

9.3 NO. 21A (LOT: 25; D/P: 2422) VIEW STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO COMMERCIAL PREMISES (SIGNAGE)

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Applicant's Heritage Impact Statement
4. Historical Image of Signage
5. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Alterations and Additions to Commercial Premises (Signage) at No. 21A (Lot: 25; D/P: 2422) View Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Plans

This approval is for Alterations and Additions to Commercial Premises (Signage) as shown on the approved plans dated 22 November 2022. No other development forms part of this approval;

2. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details as indicated on the approved plans, to the satisfaction of the City; and

3. Signage

3.1 All signage is to be in strict accordance with the City's Local Planning Policy: Signs and Advertising, unless further development approval is obtained;

3.2 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site;

3.3 The signage shall not be illuminated: and

3.4 All signage shall advertise the business operating, or products or services that are available on the site, for the duration of its display on-site and to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for a signage addition to a commercial premises, currently being used as a Shop, at No. 21A View Street, North Perth (the subject site). This site is the former North Perth Post Office.

PROPOSAL:

The application proposes the addition of a projecting sign to the existing building at the corner of View Street and Leake Street.

The proposed sign would have a vertical clearance of 2.75 metres above ground level and would feature a 0.8 metre by 0.8 metre sign. The sign would be fixed to the front column of the former post office building and would be visible from both View and Leake Streets.

The front of the building on the subject site is currently used as a Shop ('Salon Alm'). This premises faces View Street and the sign proposed would display this business name. The rear of the building is used as a Restaurant/Café ('Postmaster Coffee') and faces Leake Street.

The shop has been operating and without any signs advertising the business currently.

There is no demolition proposed to the building as part of the proposal, and no other alterations or additions to the building are proposed as part of this application.

The development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Mariagrazia Saraceni and Patrizia Saraceni
Applicant:	Matt MacKinnon, Super Signs Pty Ltd
Date of Application:	10 June 2022
Zoning:	MRS: Urban LPS2: Zone: Commercial R Code: N/A
Built Form Area:	Residential
Existing Land Use:	Shop
Proposed Use Class:	Shop
Lot Area:	781m ²
Right of Way (ROW):	Yes South – 5 metres wide, sealed, and drained. Privately owned.
Heritage List:	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Context and Zoning

The subject site is bound by View Street to the north, Leake Street to the west, the former North Perth Fire Station building to the east and a right of way to the south. A location plan is included as **Attachment 1**.

The subject site and adjoining properties to the east are zoned Commercial under the City's Local Planning Scheme No. 2 (LPS2). The adjacent properties to the south located across a right of way and to the west located on the opposite side of Leake Street are zoned Residential R40 under LPS2. On the opposite side of View Street from the subject site, it includes properties that are zoned Commercial and reserved as Public Purpose – Civic Use.

This portion of View Street is characterised by a heritage streetscape, including State Heritage listed properties North Perth Town Hall located across the road at No. 26 View Street and the former North Perth Fire Station adjoining the subject site to the east.

This portion of View Street is described as an 'urban village' under the City's Statement of Significance for the site's heritage listing. This is due to the presence of historic commercial and civic uses. North Perth Town Hall is a notable example of this urban village character.

The secondary street frontage of the subject site is Leake Street that features a predominantly low rise residential character.

Heritage Listing

The former North Perth Post Office is a modest hipped roofed red brick building with banded plasters, rendered lintols and multi-paned sash windows with stucco surrounds. The subject site is an example of the late Federation Stripped Classical Style.

The subject site is listed as Management Category A (Conservation Essential) on the City of Vincent Heritage List and is included on the State Register of Heritage Places.

The State Government Heritage Council of Western Australia's Statement of Significance for the place is:

North Perth Post Office (fmr), a single-storey brick and tile building situated on a prominent rise within a precinct of similar places featuring the Federation Free style, has cultural heritage significance for the following reasons:

- *the place occupies a prominent street corner and is an important part of the North Perth townscape;*
- *the place contributes to an understanding of the development of the suburbs north of the railway (North Perth);the place represents the introduction of the official purpose built Post Office in North Perth in 1916, and has had a continuous presence since that time; and*
- *the place is a good example of a small scale public building built in the Federation Free style.*

A red brick skillion roofed building c. 1970, located on the eastern boundary is considered to have little heritage significance.

