



Planning and Development Act 2005

## Local Planning Policy 3

Policy Title:	Heritage Places (LPP 3)
Responsible Officer	Manager of Development Services
Adoption Date:	

### Background

The Municipal Inventory (MI), adopted by the Shire in 1999 is a living document subject to revision from time to time. The MI is adopted by reference as the Heritage List under Local Planning Scheme No.4.

Category 1 and 2 buildings make up almost 32% of single dwellings in the Shire and make a tangible and undeniable contribution to the character and atmosphere of the Shire of Peppermint Grove.

Residents have consistently expressed via a number of community surveys carried out by the Shire, that heritage places, including their generous garden settings, should be preserved.

This view has been incorporated as one of the key elements in the Shire's Local Planning Strategy, adopted in 2016, to guide future development in Peppermint Grove.

### Objective:

To ensure new residential development reinforces existing streetscape development patterns and complements the character of the locality.

*To maintain and encourage a high quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes (Local Planning Strategy).*

### Statutory Basis

Heritage protection provisions have been adopted in the Local Planning Scheme No.4 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. Buildings on the Heritage List must obtain Council Planning Approval prior to being granted a building or demolition permit by the Shire.

Under Clause 11 of the Deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2015, Council, despite any existing written assessment, may require an updated heritage assessment prior to considering any development proposal affecting a heritage place.

Clause 7.5 of the Local Planning Scheme No.4 also allows Council to vary any development standard under the Scheme and R-Codes where desirable to assist with the preservation of a heritage place providing it does not have a detrimental effect on adjoining properties.

All works, including external cosmetic changes and internal structural works, require a development application prior to the issue of a building permit.

State Planning Policy 3.5 "Historic Heritage Conservation" (2007) states that there is a presumption against demolition of places on local heritage lists.

### **Planning Policy**

The assessment of applications for alterations and additions to buildings on the heritage list should meet the recommended guidelines of the Burra Charter. The broad concept of conservation for heritage places in the Charter is to;

*"do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained."*

However, this concept of heritage conservation should not preclude a dwelling from being upgraded to meet modern living standards.

A heritage architect's report, prepared by the Shire's heritage consultant at the applicant's expense, shall be provided for any scope of works proposed to either a category 1 or 2 building, where in the opinion of Council the works would directly affect the form and fabric of a place on the Heritage List.

Conservation of a heritage place, area or precinct includes managing change in such a way that the heritage significance is retained and/or enhanced in order that:

1. the form and fabric of buildings on the Heritage List is preserved
2. the contribution of a heritage building to the streetscape is protected
3. alterations and additions result in architecture that is both of its time and is respectful to places of local heritage significance.
4. the existing building remains the dominant structure on the site when viewed from the street.
5. new development within the immediate locality of a heritage area or precinct is respectful of the heritage area or precinct and does not detract from its heritage significance.

All development (including maintenance, conservation, adaptation, alterations, additions, demolition and new buildings) affecting heritage places, areas and precincts (including development within the immediate locality of a heritage area or precinct) should meet the following principles;

- Significant heritage fabric should be retained, protected and restored with 'like for like' authentic restoration to original detail wherever possible.
- Original front elevations and features to be retained and/or restored wherever possible.
- Intrusive finishes and elements where they conceal or negatively impact upon the heritage significance of a building may be removed.
- Work that can be reversed in the future is desirable. Work that cannot be reversed may be supported, provided the heritage significance of the building is not compromised.

- The location of 'new technologies' on a heritage building should be undertaken in an unobtrusive manner so they do not negatively impact upon the heritage significance of the building.
- Additions should not overwhelm the existing building in terms of bulk, form and scale.

### **Demolition and Recording**

In accordance with State Planning Policy 3.5 Council holds the view that demolition of heritage places should be avoided wherever possible.

However, if following further historical research it is assessed by a qualified heritage architect, that demolition can be considered, the replacement building should recognise and respect by its position the adjoining residences and precinct.

The owner to provide an archival record for any building demolished under this category and the Shire to provide a plaque for inclusion in the adjoining footpath to recognise the cultural significance of the property.