

LPP For Heritage List Places

1. PURPOSE

- 1.1. To conserve and protect places of heritage significance.
- 1.2. To ensure that development does not adversely impact the significance of heritage places.
- 1.3. To ensure that heritage significance is given due regard in local planning decision making.
- 1.4. To provide certainty to landowners and community about the planning processes for identification and protection of places identified in the Heritage List.

2. SCOPE

- 2.1. This Policy is applicable to the Shire of Pingelly and its operations.

3. DEFINITIONS

Nil

4. POLICY STATEMENT

- 4.1. Development approval is required for any of the following modifications to places on the Shire of Pingelly's adopted Heritage List:
 - 4.1.1. All structural modifications;
 - 4.1.2. Modifications to the public facing exterior of the place;
 - 4.1.3. Modifications which impact on any elements which contribute to the significance of the place;
 - 4.1.4. Modifications to the historical fabric or form of the place; and
 - 4.1.5. Full or partial demolition.
- 4.2. Notwithstanding clause 4.1, development approval is not required for repairs of an element of the place if:
 - 4.2.1. It is less than 10% of the element (e.g. 10% of the roof) and is completed by a skilled practitioner using like for like materials;
 - 4.2.2. Minor works;
 - 4.2.3. Painting in accordance clause 4.3; or
 - 4.2.4. Signage where otherwise exempted by the Local Planning Scheme or Deemed Provisions.
- 4.3. Painting of heritage buildings must either be:
 - 4.3.1. In accordance with the historical colours used as determined either by paint scraping, historical record or old photographs; or
 - 4.3.2. In traditional heritage colours. This excludes the use of eye-catching and/or brand colours.

Bare brick walls must not be painted.
- 4.4. In an instance of doubt regarding if development approval is required, the owner should seek written advice from the Shire of Pingelly. This request should include full details of the proposal and may involve a site visit. The written advice provided will state if a development approval is required or not and is binding on the Shire of Pingelly.
- 4.5. An applicant may be required to provide additional information to assist in the determination of a development application. This may include a Heritage Impact

Statement (HIS) at the absolute discretion of the Shire of Pingelly.

- 4.6. If a Heritage Impact Statement is required, it will consider if a proposal will have a substantial impact on the exterior fabric or form of a place in the Heritage List. It must address the following 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?

- 4.7. 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.

- 4.8. 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.

- 4.9. 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.

- 4.10. The assessment of a development application will include consideration of the heritage significance of the place and any actions which can be undertaken to mitigate any adverse impacts.

- 4.11. The below table outlines the levels of heritage significance for each place within the Local Heritage Survey for the purposes of the assessment of a development application:

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.
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5. RELATED DOCUMENTATION / LEGISLATION

5.1. The Local Heritage Survey 2023

5.2. Heritage List 2023

6. REVIEW DETAILS

Review Frequency	Bi-Annually
Council Adoption	