The City of Vincent Statement of Significance for the heritage place is:

The former North Perth Post Office and residence is a good example of late Federation Stripped Classical style. It has continual associations with the provision of postal services, post masters and their way of life. It has been a casual social meeting place for the local community within the context of the North Perth civic group at the heart of the urban village.

The applicant has submitted a Heritage Impact Statement in support of the proposal included as **Attachment 3**, and as required under the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy). The Heritage Impact Statement sets out that the proposed development would not detrimentally impact the heritage significance of the subject site.

Amended Plans

The applicant originally sought approval for a pylon sign with a height of 3.6 metres and width of 1.0 metre. The pylon sign was intended to be located at the corner of View Street and Leake Street, away from the existing building.

Following receiving feedback from the City's Design Review Panel member through the application's assessment, the applicant amended the proposal by changing the sign type to a projecting sign which is attached to the existing building. This is shown in the updated development plans included as **Attachment 2**. This is the proposal that the applicant is seeking approval for and that is the subject of this report.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Local Planning Policy: Signs and Advertising (Signs and Advertising Policy) and the City's Heritage Management Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply/ Acceptable Development Standards	Requires the Discretion of Council
Signs and Advertising	✓	
Heritage Management Policy	✓	

Detailed Assessment

Signs and Advertising Policy

The Signs and Advertising Policy has two pathways in assessment – deemed-to-comply standards and policy objectives.

Deemed-to-comply standards are primarily quantitative and measurable, and are intended to provide a straightforward pathway to approval.

Policy objectives describe the desired outcome to be achieved.

The proposed sign satisfies all of the deemed-to-comply standards of the Signs and Advertising Policy.

Heritage Management Policy

The Heritage Management Policy also has two pathways in assessment - acceptable development standards and performance criteria.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved.

Performance criteria describe the desired outcome to be achieved.

The proposal satisfies all of the acceptable development standards in the Heritage Management Policy.

CONSULTATION/ADVERTISING:

The application as originally submitted and that proposed a pylon sign was the subject of advertising. This is because it did not satisfy the deemed-to-comply standard in relation to height for pylons signs under the City's Signs and Advertising Policy. Alterations and additions to State heritage listed buildings also require advertising as per the City's Community and Stakeholder Engagement Policy.

Community consultation was undertaken for a period of 14 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, from 11 August 2022 to 24 August 2022. As per the City's Community and Stakeholder Engagement Policy, the method of consultation included notice on the City's website, a sign on site, and seven letters mailed to owners and occupiers of the properties adjoining the subject site, as shown in **Attachment 1**.

No submissions were received.

Amended Plans

Following community consultation, the applicant submitted amended plans changing the signage type from a pylon sign to a projecting sign. Further community consultation is not required to be undertaken under the Community and Stakeholder Engagement Policy. This is because the amended plans do not propose any departures to the deemed-to-comply standards of the Signs and Advertising Policy or to the acceptable development standards of the Heritage Management Policy.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018*. This is because it is a registered place on the State Register of Heritage Places.

The HCWA support the proposal and have no objections to the proposal. The HCWA confirmed that the proposed projecting sign would not have a negative impact on the significance of the place. This is because it is a simple design, is fully reversible and would have no negative impacts on the identified cultural significance of the registered place.

Design Review Panel (DRP)

Referred to DRP: Yes

The proposal was referred to a member of the City's DRP with architecture and heritage conservation expertise.

The DRP member provided the following comments in respect of the proposal:

- The location of the sign attached to the building is acceptable;
- The attached sign engages with the building, uses historical precedent and is fixed to the corner brick pier which is acceptable;
- The proposed sign type of a projecting sign is acceptable;
- The simple design style of the sign ensures it is discrete and does not dominate the facades or the streetscape; and
- The height of the sign is appropriate as its design and location are sympathetic with the building.

The DRP member is supportive of the proposal, confirming that it is respectful of the cultural heritage value of the place and the broader streetscape.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Burra Charter;
- State Planning Policy 3.5 - Historic Heritage Conservation;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties; and
- Local Planning Policy: Signs and Advertising.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site. In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material.

