

Shire of Mundaring

POLICY

HERITAGE PLANNING

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| Policy Ref: | PS-02 |
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| Committee Rec: | - | Date: | - |
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| Procedure Ref: | - | Delegation Ref: | - |
| Statute Ref: | <i>Heritage of Western Australia Act 1990</i> <i>Planning & Development Act 2005</i> <i>Shire of Mundaring Local Planning Scheme No. 4</i> | | |
| Local Law Ref: | - | | |

PURPOSE

To guide decisions on proposed development affecting places included on the local Heritage List and Municipal Heritage Inventory.

1.0 POLICY OBJECTIVES

1. To explain the Shire's approach to and expectations for development affecting heritage buildings and places;
2. To facilitate continued use and appreciation of heritage buildings;
3. To preserve the amenity, character and specific cultural values of heritage buildings and places;
4. To enable adaptive reuse through appropriate additions or modifications; and
5. To set out potential planning conditions for the retention, restoration, recording and interpretation of heritage places.

2.0 SCOPE

This policy relates to planning proposals for places included on a Heritage List adopted under the Shire's Local Planning Scheme No. 4, or included in the Municipal Heritage Inventory in accordance with the Heritage of Western Australia Act 1990.

The policy does not relate to sites listed under the Aboriginal Heritage Act 1972, unless specific sites are also included in the Municipal Heritage Inventory or on the Heritage List.

3.0 BACKGROUND

The history of the Shire is visible through settlement patterns and the built form and character of places. Heritage buildings and sites of particularly high social, cultural, aesthetic or historical significance are listed within a Heritage List. These places are assets that contribute to the identity and appeal of their localities for both residents and visitors, and changes to heritage places must be carefully managed to retain or enhance their heritage values.

The *Heritage of Western Australia Act 1990* requires each local government to maintain a Municipal Heritage Inventory (MHI). The Shire of Mundaring MHI lists many places that contribute to the history and character of the local area and classifies them according to the degree of significance.

The Heritage List is derived from the MHI to provide a higher level of protection for the most significant local places and buildings. Modification of a place on the Heritage List is not permitted without planning approval. Extensions and modern facilities can often be accommodated if they are designed carefully with minimal disturbance to the original structure. 'Like for like' repairs should be undertaken carefully after consultation with the Shire, but will not require planning approval.

Local Planning Scheme No. 4 includes heritage as a matter to be considered by the Shire in determining applications for planning approval, and additional information that may be required with an application for modification of a heritage place. Detailed schedules of materials and finishes will generally be required.

Additional information including specialist studies, heritage impact assessments and street elevations may be required based on the level of significance of the place and the scale and nature of the proposed changes.

4.0 LEVELS OF SIGNIFICANCE

The level of significance is one of the matters that the Shire will consider in making a decision on an application for planning approval.

| Level of significance | Description | Expectations |
|---|--|--|
| Exceptional significance (Heritage List and State Heritage Listed places) | Rare or outstanding example; essential to the heritage of the locality | The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place. |
| Considerable significance (Heritage List) | High degree of integrity/ authenticity; very important to the heritage of the locality | Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place. |

| Level of significance | Description | Expectations |
|---|--|---|
| Moderate significance (Municipal Heritage Inventory) | May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality. | Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible. |
| Some significance (Municipal Heritage Inventory) | Lower degree of integrity/authenticity but contributes to the heritage of the locality. | Retain elements of the place where feasible. Photographically record prior to major development or demolition. |

Heritage places often include the setting or landscape features as well as buildings. Not all buildings within a heritage place will be considered as a heritage building. This will be determined by referring to the place record, together with the heritage assessment where one is required at the time of proposed development.

5.0 ASSESSMENT CRITERIA

The criteria outlined below are to be read in conjunction with the Precinct Plan where one applies; State Planning Policy 3.5 - Historic Heritage Conservation; and the specific place record.

