

# Shire of Boddington

## Local Planning Policy No. 19 Heritage Conservation

### 1. Policy statement

This Policy sets out development control principles and requirements for places on the Heritage List established pursuant to the *Shire of Boddington Local Planning Scheme No. 2 (LPS2)* and guidance for other places on the *Shire of Boddington Municipal Heritage Inventory 2011 (MHI)*.

### 2. Background and issues

The MHI, formally known as a "local government inventory", identifies places within the district that have cultural heritage significance. The compilation of a local government inventory is a requirement of Clause 45 of the *Heritage of Western Australia Act 1990*. Heritage places on the MHI have been classified with a management category either as "A", "B", "C", "D" or "T". The management categories suggest desired outcomes and implications for levels of protection. In summary, the management categories mean:

- A: 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;
- B: conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place;
- C: conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and original fabric should be retained wherever possible;
- D: conservation of the place is encouraged. Any alterations or extensions should reinforce the significance of the place and original fabric should be retained wherever possible; and
- T: significant trees.

Places that are considered to be of significant heritage value and particularly worthy of conservation are identified on the Heritage List set out in Attachment 1 of this Policy. The Heritage List also includes significant trees. Modifications to the Heritage List are to address clauses 5.1.6 and 9.6 of LPS2.

Aboriginal heritage is protected by the *Aboriginal Heritage Act 1972*. This Policy does not apply to the conservation of Aboriginal heritage except where Aboriginal heritage is included within the Heritage List.

### 3. Definitions

Definitions are set out in Attachment 2.

### 4. Objectives

The objectives of this Policy are to:

- ensure that works, including conservation, restoration, alterations, additions, changes of use and new development respect the cultural heritage significance associated with places listed on the Heritage List;

- encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places and strengthen the relationships between the community and its heritage;
- conserve and protect places and areas of heritage significance within the district;
- provide information that assists property owners and/or managers to understand and appreciate the cultural heritage significance of heritage properties;
- provide increased certainty to landowners and the community about the development control principles and requirements for heritage conservation and protection; and
- provide further direction on the development control principles contained within *State Planning Policy 3.5 Historic Heritage Conservation* (SPP3.5).

## 5. Application of the Policy

This Policy applies to places entered on the Heritage List, which are outlined in Attachment 1. General guidance is also provided to heritage places not on the Heritage List. Attachment 3 sets out additional policy provisions (development control principles) for places with Management Categories "A", "B", "C" and "D", with a particular focus for places on the Heritage List.

## 6. Links to Local Planning Scheme and other documents

The Policy relates to various requirements set out in LPS2, SPP3.5 and the MHI.

## 7. Policy provisions

### 7.1 Applications for planning approval for places on the Heritage List

In addition to the information required by the Scheme, including in clause 6.3, the following provides a guide for accompanying material and information that may be required to be submitted with Planning Applications for places on the Heritage List:

- for larger and more complex development proposals, a Heritage Impact Statement should be submitted that identifies how the cultural heritage significance of the place will be affected by the proposed works or future use. The statement should be prepared by a heritage professional and should be consistent with the Heritage Council of WA's guidelines;
- where a Conservation Plan exists for a Heritage Place, the Planning Application should include information regarding how the conservation policies and any urgent works identified in the Conservation Plan will be addressed. Where a Conservation Plan does not exist, there is no requirement to prepare a Conservation Plan and submit with the Planning Application (unless the place is on the State Register of Heritage Places);
- if a proposal affects a place that is entered on the State Register of Heritage Places the local government will generally require the applicant to arrange for the preparation of a Conservation Plan, which is to be prepared by a qualified heritage professional in accordance with the Heritage Council of WA's guidelines; and
- where proposed changes involve modifications to landscape elements of a place that form part of its heritage significance or are important to its setting, a landscaping plan may be required which demonstrates how the impact will be managed and this should be included in the Heritage Impact Statement where relevant.



