

Shire of Broomehill-Tambellup

LOCAL PLANNING POLICY (LPP) FOR HERITAGE LIST PLACES

Heritage Conservation and Development Policy – Heritage Places

Introduction

The Local Planning Strategy for the Shire of Broomehill-Tambellup highlights the importance of heritage places to the amenity of the Shire's built environment.

The Shire has a significant collection of heritage assets as identified in the Local Heritage Survey.

The Heritage List identified in the Local Heritage Survey calls for the conservation and protection of those assets.

This policy

- Builds on the heritage conservation objectives in the Heritage List.
- Applies the development control principles contained in the State Planning Policy 3.5 Historic Heritage Conservation.
- Provides guidance for the proposed development of places in the Heritage List.
- Details procedures for making applications for approval of heritage-related developments.

This policy applies to all places entered in the Heritage List pursuant to the Local Planning Scheme and relates to other places of cultural heritage significance within the local district, that may be identified from time to time.

Objectives

The objectives of the policy are:

- To conserve and protect places of cultural heritage significance.
- To ensure that developments do not adversely impact the significance of heritage places.
- To ensure that heritage significance is given due weight in local planning decision making.
- To provide certainty to landowners and community about the planning processes for identification and protection of places identified in the Heritage List.

Development control principles

Relevant considerations for planning applications in relation to a place in the Heritage List, will apply and have regard to:

- The development control principles set out in sections 6.5 and 6.6 of the State Planning Policy 3.5 Historic Heritage Conservation;
- The structural condition of a place, and whether a place is reasonably capable of conservation.

Levels of Significance

The level of heritage significance of a place is one of the matters considered in determining an application. One of the following levels of significance is applied to each place identified in the Local Heritage Survey and the Heritage List.

This Policy is relevant to places of Exceptional Significance (Category 1- State Register) and Considerable significance (Category 2) as identified in the Heritage List in the Local Heritage Survey (LHS).

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
Exceptional significance HERITAGE LIST <u>Category 1 (LHS)</u>	Essential to the heritage of the locality Rare or outstanding example.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists).
Considerable significance HERITAGE LIST <u>Category 2 (LHS)</u>	Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Does not fulfil the criteria for entry in the Heritage List	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Photographically record prior to major development or demolition. Recognise and interpret the site if possible.
Little significance	Does not fulfil the criteria for entry in the Heritage List	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

Applications for planning approval – accompanying material

An applicant may be required to provide one or more of the following reports to assist in the determination of a development application. This is additional to the

requirement for accompanying material set out in the Local Planning Scheme and the Model Scheme Text.

- **Heritage Impact Statement (HIS)**
If a proposal will have a substantial impact on the exterior fabric or form of a place in the Heritage List, a heritage impact statement may be required. It needs to be submitted and address three main questions:
 - How will the proposed development affect the significance of the place?
 - What alternatives have been considered to minimise any adverse impacts?
 - Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

Register of Heritage Places

If a proposal affects a place that is entered in the Register of Heritage Places, the Shire will refer the development application to the Heritage Council. A Heritage Impact Statement may be required at the applicant's expense.

Proposed demolition

A structural condition assessment is required in the case of proposed demolition if structural failure is cited as a justification for the demolition of a place in the Heritage List. The structural evidence should be provided by a registered structural engineer to substantiate that the structural integrity of the building has failed and cannot be rectified without removal of a majority of its original fabric that would impact the significance of the place.

Archival recording in the case of demolition

If the proposed demolition application of a place in the Heritage List or Local Heritage Survey, is approved, a condition of approval, may require the applicant to submit an archival record of the place, prior to the commencement of development.

The archival record is to be in accordance with the Heritage Council's standard for archival recording.

Amendments to the Heritage List

The Heritage List should include, as a minimum, all those places identified in the Local Heritage Survey as being of Exceptional Significance: Category 1 (Register of Heritage Places) or Considerable Significance: Category 2.

The Shire may amend the Heritage List in the following situations:

- Consider inclusion of a place in the Heritage List if the findings of a reviewed Local Heritage Survey support it.
- A place is nominated for inclusion by the owner or a member of the public if assessment documentation to the required standard is provided by the nominator.
If not, consideration will be deferred until a review of the Heritage List is scheduled.
- The inclusion of a place may be considered if a heritage assessment is prepared as part of a Heritage Impact Statement submitted by an applicant.

- Consider removing a place from the Heritage List if it is demolished or is damaged or destroyed, to the extent that its significance is significantly impacted or lost.
- The Shire will retain a record of all places destroyed, demolished and/or removed from the Heritage List, to monitor the rate of losses over time.

Shire owned property

The Shire will seek to lead by example by conserving and managing its own property in accordance with this policy.

Reference documents

The Local Heritage Survey 2023
Heritage List 2023