In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

The objectives of the Heritage Management Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City 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 City 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 City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Policy relates to development to heritage listed buildings. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- 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.*
- 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.*

Local Planning Policy: Signs and Advertising

The objectives of the Signs and Advertising Policy are to ensure that advertising signs within the City:

1. *Do not present a hazard or obstruction to pedestrians or motorists or the efficiency of a road or traffic control devices;*
2. *Are suitably designed and located to maintain and enhance the amenity of the surrounding locality;*
3. *Only relate to services and products available on the site on which the advertising sign is located;*
4. *Do not result in a proliferation of advertisement;*
5. *Do not detract from the heritage significance of a building or area;*
6. *Maintain active frontages and encourages pedestrian interaction;*
7. *Are incorporated and integrated with the buildings of other structures on the subject lot; and*
8. *Align with the City's Public Health Plan objective of advocating for reduced exposure to alcohol and tobacco advertising.*

Delegation to Determine Applications:

The matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the application relates to development on a site that is included on the State Register of Heritage Places and the installation of signage to the front façade the building.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

There are no sustainability implications of this report.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's Public Health Plan 2020 – 2025.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications of this report.

COMMENTS:Summary Assessment

In assessing this application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposed signage complies with the deemed-to-comply standards of the City's Signs and Advertising Policy and the acceptable development standards of the Heritage Management Policy.
- The proposed signage features a minimal and simplistic design that is easily identifiable from the heritage building and does not seek to mimic the historic architectural styles of the building. The proposed signage would not detract from the heritage urban village of this portion of View Street as set out in the Statement of Significance for the site. The proposal has support from both the City's DRP member and the Heritage Council of WA.
- The proposed sign would not result in the proliferation of signage and is commensurate with the realistic need for advertising. This would be the only advertising sign for this business.
- The location of the proposed signage has previously been used to accommodate projecting signage in the past. The existing signage holes in the façade of the building are to be used to affix the proposed signage, reducing the construction impact to the heritage building.
- The proposed signage is easily removable and would pose no adverse impact to the site's heritage significance.

Signs and Advertising Policy, and Heritage Management Policy

The proposed sign meets the deemed-to-comply standards of the Signs and Advertising Policy and the acceptable development standards of the Heritage Management Policy.

Comments are included below relating to how the proposed sign to a heritage listed building meets the objectives of the Signs and Advertising Policy, as well as the performance criteria and objectives of the Heritage Management Policy.

- Design and Location of Sign: The proposed signage design is simple and discrete. It would have a slim profile of 0.06 metres thickness, modest in scale with dimensions of 0.8 metres by 0.8 metres, and bottom of the sign would have a vertical clearance of 2.75 metres. This reduces the bulk and visual impact the sign would have on the heritage building. The design and location of the sign would not interrupt existing views or vistas of the heritage property. Its design and location would also ensure that it provides minimal interruption to and does not adversely impact the adjoining property and existing streetscape.

- Compatibility of Sign with Fabric of Heritage Place: The design of the sign does not seek to imitate or mimic the heritage elements of the building. This ensures that the works to provide for a sign are clearly distinguishable from the heritage elements of the building. The sign would project from the building's front column which has previously been used to accommodate signage of a similar nature. The proposed location of the sign ensures that the heritage facades of the property are protected. Views are retained to the building's physical heritage elements such as its hipped roof, heritage brickwork, multi-paned sash windows and plaster. The sign would not obscure or dominate the fabric of the building that contributes to the heritage significance of the place, in accordance with Article 22 of the Burra Charter;
- Supporting Adaptive Reuse of the Heritage Place: The proposed sign would reinforce the ongoing commercial use of the property while respecting the heritage value of the site. The site is zoned Commercial and is intended to provide for a range of commercial uses, including shop land use that the premises is being used for. The proposed painted metal sign is also representative of material commonly used in association with a commercial use, and reinforces and is consistent with the commercial nature of the area. A sign addition to the premises that is in association with the existing shop is commensurate with the realistic need for advertising by that business operator. The sign would be affixed to a building column by utilising existing holes from previous signage installations. This would reduce the need for additional drilling and construction works to the fabric of the building. A historical image dating back to the mid-1980s of the previous signage in the same location as the proposed sign is included as **Attachment 4**. The nature of a projecting sign is that it can also be easily removed without impacting or damaging the heritage building.
- Cultural Heritage Significance of the Place: The Statement of Significance and Heritage Impact Statement detail the heritage significance of the place. The proposed sign works is respectful of the cultural heritage values of the place and the broader streetscape, and would ensure the building's heritage fabric is conserved. This has been confirmed by the City's DRP member with heritage conservation expertise and the Heritage Council of WA in both of their reviews and subsequent support for the proposal. The proposed sign would ensure that this heritage value of the building is conserved and protected, and that it would continue to contribute to the heritage character of the area.

