



DEVELOPMENT ON HERITAGE PROPERTIES

What is a heritage property?

A 'Heritage Property' is a property that is either:

- Included in the State Register of Heritage Places;
- Included in the City of Vincent Heritage List; or
- Included in the Central Perth Heritage Inventory.

What is the City of Vincent Heritage List?

The City of Vincent Heritage List is a register of places within the City of Vincent, considered by the City to be of cultural heritage significance and worthy of conservation.

The City's Heritage List includes two categories; A – Conservation Essential, and B – Conservation Recommended.

Places listed under Category A have the highest level of local significance and may also be included in the State Register.

The City's Policy No. 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties contains guidelines which help protect heritage listed places. The Guidelines encourage the appropriate conservation and restoration of heritage listed places and ensure that new works respect the heritage significance of a place.

What is the Central Perth Heritage Inventory?

The Central Perth Heritage Inventory was prepared by the Metropolitan Redevelopment Authority as part of the Central Perth Redevelopment Area. The portions of the Central Perth Redevelopment Area within the City of Vincent have been transferred back to the City of Vincent's planning jurisdiction.

As part of this process, the City adopted the Central Perth Heritage Inventory. The Central Perth Heritage Inventory includes four categories of significance, ranging from places of state significance to historical sites. Development of sites included in the Central Perth Heritage Inventory would be assessed against the New Northbridge Design Guidelines and Central Perth Development Policy 2 – Heritage Places.

What is a Character Retention Area?

A Character Retention Area refers to a defined area, whether a suburb, street, or a group of lots which has a character and cohesiveness worthy of preservation.

Character can encompass, but is not limited to; architectural style, built form, building materials, front fencing and vegetation and includes the non-physical elements including front setback distances, the spacing of dwellings (side setbacks), and how these elements relate to the area.

A Character Retention Area is not the same as being included in a Heritage List or Register. While both aim to preserve buildings with heritage or character significance, both tools carry their own planning and building design provisions.

The City's Character Retention Areas and Heritage Areas Policy contains guidelines which help protect specific Character Retention Areas. The guidelines will ensure that in these areas new development will be sympathetic to the character of the streetscape.

Do I need development approval?



If your property is included in the City of Vincent Heritage List, State Register of Heritage Places or Central Perth Heritage Inventory, it is likely that works would require development (planning) approval.

Most of the exemptions to the requirement to obtain development approval that are provided under Clause 61 of the *Planning and Development (Local Planning Scheme) Regulations 2015* do not apply to heritage listed properties. This includes partial or full demolition works; alterations or additions; render or exterior paint work; maintenance work; and internal works.

The following works do not require development approval from the City:

Works	Conditions
<ul style="list-style-type: none"> Repairs or routine maintenance that demonstrate replacing material with like-for-like that do not change the appearance of a heritage place including repainting and roofing repairs; or Essential or emergency maintenance of public utility infrastructure (e.g. power connections); and 	<ul style="list-style-type: none"> Properties are included on the City of Vincent Heritage List Category A and B only; the property is not included on the State Heritage Register or Central Perth Heritage Inventory.
<ul style="list-style-type: none"> Internal building work that does not materially affect the external appearance of the building. 	<ul style="list-style-type: none"> Properties that are included on the City of Vincent Heritage List as <u>Category B only</u>; or The building, or a part of it, is located in a heritage-protected, but the interior of the building is specified as <u>not</u> being of cultural heritage significance in the relevant register, order, agreement or list.
<ul style="list-style-type: none"> Maintenance and repair works. 	<ul style="list-style-type: none"> maintenance of buildings, structures and other built forms that <u>does not involve</u> — <ul style="list-style-type: none"> the removal of, or damage to, the existing fabric of the building, structure or built form; the use of new materials.

If your property is within a Character Retention Area, your development may be exempt from requiring development approval, subject to compliance with the deemed-to-comply provisions of the Character Retention Area and Heritage Area Policy. Refer to our [‘Do I Need Development Approval?’ Information Sheet](#).