## 7.2 Assessing applications

When considering applications for planning approval for places entered in the Heritage List, the local government will have due regard to the following:

- the conservation and protection of any place;
- whether proposed development or demolition will adversely affect the heritage value of a place including adverse effects resulting from the location, bulk, form or appearance (including design, materials, construction) of the proposed development;
- the level of heritage significance of the place;
- the development control principles set out in Attachment 3;
- measures proposed to conserve or enhance the heritage significance of the place and its setting;
- the structural condition of the place (including associated structural condition assessment) and safety considerations;
- possible adaptation to a new use which will allow for its retention and conservation;
- *State Planning Policy 3.5 - Historic Heritage Conservation*; and
- any Conservation Plan and associated provisions relating to the place.

## 7.3 Variations to Scheme provisions for a heritage place

Clause 5.5 of the Scheme provides the local government with the ability to vary any site or development requirement specified in the Scheme or the *Residential Design Codes* to facilitate the conservation of a place listed in the Heritage List and places entered on the Heritage Council of WA's Register of Heritage Places.

The local government will consider the flexible application of the Scheme and the *Residential Design Codes* requirements in relation to places on the Heritage List. The local government will consider variations to certain development standards including, but not limited to minimum lot sizes, average lot sizes, plot ratio, setbacks and variations to car parking and landscaping standards.

The local government will:

- consider applications for variations of development standards on their merits;
- consider the effect of any variation of development standards on the amenity of adjoining lots;
- ensure that the proposed variation is consistent with the general and specific objectives of the Scheme and the objectives of the zone;
- only support variations where there is a beneficial conservation outcome for the heritage place; and
- require applicants to provide sufficient justification to enable consideration of any variations.

## 7.4 Structural condition assessment in the case of demolition

If structural failure is cited as a justification for the demolition of a place on the Heritage List, evidence is required 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 that there are prohibitive costs.

### 7.5 Interpretation and interpretation plans

Interpretation can enhance understanding and enjoyment of heritage places and it can strengthen and sustain the relationships between the community and its heritage. Interpretation can be an integral part of the experience of a heritage place, particularly where the cultural significance of the place is not readily apparent.

Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented wherever possible. In particular, the local government may require the preparation of interpretative material and/or an interpretation plan as a condition of planning approval for the following proposals:

- major redevelopment that involves substantial modifications to a heritage place, or modifications that will significantly impact on the heritage significance of the place;
- changes of use for a heritage place, particularly where the original use will no longer be readily apparent;
- proposals where there is the opportunity for the re-use of materials or artefacts that are associated with the former use in interpretive material; or
- demolition (full or partial) of a heritage place.

### 7.6 Heritage agreements

Clause 5.5 of the Scheme allows the local government to enter into a Heritage Agreement with an owner or occupier of land or building, pertaining to a heritage place. Heritage Agreements may be required in certain circumstances such as where:

- a Conservation Plan has been prepared or is required to be prepared as a condition of planning approval;
- there is a high degree of uncertainty or risk regarding the future care of the place; or
- an owner has been granted a significant bonus or benefit such as outlined in section 7.3 of this Policy.

Where a Heritage Agreement is required, it is usually required to be supported by a memorial or caveat to be placed on the title to the satisfaction of the local government. Where a memorial or caveatable agreement is proposed, it shall be prepared by the local government's solicitors at no cost to the local government. The agreement is usually binding to successors in Title.

### 7.7 Significant trees

Planning approval is required prior to the removal, destruction of and/or interference with any tree entered on the Heritage List. The following policy provisions apply:

- trees identified on the Heritage List may be pruned as part of routine maintenance in accordance with the International Society of Arboriculture standards, provided the pruning does not alter the trees general appearance, increase the tree's susceptibility to insects or disease, or otherwise increase its risk of mortality;
- proposals for substantial pruning to a significant tree may require the submission of an arborist report demonstrating that the pruning is acceptable; and
- the removal of significant trees will only be considered where it is necessary to protect public safety or private or public property from imminent danger. The onus is



on the applicant to demonstrate that this is the case which may require the submission of an arborist's report.

### 7.8 Structure plans and subdivision applications

Structure plans and subdivision applications that relate to heritage places should be designed to retain an appropriate setting for the heritage place. This includes, for example, the retention of original garden areas, landscaping or other features that are considered essential to the setting of the heritage place or its heritage significance.