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H Hospital
- HS High School
- TS Technical School
- CP Car Park
- U University
- CG Commonwealth Government
- SU Special Use
- WSD Water Authority of Western Australia
- P Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

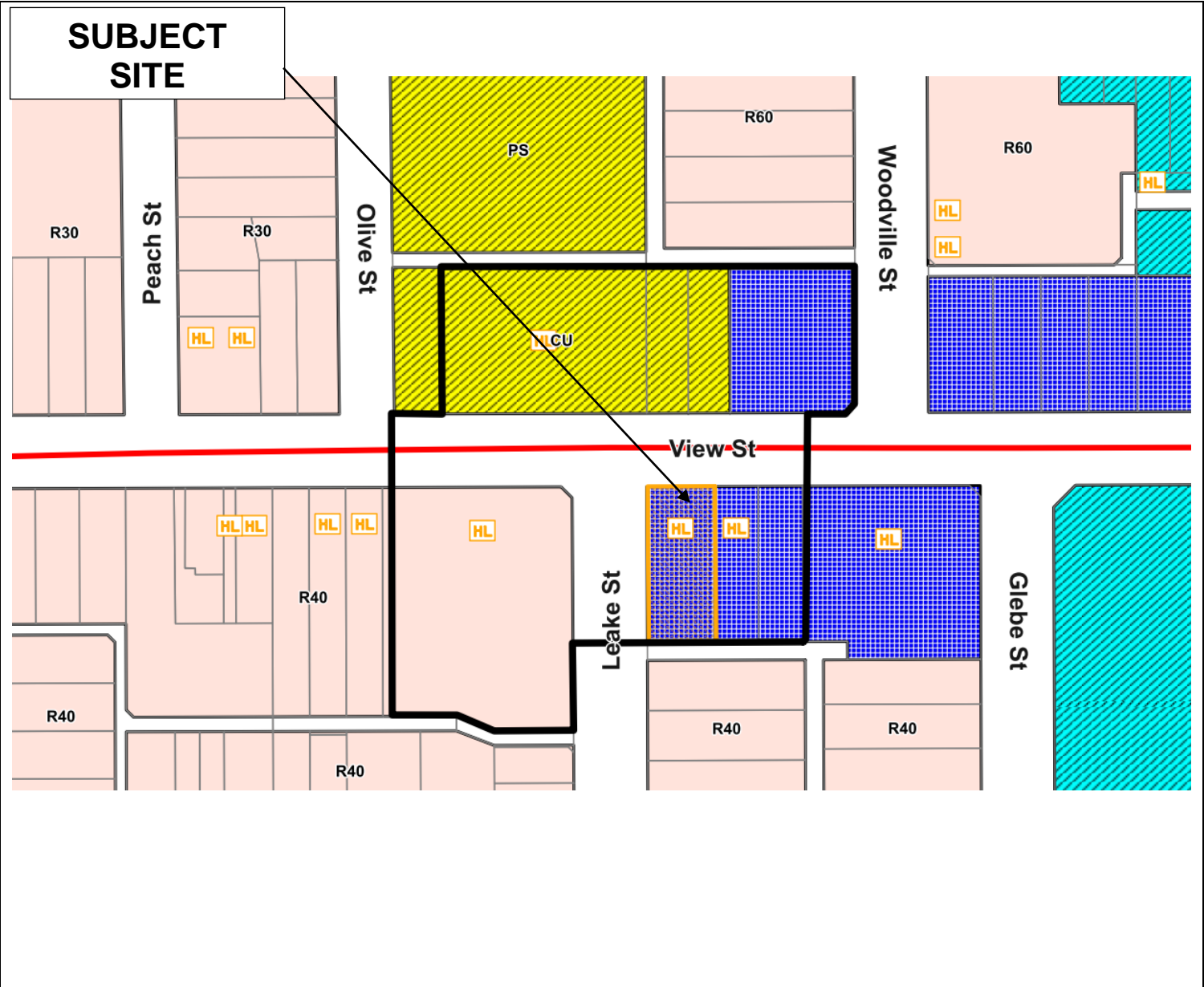
- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS Primary School
- CP Car Park
- CU Civic Uses
- HS High School
- I Institute for the Deaf
- W Water Supply Sewerage and Drainage
- TS Technical School

CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



CITY OF VINCENT

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Consultation and Location Map

21A View Street, North Perth

Extent of Consultation





CITY OF VINCENT

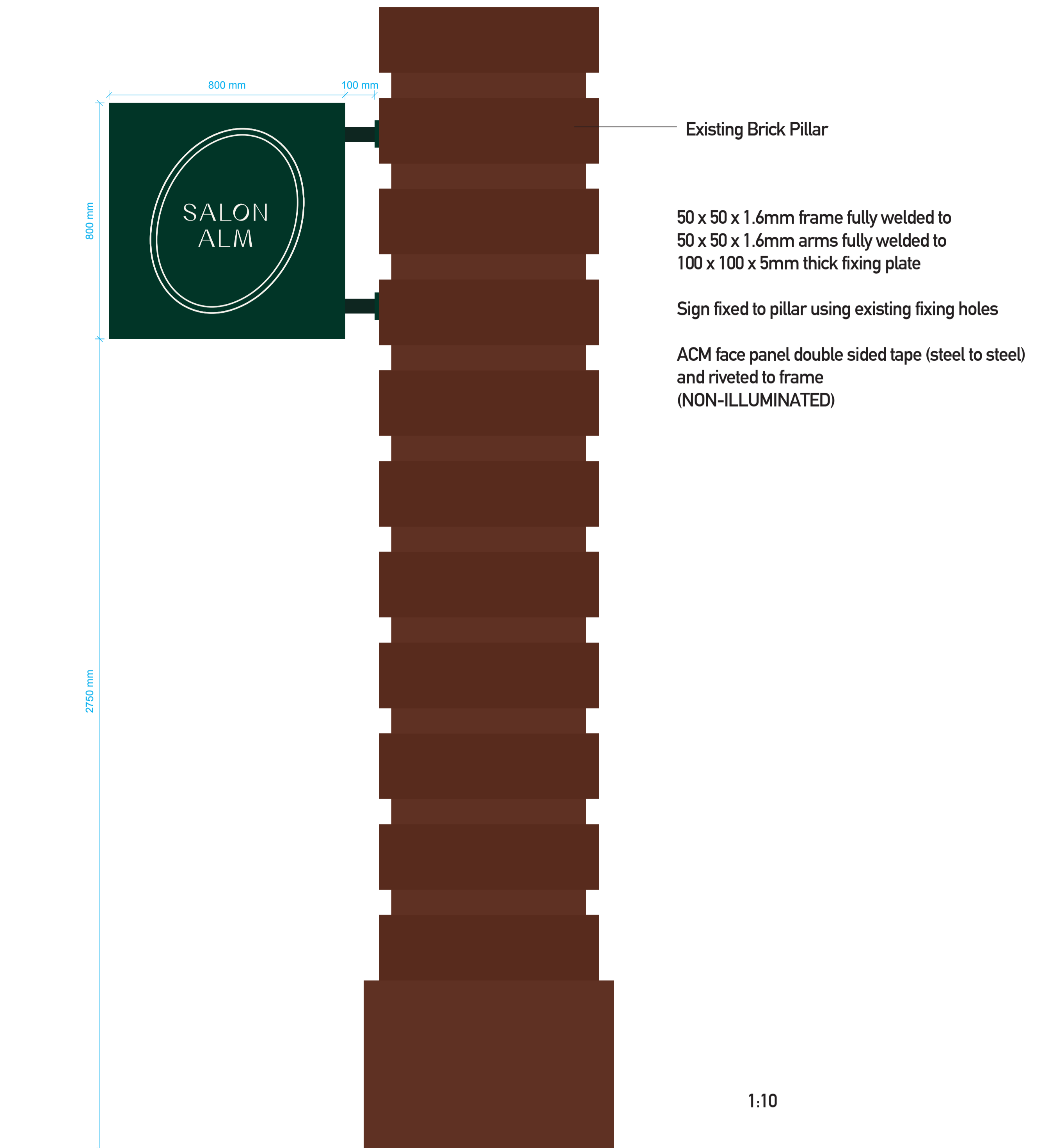
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21A View Street, North Perth



