POLICY NO: 7.6.5

HERITAGE MANAGEMENT- AMENDMENTS TO THE MUNICIPAL HERITAGE INVENTORY (MHI)

INTRODUCTION

The City of Vincent has a rich and diverse heritage demonstrated within its built and natural environment. The City of Vincent first released its Municipal Heritage Inventory in 1995 which has since been substantially updated resulting in the creation of the current working Municipal Heritage Inventory. The Inventory includes a range of places both natural and built that have been identified as having cultural heritage significance requiring varying degrees of protection and conservation. As a working document it is important that places can be deleted, added or amended to the list when required. The current Australian Burra Charter will supplement the heritage definitions and terms used in this Policy.

OBJECTIVES

To:

- 1. Provide a procedure for adding, deleting or amending entries on the City of Vincent's Municipal Heritage Inventory;
- 2. Ensure places that are added, deleted or amended from the City of Vincent Municipal Heritage Inventory follow due process; and
- 3. Ensure that decisions for adding, deleting or amending places on the City of Vincent's Municipal Heritage Inventory are based on consideration of the cultural heritage significance of a place.

DEFINITIONS

Cultural Heritage Significance

Aesthetic, spiritual, historic, scientific or social value for past, present and future generations.

Heritage Assessment

A systematic assessment that describes a place and its setting and states the significant heritage values of the place based on the criteria outlined in the Burra Charter. It is preferable, but not essential, for such assessments to be undertaken by people with relevant experience in this area of expertise.

Heritage List

A list of places that are considered by Council to be of heritage significance and worthy of conservation. For the purpose of Clause 23 of the City of Vincent Town Planning Scheme No. 1, the Heritage List means the Municipal Heritage Inventory, as amended from time to time, prepared by the Council pursuant to section 45 of the Heritage of Western Australia Act 1990, or such parts thereof as described in the Municipal Heritage Inventory.

Municipal Heritage Inventory (MHI)

A list of places that, in the opinion of the Council, reflect the cultural heritage of the City. It could be thought of as a list of the community's assets, and as with any other kind of asset it is first necessary to know what they are before they can be properly managed.

Cultural Place

A site, area, building or other work valued for its cultural heritage significance, together with associated contents and surrounds.

Heritage Place

The generic term for a Cultural Place, Cultural Group or Cultural Area.

POLICY STATEMENT

This policy covers the procedures and criteria for adding, deleting or amending (management category) places on the MHI in the following scenarios:

- 1. Nomination from owners/community members;
- 2. Amendments through the Development Application process; and
- 3. MHI Review.

1. Nomination from owners/community members

1.1 Procedures

The procedures outlined in *Figure 2* below will be followed where a place is to be added, deleted or amended from the MHI.

1.2 Consultation

- 1.2.1 The proposed amendment is advertised for public comment for a minimum period of 14 days in a local newspaper and comment is sought from the State Heritage Office, Precinct groups and any other affected stakeholders.
- 1.2.2 Before resolving to add, delete or amend the MHI the Council will give due consideration to any submission received.
- 1.2.3 Following a Council resolution to amend the MHI, notice will be forwarded to the owner, nominator, State Heritage Office, the Western Australian Planning Commission and anyone who provided a submission.

1.3 Criteria for deleting a place from MHI

Deletion of a place from the City's MHI should be avoided wherever possible, although there will be circumstances where deletion is justified as detailed in *Figure 1* below. The onus rests with the applicant to provide clear justification of it.

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Figure 1 – Deleting a place from MHI

Criteria for Deleting a Place from MHI

The Council will only consider deleting/demolishing a place from MHI in the following scenarios:

Cultural Heritage Significance

The cultural heritage significance of the place in the existing heritage assessment was erroneous.

Condition

The poor state of a place should not in itself be a reason for removal from MHI.

Deletion of a place will only be considered if a structural condition report conducted by a registered structural engineer states that the structural integrity of the place has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric.

Social or Historic significance only

Where the heritage value is historic and/or social only the owner/applicant can demonstrate that it cannot practically be retained in its entirety or in part because:

- a) The location of the building on the site; or
- b) The limited Vehicular Access to the site and noncompliance with Australian Standards; or
- c) The inability to comply with the National Construction Codes Series e.g. ramps, corridor widths etc.; or
- d) The inability of the existing building structure or materials to be incorporated into the new development; or
- e) The inability of the existing building to support additional height and bulk to the intention of the locality as prescribed in the relevant planning policy.

