



## HERITAGE PLANNING POLICY

### 1.0 POLICY OBJECTIVES

1. To explain the Shire's approach to and expectations for development affecting heritage buildings and places;
2. To facilitate continued use and appreciation of all heritage buildings and places within the Shire of Moora;
3. To preserve the amenity, character and cultural values of heritage buildings and places;
4. To enable adaptive reuse through appropriate additions or modifications; and
5. To set out potential planning conditions for the retention, restoration, recording and interpretation of heritage places.

### 2.0 PURPOSE

The Shire of Moora Town Planning Scheme prevails should there be any conflict between this Policy and the Scheme. It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches.

The Shire of Moora shall have due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

### 3.0 SCOPE

This policy relates to planning proposals for places included on a Heritage List adopted under the Shire's Local Planning Scheme No. 4, or included in the Municipal Heritage Inventory in accordance with the Heritage of Western Australia Act 1990.

This policy provides guidance in relation to the development of heritage places as well as detailing procedures for making applications for heritage related development

The policy does not relate to sites listed under the Aboriginal Heritage Act 1972, unless specific sites are also included in the Municipal Heritage Inventory or on the Heritage List.

### 3.0 BACKGROUND

The history of the Shire is visible through settlement patterns of early pioneers throughout the Shire and all high social, cultural, aesthetic or historical significance are listed within a Heritage List. These places are assets that contribute to the identity and appeal of their localities for both residents and visitors, and changes to heritage places must be carefully

managed to retain or enhance their heritage values. This list has been put together by a committee consisting of Shire Staff, Shire Councillors and Members of the public involved in the History of the Shire. (i.e. Historical Society)

The Heritage of Western Australia Act 1990 requires each local government to maintain a Municipal Heritage Inventory (MHI). The Shire of Moora MHI lists many places that contribute to the history and character of the local area and classifies them according to the degree of significance.

The Heritage List is derived from the MHI to provide a higher level of protection for the most significant local places and buildings. Modification of a place on the Heritage List is not permitted without planning approval.

Extensions and modern facilities can often be accommodated if they are designed carefully with minimal disturbance to the original structure. Detailed schedules of materials and finishes will generally be required.

Additional information including specialist studies, heritage impact assessments and street elevations may be required based on the level of significance of the place and the scale and nature of the proposed changes, additional information may be required. This may include specialist studies, street elevations and/or a heritage impact assessment.

#### 4.0 LEVELS OF SIGNIFICANCE

The level of significance is one of the matters that the Shire will consider in making a decision on an application for planning approval. Level of significance

Level of Significance	Description	Expectations
Exceptional Significance Heritage List and State Heritage listed places	Rare or outstanding example: essential to the heritage of the locality	The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan
Considerable significance (Heritage List)	High degree of integrity/ authenticity; very important to the heritage of the locality	Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place
Moderate significance (Municipal Heritage Inventory)	May have some altered or modified elements, not necessarily detracting from the overall significance;	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place

	contributes to the heritage of the locality.	and retain original fabric where feasible.
Some significance (Municipal Heritage Inventory)	Lower degree of integrity/authenticity but contributes to the heritage of the locality.	Retain elements of the place where feasible. Photographically record prior to major development or demolition.

Heritage places often include the setting or landscape features as well as buildings. Not all buildings within a heritage place will be considered as a heritage building. This will be determined by referring to the place record, together with the heritage assessment where one is required at the time of proposed development.

## **5.0 MANAGEMENT OF HERITAGE PLACES**

### **5.1 HERITAGE APPLICATION FOR APPROVAL**

The development approval procedure provides the opportunity to fully inform the property owners of the heritage value of the place and provide specialist conservation advice when dealing with listings on the Municipal Inventory recommended for the Town Planning Scheme protection.

Views of the State Heritage Council, other relevant bodies and community consultation shall be considered when determining the application.

The importance of community views needs to be reflected in the planning processes. Owners of heritage places are also to be fully informed of the implications of heritage recognition of their property

### **5.1 HERITAGE ASSESSMENT**

The Moora Shire may determine that a heritage assessment of the place which is the subject of the application, may be necessary prior to the development proceeding.

Should the application be for a demolition order, the relevant bodies have the opportunity to photograph and document the place prior to the demolition?

### **5.2 HERITAGE APPLICATION FOR APPROVAL**

The importance of the community views need to be reflected in the planning processes which affect places of heritage value. The owners of heritage places are to be fully informed of the implications of heritage recognition of their property. Every effort shall be made to inform the community and the land owners in particular of the implications of heritage recognition.

A development application when dealing with any places on the Municipal Inventory list recommended for Town Planning Scheme protection, it may be necessary for Council to solicit the views of the Heritage Council or other relevant bodies including a community consultation to take their views into account when determining the application.

### **5.3 SIGNAGE ON PLACES OF HERITAGE & CULTURAL SIGNIFICANCE**

Appropriate signage may be required in accordance with the Shire of Moora Advertising devices Policy.