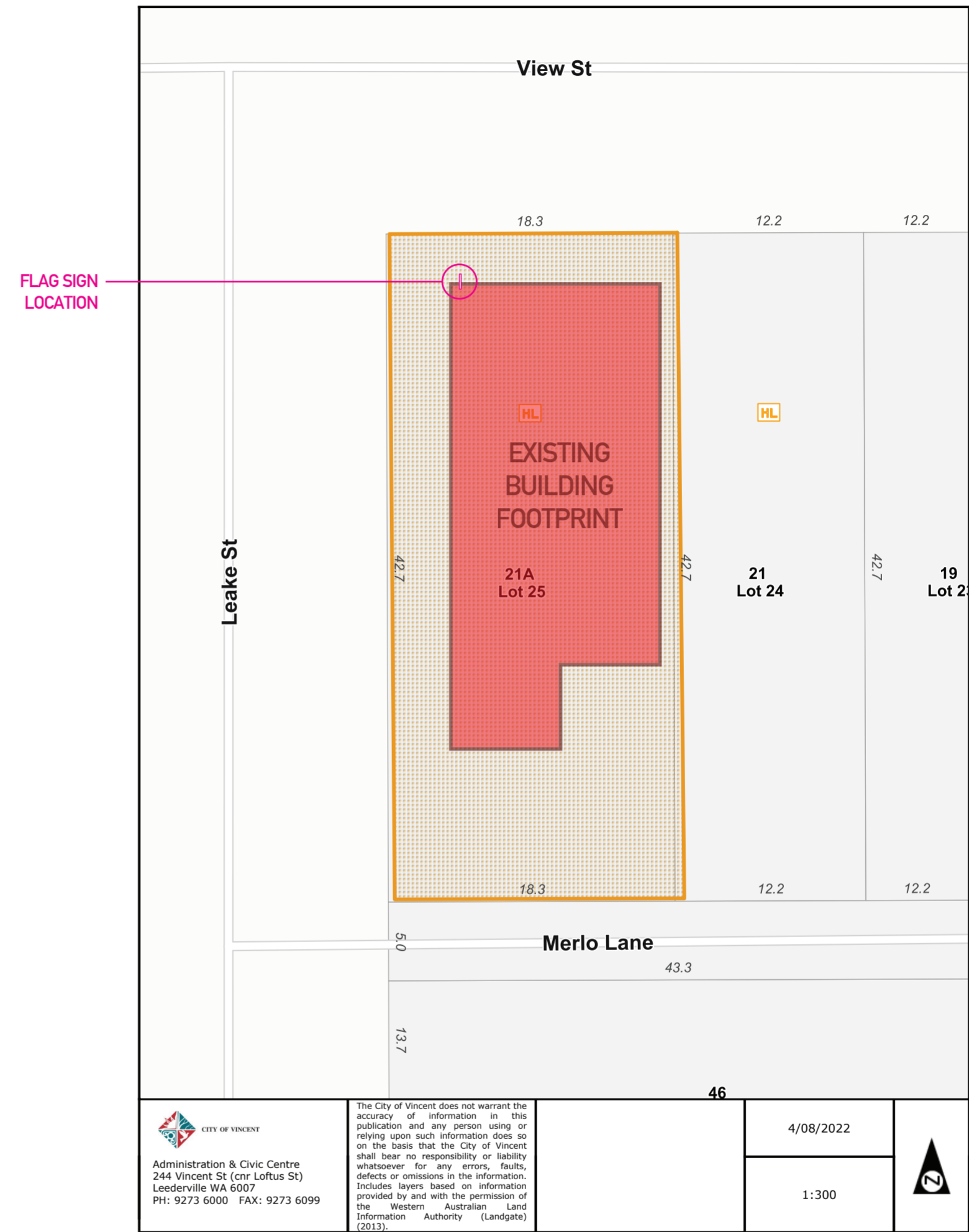


EXISTING HOLES





1:300 @ A2



1:300 @ A2

A GUIDE

INTRODUCTION

This guide explains what a heritage impact statement is, when one is needed, and the level of detail that is required.