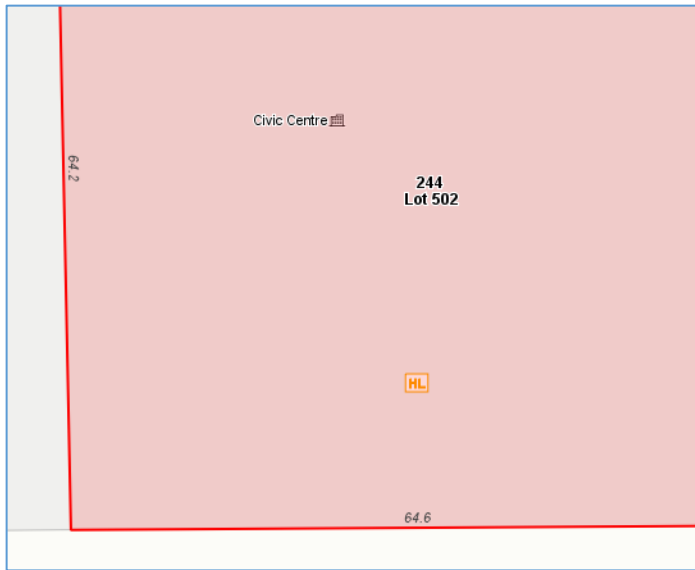
Please liaise with the City’s Development & Design team on [9273 6000](tel:92736000) prior to undertaking any works to a place that is heritage listed, or within a Character Retention Area or Heritage Area.

How do I tell if my property is heritage listed?

The City’s [Intramaps](#) system (accessible from the City’s website provides heritage details to the public. If your property has a ‘HL’ symbol on the map, it is listed on the City of Vincent Heritage List.

The ‘Heritage Detail’ tab will also provide you with the category of the listing.

Refer to the below image that demonstrates where to look to determine if your property is heritage listed.



HERITAGE DETAIL		◀ 1 OF 1 ▶
Property Address	Vincent Street No. 244 (Lot 10927), Leederville	
Description	Town of Vincent Administration	
Management Category	A	
Inclusion Date	38972	
State Register	No	
Heritage Places	Click Here	

You can find further details of a listing, including the statement of significance for the place on the [Heritage Council's InHerit website](#).

We recommend contacting the City's Planning team on [9273 6000](tel:92736000) prior to proceeding with any application or works.

How long does the Development Application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation or if the application is required to be referred to another government body, such as The Heritage Council of Western Australia.

Applications for development of properties included on the State Register of Heritage Places must be referred to the Heritage Council for comment in accordance with Section 73 of the *Heritage Act 2018*, unless exempted from referral under Regulation 41 of the *Heritage Regulations 2019*.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

What information is required for a Development Application?

Please refer to the relevant Development Application Checklist.

What is a 'Heritage Impact Statement'?

A Heritage Impact Statement is required to be submitted by the applicant for all development applications that affect a heritage property. A Heritage Impact Statement is a document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting and any conservation areas within which it is situated.

The Heritage Impact Statement should outline measures proposed to minimise any identified impact. A guide to the preparation of Heritage Impact Statements is available from the State Heritage Office website: www.stateheritage.wa.gov.au.

Do I need a Building Permit?



Applying for development approval and a building permit are two separate processes, controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation.

If you would like further information on the Building Permit process and requirements, please contact the City's Building team on [9273 6000](tel:92736000).

Do you have more questions?

The City can't confirm if a proposal would be supported in the absence of a development application. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm (excluding 12pm – 1pm), in person or on the phone.

Phone: [9273 6000](tel:92736000)

Email: mail@vincent.wa.gov.au

Address: [Main Administration Building, 244 Vincent Street, Leederville 6007, WA](#)

Disclaimer: This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, planning schemes and other relevant documents is recommended for detailed references.