Catastrophic Event

An event which causes damage beyond repair to a place and may include, but is not limited to:

- a) fire;
- b) flood;
- c) earthquake;
- d) <u>traffic or other accident</u> <u>causing full demolition.</u>

The deletion of a place will only be considered if a report provided by a registered structural engineer states that the structural integrity of the place has failed to the extent that it cannot be salvaged and rebuilt.

These events are exempt from compliance with Clause 1.2 and can be determined by Administration subject to the structural report being provided.

the MHI.

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Figure 2 - Procedures for MHI Amendments - Nomination from owners/community members

Nomination

Owners, community members and interested parties submit a MHI Amendment Form to include, delete or amend the assigned Management Category of places on MHI.

Preliminary Assessment

MHI Amendment Form will be assessed by Administration, with regard to the information provided in the nomination, any previous heritage assessment that may have been undertaken and any relevant heritage studies or information.

Recommend to proceed

Administration has sufficient evidence and justification to proceed with the nomination.

Heritage Assessment

Administration prepares a Full Heritage Assessment in accordance with Policy 7.5.2 Heritage Management - Assessment.

Consultation

- 1. Owner advised of nomination, provided with the Heritage Assessment and given opportunity to provide comment.
- 2. Community consultation in accordance with Clause 1.2 of this policy

Notification to nominator and owner

Recommend not to proceed

Administration has insufficient evidence

and justification to proceed with amending

Nominator and owner notified that the nomination will not proceed further. No further action required.

- Category A Conservation Essential
- Category B Conservation Recommended (Commercial)
 If owner consents to inclusion
- Category B Conservation Recommended (Residential)
 If owner consents to inclusion

Nomination presented to Council for determination

Final notice

In accordance with Clause - 1.2.3 of this policy

MHI amended as required

Category B

Owner objects to inclusion

Notification to owner and nominator

Nominator and owner notified that the nomination will not proceed further. No further action required.

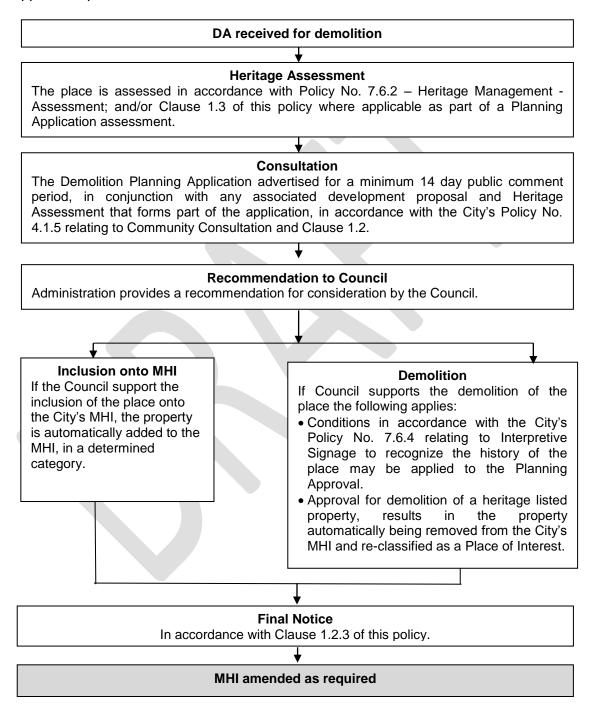
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2. Amendments through the Development Application process

The City may consider MHI amendments as a result of enquiry through the Demolition Planning Application process. The following procedure outlined in *Figure 3* below is to apply.

Figure 3 - Procedures for MHI Amendments – Resulting from the Development Application process



3. **MHI Review**

In the event that a MHI Review is undertaken by the Council in accordance with Section 45 of the Heritage of Western Australia Act 1990, the procedures outlined in Figure 4 below will be followed.

Figure 4 – Procedures for MHI Review

Initiate MHI Review

The Council initiates a MHI Review in accordance with Section 45 of the Heritage of Western Australia Act 1990

Preliminary Assessment

Administration and/or the external heritage consultants commissioned by the Council review the existing MHI and consider new places to be added on the MHI.

Full Heritage Assessment

Administration/and or external heritage consultants prepare Full Heritage Assessment of identified places in accordance with Policy 7.5.2 Heritage Management - Assessment.

Consultation

- 1. Owner advised of nomination, provided with the Heritage Assessment and given opportunity to provide comment.
- 2. Community consultation in accordance with Clause 1.2 of this policy.

Recommendation presented to Council for determination

Final Notice

In accordance with Clause 1.2.3 of this policy

MHI Amended as required

Date Adopted: 21 June 2006

Date Amended: 22 July 2008, 13 July 2010,10 July 2012

30 July 2015

Date of Next Review: July 2017