



DEVELOPMENT ON HERITAGE PROPERTIES

What is a heritage property?

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

- Located on the State Register of Heritage Places; or
- Listed on the City of Vincent Municipal Heritage Inventory.

What is the Municipal Heritage Inventory?

The Municipal Heritage Inventory is a list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of conservation. 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.

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 associated with places on the Municipal Heritage Inventory.

What is a Character Retention Area?

A Character Retention Area refers to a defined area, whether a suburb, street or groups of lots which has a particular characteristic and cohesiveness worthy of preservation. Characteristics can encompass, but are 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 a heritage listing in the City's Municipal Heritage Inventory. Although both aim to preserve buildings with heritage or character significance, both tools carry their own planning and building design provisions. The City's Policy No. 7.5.15 Character Retention Areas and Heritage Area contains guidelines which help protect specific Character Retention Areas. The Guidelines will ensure that in these areas new development and additions will be sympathetic to the character of the streetscape.

Do I need a development application if my property is on the Municipal Heritage Inventory or within a Character Retention Area?

It is likely that development to a heritage place requires planning approval. This includes partial or full demolition works; alterations or additions; render or exterior paint work; maintenance work; and some internal works (Management Category A buildings only).

Table 1 of Policy No 7.6.1 Heritage Management provides a framework to determine when approval is required in accordance with the assigned Management Category.

Please liaise with the City's Planning Services Business Unit on **9273 6000** prior to undertaking any works to a place that is heritage listed, or within a Character Retention or Heritage Area.

What is a 'Heritage Impact Statement'?

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.

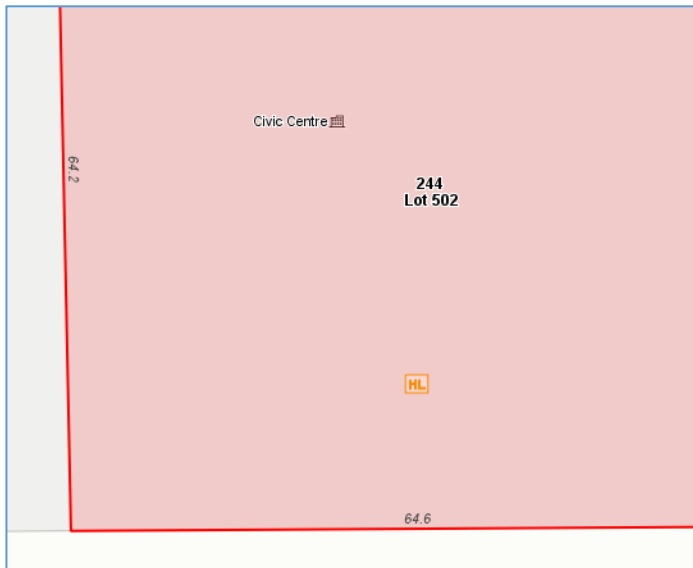
A Heritage Impact Statement is required to be submitted by the applicant for all development applications that affect a heritage property.



How do I tell if my property is heritage listed?

The City's Intramaps system (accessible from the City's website) provides heritage details for the public. If your property has a 'HL' symbol on the map, it is listed on the Municipal Heritage Inventory. The 'Heritage Detail' tab will also provide you details surrounding the listing.

The City however recommends contacting the City's Planning Services team on **9273 6000** prior to proceeding with any application or works.



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	

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 a another government body (i.e. State Heritage Office).

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.

Do I need a Building Permit?

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

If you would like further information on the Building Permit process and requirements, please contact the City on **9273 6000**.



Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. 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, in person or on the phone.

Phone: 9273 6000

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.*