain internal works to a heritage place can also be undertaken without approval.

For example

- refurbishment of bathrooms, kitchen etc.
- replacement floor and wall coverings, window treatments.

Can I Demolish a Heritage Property?

Demolition is a form of development and therefore requires planning approval before a demolition licence can be issued. It is a Town of Vincent planning policy that **all** applications for demolition (not just heritage listed properties) are assessed under heritage criteria before a decision is made on the development application.

On receipt of a completed development application, a heritage assessment may be undertaken and, if the place is found to have some cultural significance, there will generally be a recommendation that demolition is refused and the application will be determined by Council.

If the property is already on the Town's Heritage List then the management category allocated to the place will also inform the decision for planning approval.





How do I submit a Development Application?

The information required by the Town will depend on the type of development proposed. The following checklists are provided for your information and are available at the Customer Service Centre or can be downloaded from the Town's website www.vincent.wa.gov.au

- Single House &/or alteration and addition to single house/ancillary accommodation
- Demolition
- Commercial

Further Help and Information

This brochure forms part of a series of information available to help you conserve your heritage place. Other brochures include:

- How Can We Help? Information and Incentives
- What is Heritage Conservation?
- Researching and Conserving Your Heritage Place
- Our Heritage - Thematic History of the Town of Vincent
- Building Design and Conservation Awards

All are available at the Customer Service Centre or can be downloaded from the Town of Vincent website.

Should you have any questions about the information in this brochure, you can contact the Town of Vincent and speak to one of the Town's Heritage Officers. Please telephone **(08) 9273 6000**.

People with specific requirements can request this brochure in Braille, a language other than English, large print, on computer disk or audiotape.

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vincent HERITAGE
A FUTURE FOR OUR PAST

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TOWN OF VINCENT