### **5.4 PROPOSED DEMOLITION**

#### **Structural Condition Assessment (in case of Demolition)**

If structural failure is cited as a justification for the demolition of a building in the Shire of Moora Municipal Inventory (MMI), evidence should be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs. If a proposal is for the demolition or the substantial redevelopment of a building or place in the (MMI), the Local Government may require as a condition of approval, the preparation of an archival recording of the place, prior to the demolition or commencement of development.

### **6.0 ASSESSMENT CRITERIA**

The criteria outlined below are to be read in conjunction with the Precinct Plan where one applies; State Planning Policy 3.5 - Historic Heritage Conservation; and the specific place record.

- 6.1 Buildings and structures on the Heritage List should not be demolished or their heritage values diminished by development. Where (in the opinion of the Shire) demolition or substantial change is necessary and unavoidable, then detailed recording in the form of archival record and appropriate interpretation of the site must be undertaken.
- 6.2 Designs for alterations/additions to heritage places should minimise disturbance to the original landscape setting and structure as much as possible and seek to maintain or enhance the specific heritage values identified for that place.
- 6.3 Additions to heritage buildings should be located towards the rear of the property with little or no alteration to elevations facing streets or public land, thereby maintaining the appearance from the public road or approach to the building.
- 6.4 External additions to heritage buildings must reflect the scale and character of the original structure, but be subtly identifiable as later additions.
- 6.5 Internal modifications to heritage buildings should be designed to minimise disturbance to the original structure and fabric, and leave visible traces of the original floor plan and function.

- 6.6 No outbuildings shall be located in the front setback area. Carports and garages must be detached and located to the side or rear of the heritage building, in order to minimise changes to the appearance from the public road or approach to the building.
- 6.7 Driveways and crossovers should generally avoid concrete and bitumen and make use of natural or earth coloured materials appropriate to the setting (such as compacted gravel or red-brown asphalt).
- 6.8 Earthworks should be minimised. Where retaining is necessary, it should be terraced to respond to the natural contours of the land and completed in natural or earth coloured materials appropriate to the setting.
- 6.9 Fences and walls should be reflective of the surrounding landscape and maintain clear and open sightlines between the public road and the heritage place.
- 6.10 Modifications to public buildings to provide modern facilities or improve access for people with disabilities must be sensitively designed to minimise disturbance to the original structure and external appearance.
- 6.11 The Shire will take into account the public benefit of proposed modifications, including adaptation that enables continued access, visitor use and appreciation of the history and significance of the site.
- 6.12 Solar panels, antennas and air conditioning units must be selected carefully, located unobtrusively and painted, finished or framed to minimise the impact on the external appearance of the place.
- 6.13 Where a proposal has been referred to the State Heritage Office the Shire shall have due regard to their advice and recommendations.
- 6.14 Where external modifications or extensions are proposed to a heritage building in a bushfire prone area, the Building Code of Australia will require construction to the relevant Australian Standard (AS3959).

The Shire will pay particular attention to the degree to which non-combustible building materials can be adapted and finished to complement the existing structure; the aesthetic impact of the modifications; and the impact of any clearing proposed in order to reduce the bushfire hazard. In some cases the modifications or extensions will not be supported, or the Shire may recommend a reduced or semi-detached addition to minimise the impacts on the heritage values of the original building.

## 7.0 CONDITIONS

Where conditional approval is granted for all or part of the proposal, one or more of the following conditions may be applied in addition to any other planning conditions:

- a) **This site is identified as historically significant and a comprehensive series of colour photographs shall be submitted to the Shire on a digital source (i.e. thumb drive), recording the present appearance of buildings and surrounds, before applying for a building permit or undertaking any works.**
- b) **A detailed archival record is to be made and submitted to the Shire prior to any works being undertaken. This record shall be based on State Heritage Office guidance for preparing archival records and include a site plan at 1:200 scale; a floor plan and elevations at 1:100 scale; and photographs of both the interior and exterior (clear of furnishings or debris).**
- c) **Detailed plans shall be submitted to the Shire with the application for a building permit, demonstrating how the chosen construction methods will minimise impacts on the existing fabric of the building. The work shall be undertaken in accordance with these plans and using practices that minimise disturbance and damage to the existing structure.**
- d) **A detailed heritage impact statement shall be submitted to the satisfaction of the Shire before applying for a building permit or undertaking any works, clearly documenting potential impacts and providing specific recommendations to minimise those impacts on the significance of the place. The work shall then be carried out in accordance with the recommendations of the approved heritage impact statement.**
- e) **Should an additional structure be constructed it shall be freestanding and not cause or require any modification to buildings of heritage significance.**
- f) **Any additions shall be completed and maintained in materials and colours that are consistent with or complementary to adjacent buildings of heritage significance.**
- g) **On the completion of building and works, landscaping is to be established or reinstated and then maintained to the satisfaction of the Shire, consistent with the existing grounds and landscaping.**