- 5.1 Buildings and structures on the Heritage List should not be demolished or their heritage values diminished by development. Where (in the opinion of the Shire) demolition or substantial change is necessary and unavoidable, then detailed recording in the form of archival record and appropriate interpretation of the site must be undertaken.
- 5.2 Designs for alterations/additions to heritage places should minimise disturbance to the original landscape setting and structure as much as possible and seek to maintain or enhance the specific heritage values identified for that place.
- 5.3 Additions to heritage buildings should be located towards the rear of the property with little or no alteration to elevations facing streets or public land, thereby maintaining the appearance from the public road or approach to the building.
- 5.4 External additions to heritage buildings must reflect the scale and character of the original structure, but be subtly identifiable as later additions.
- 5.5 Internal modifications to heritage buildings should be designed to minimise disturbance to the original structure and fabric, and leave visible traces of the original floor plan and function.
- 5.6 No outbuildings shall be located in the front setback area. Carports and garages must be detached and located to the side or rear of the heritage building, in order to minimise changes to the appearance from the public road or approach to the building.

- 5.7 Driveways and crossovers should generally avoid concrete and bitumen and make use of natural or earth coloured materials appropriate to the setting (such as compacted gravel or red-brown asphalt).
- 5.8 Earthworks should be minimised. Where retaining is necessary, it should be terraced to respond to the natural contours of the land and completed in natural or earth coloured materials appropriate to the setting.
- 5.9 Fences and walls should be reflective of the surrounding landscape and maintain clear and open sightlines between the public road and the heritage place.
- 5.10 Modifications to public buildings to provide modern facilities or improve access for people with disabilities must be sensitively designed to minimise disturbance to the original structure and external appearance.
- 5.11 The Shire will take into account the public benefit of proposed modifications, including adaptation that enables continued access, visitor use and appreciation of the history and significance of the site.
- 5.12 Solar panels, antennas and air conditioning units must be selected carefully, located unobtrusively and painted, finished or framed to minimise the impact on the external appearance of the place.
- 5.13 Where a proposal has been referred to the State Heritage Office the Shire shall have due regard to their advice and recommendations.
- 5.14 Where external modifications or extensions are proposed to a heritage building in a bushfire prone area, the Building Code of Australia will require construction to the relevant Australian Standard (AS3959). The Shire will pay particular attention to the degree to which non-combustible building materials can be adapted and finished to complement the existing structure; the aesthetic impact of the modifications; and the impact of any clearing proposed in order to reduce the bushfire hazard. In some cases the modifications or extensions will not be supported, or the Shire may recommend a reduced or semi-detached addition to minimise the impacts on the heritage values of the original building.

6.0 CONDITIONS

Where conditional approval is granted for all or part of the proposal, one or more of the following conditions may be applied in addition to any other planning conditions:

- a) This site is identified as historically significant and a comprehensive series of colour photographs shall be submitted to the Shire, recording the present appearance of buildings and surrounds, before applying for a building permit or undertaking any works.
- b) A detailed archival record is to be made and submitted to the Shire prior to any works being undertaken. This record shall be based on State Heritage Office guidance for preparing archival records and include a site plan at 1:200 scale; a floor plan and elevations at 1:100 scale; and photographs of both the interior and exterior (clear of furnishings or debris).

- c) Detailed plans shall be submitted to the Shire with the application for a building permit, demonstrating how the chosen construction methods will minimise impacts on the existing fabric of the building. The work shall be undertaken in accordance with these plans and using practices that minimise disturbance and damage to the existing structure.
- d) A detailed heritage impact statement shall be submitted to the satisfaction of the Shire before applying for a building permit or undertaking any works, clearly documenting potential impacts and providing specific recommendations to minimise those impacts on the significance of the place. The work shall then be carried out in accordance with the recommendations of the approved heritage impact statement.
- e) The structure shall be freestanding and not cause or require any modification to buildings of heritage significance.
- f) The additions shall be completed and maintained in materials and colours that are consistent with or complementary to adjacent buildings of heritage significance.
- g) On the completion of building and works, landscaping is to be established or reinstated and then maintained to the satisfaction of the Shire, consistent with the existing grounds and landscaping.