This guide has been prepared to:

- (a) assist people who wish to carry out development that could impact on a heritage place or area
- (b) assist local governments in considering whether to approve such development.

Local governments may adapt the document to suit their own circumstances.

What is a heritage impact statement?

A heritage impact statement (HIS) describes and evaluates the likely impact of a proposal.

An HIS is a clear and concise account of the proposed work that addresses three basic questions:

- How will the proposed works affect the significance of the place or area?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

When is a heritage impact statement needed?

Many local governments encourage proponents to submit an HIS with any development proposal affecting a heritage place.

Whether or not a local government may require an HIS, and the amount of detail expected, will depend on:

- (a) the significance of the place; and
- (b) the likely impact of the proposal on that significance.

For instance, a proposal to partially demolish, or construct an addition to a place that is listed in the highest category in the local Heritage List, will typically require a detailed HIS.

Minor works to a place of lesser significance may not require an HIS at all.

How is the significance of a place or area determined?

An HIS will always be based on a Statement of Significance for the place, which clearly spells out the identified heritage values.

Typically, this will be drawn from a State Register entry, a Local Government inventory entry, or a Conservation Management Plan or Strategy (CMP or CMS). If none of these sources exist, it may be necessary for a significance statement to be prepared.

It may also be necessary if an existing statement is very brief and gives little useful guidance about the significance of the place and its fabric.

If a CMP and CMS exists, direct reference should be made to the conservation policies.

How should a heritage impact statement be presented?

An HIS should be concise.

It should contain a conclusion that addresses the three key questions outlined under '*What is a heritage impact statement?*'.

In preparing the HIS, it may be useful to address some more detailed questions, such as those **outlined in the table at Appendix 1**. If the Local Government or heritage agency dealing with the proposal has **decision guidelines or planning policy** in relation to the place or area, these should be specifically addressed.

Relevant supporting documentation, where it exists (e.g. a statement of significance, conservation plan or conservation policy, physical condition report or any other consultant's report), should be referred to in the statement and relevant extracts attached. These documents should not simply be repeated verbatim within the HIS.

APPENDIX ONE

PROPOSED CHANGE TO HERITAGE PLACE	SOME QUESTIONS TO BE ANSWERED IN A STATEMENT OF HERITAGE IMPACT
<p>Demolition of a building or structure</p> <p><i>NB. Check State Planning Policy 3.5 - Historic heritage conservation</i></p>	<ul style="list-style-type: none"> ▪ Have all options for retention and adaptive re-use been explored? ▪ Is demolition essential at this time, or can it be postponed in case future circumstances make retention and conservation more feasible? ▪ Can any new development can be located elsewhere on the site, so the significant elements of the place can be retained? ▪ Has the advice of a heritage consultant been taken? If not, why not?
<p>Minor partial demolition (including internal elements)</p>	<ul style="list-style-type: none"> ▪ Is the demolition essential for the heritage place to function? ▪ Are important features of the place affected by the demolition (e.g. fireplaces or staircases)? ▪ Is the partial demolition sympathetic to the heritage significance of the place? ▪ If the partial demolition is proposed because of the condition of the fabric, is it certain that the fabric cannot be repaired?
<p>Change of use</p>	<ul style="list-style-type: none"> ▪ Has the advice of a heritage consultant been implemented? If not, why not? ▪ Does the existing use contribute to the significance of the heritage place? ▪ Why does the use need to be changed? ▪ What changes to the fabric are required as a result of the change of use? ▪ What changes to the site are required as a result of the change of use? ▪ Has the advice of a heritage consultant been taken? If not, why not?
<p>Minor additions (see also minor partial demolition)</p>	<ul style="list-style-type: none"> ▪ How is the impact of the addition on the heritage significance of the place to be minimised? ▪ Can the additional space be located within an existing structure? If not, why not? ▪ Will the additions visually dominate the heritage place? ▪ Are the additions sympathetic to the heritage place? In what way (e.g. form, proportions, design, materials)?
<p>New development adjacent to a heritage place (additional buildings and major additions)</p>	<ul style="list-style-type: none"> ▪ How is the impact of the new development on the heritage significance of the place or area to be minimised? ▪ Why is the new development required to be adjacent to a heritage place? ▪ How does the new development affect views to, and from, the heritage place? What has been done to minimise negative effects? ▪ Is the new development sympathetic to the heritage place? In what way (e.g. form, siting, proportions, design, materials)? ▪ Will the new building(s) visually dominate the heritage place? How has this been minimised? ▪ Will the public and users of the place, still be able to view and appreciate its significance?
<p>Subdivision</p>	<ul style="list-style-type: none"> ▪ Could future development resulting from this subdivision compromise the significance of the heritage place (e.g. by requiring demolition of part of a heritage building, or by siting new buildings too close to a heritage building)? ▪ How are negative impacts to be minimised? ▪ Could future development that results from this subdivision affect views to, and from, the heritage place? How are negative impacts to be minimised?
<p>Repainting (Using new colour schemes)</p>	<ul style="list-style-type: none"> ▪ Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? ▪ Will the repainting affect the conservation of the fabric of the heritage place?

PROPOSED CHANGE TO HERITAGE PLACE	SOME QUESTIONS TO BE ANSWERED IN A STATEMENT OF HERITAGE IMPACT
Re-roofing/re-cladding	<ul style="list-style-type: none"> ▪ Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? ▪ Is a previous material being reinstated? ▪ Will the re-cladding effect the conservation of the fabric of the heritage place? ▪ Are all details in keeping with the heritage significance of the place (e.g. guttering, cladding profiles)? ▪ Has the advice of a heritage consultant or skilled tradesperson (e.g. roof slater) been taken?
New services (e.g. air conditioning, plumbing)	<ul style="list-style-type: none"> ▪ How has the impact of the new services on the heritage significance of the place been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a heritage consultant (e.g. architect) been taken?
Fire services upgrades	<ul style="list-style-type: none"> ▪ How has the impact of the fire upgrading on the heritage significance been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a conservation consultant (e.g. architect) been taken (and if so how)? ▪ Has the advice of a fire consultant been taken as to options that would have less impact on the heritage place (and if so how)?
New landscape works and features (including carparking and fences)	<ul style="list-style-type: none"> ▪ How has the impact of the new work on the heritage significance of the existing landscape been minimised? ▪ Has evidence (archival and physical) of previous landscape work been investigated/ Are previous works being reinstated? ▪ Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? ▪ Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? ▪ How does the work impact on views to, and from, adjacent heritage items?
Tree removal or replacement <i>NB: Always check the tree preservation provisions of your local government when proposing the removal of trees</i>	<ul style="list-style-type: none"> ▪ Does the tree contribute to the heritage significance of the place? ▪ Why is the tree being removed? ▪ Has the advice of a tree surgeon or horticultural specialist been taken (and if so how)? ▪ Is the tree being replaced and with what species? Why?
New Signage <i>NB: Check whether the local government has a signage policy or design guidelines</i>	<ul style="list-style-type: none"> ▪ How has the impact of the new signage on the heritage significance of the place been minimised? ▪ Have alternative signage forms been considered (and if not why not)? ▪ Will the signage visually dominate the heritage place or heritage area? ▪ Can the sign be remotely illuminated rather than internally illuminated?

Contact us

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T: (08) 6551 8002
FREECALL (regional): 1800 524 000
E: info@dplh.wa.gov.au
W: www.dplh.wa.gov.au



FORM

Name of Place:

Registration Date:

The Place/Area:

Prepared by:

Prepared for:

Date:

Heritage listings:

Statement of significance:

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Conclusion:

References and attachments:

Contact us

Heritage Council of WA
Locked Bag 2506
Perth WA 6001

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Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
6. A Road and Verge security bond for the sum of \$2,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
7. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
8. The applicant/owner is advised that any changes to the plans or details shown in the approved plans for the proposed signage, including illumination of the signage, would require further development approval from the City.