Subdivision proposals that indicate the required demolition, partial demolition or modification to a place on the Heritage List or the State Register of Heritage Places will generally not be supported without a Heritage Impact Statement accompanying the subdivision proposal. This is to be prepared in accordance with the Heritage Council of WA guidelines.

Where a structure plan is proposed for land that includes a heritage place(s), the structure plan should demonstrate how matters of heritage significance will be addressed. The local government may require the preparation of an overall heritage strategy to be included with the structure plan report which demonstrates how heritage issues will be addressed, outlining principles to be addressed in later planning stages and including recommendations for interpretation.

Consideration should also be given as to how future development of the subdivided land is likely to affect the identified significance of the heritage place, particularly its setting.

### 7.9 Incentives for heritage conservation

Incentives for not-for-profit clubs, groups, organisations, individuals and businesses that have ownership/management of places entered on the Heritage List may be eligible for various incentives from the Heritage Council of WA, National Trust of Australia (WA), other bodies or the local government. Further information is available from these organisations.

The local government will waive or refund Planning Application fees charged by the local government for places on the Heritage List where the applicant/owner proposes development that will enhance or maintain the heritage aspects of the place.

The local government may provide a rate's rebate for places on the Heritage List as determined through Council's adopted budget. Should a rate rebate be agreed by Council, it will usually require a Local Heritage Contract to be entered into.

## **8. Administration**

### 8.1 Matters to be addressed prior to formally lodging the proposal or application

Proponents are encouraged to discuss proposals to heritage places with the Shire administration and the State Heritage Office~~ne~~ early on in the planning/design process and prior to the formal lodgement of any proposal or application.

## 8.2 Proposal or application requirements

Clauses 6.2 and 6.3 of LPS2 set out application requirements. The level of detail associated with addressing heritage proposals will depend on the extent of changes, the proposed land use along with the risks associated with the proposal or application.

## 8.3 Assessing the proposal or application

Where a proposal or application is made that does not comply with the requirements set out in this Policy, the proposal/application may be referred to adjoining/nearby landowners, State Government agencies or other stakeholders for comment. The local government may also seek advice from the community and other stakeholders depending on the risks associated with the proposal, the land use, the site's location, the site's features and the heritage significance of the place.

Proposals/applications will be assessed on a case by case basis subject to LPS2, this Policy, other Local Planning Policies, State Planning Policies, relevant State Government publications on heritage, information provided by the proponent and any submissions received.

The Council may refuse its consent or grant its consent with or without conditions.

Related Policies	<i>LPP 2 Boddington Town Centre Design Guidelines</i> <i>LPP 6 Development in Flood Affected Areas</i> <i>LPP 9 Car Parking and Vehicular Access</i> <i>LPP 14 Signs and Advertisements</i>
Related Procedures and Documents	<i>Shire of Boddington Municipal Heritage Inventory</i>
Delegation Level	Chief Executive Officer, Works Manager, Principal Environmental Health Officer/Building Surveyor
Adopted	16 December 2014



Attachment 1 – Heritage List				
No.	Name	Address	Management category	Reason for entry
1	Asquith Bridge (Long Gulley)	Long Gully Road, Quindanning	A	Transport and communications (road and rail) and occupations (timber and industry)
2	St Alban's Church & Marradong Graveyard	Lot 15371, Lot 301, Reserve 322. Pinjarra Williams Road, Marradong	A	Social and civic activities (religion)
3	Marradong Road Board Office	Lot 13 Johnstone Street, Boddington	A	Social and civic activities (government and politics)
4	Hotham River Homestead	Lot 92 Farmers Avenue, Boddington	A	Demographic settlement, occupations (grazing, pastoralism and dairying) and people (early settlers)
5	Boddington Old School	Reserve 17428 corner of Wuraming Avenue and Bannister Road, Boddington	A	Social and civic activities (education and science)
6	Dilyan's Grave	Reserve 21924, Bannister-Marradong Road, Boddington	B	Demographic settlement, social activities and people Also on Register of Aboriginal Sites
7	Boddington Hotel	Lot 100 Bannister Road, Boddington	B	Social activities (entertainment) and occupations (hospitality)
8	Red Hill Homestead	Lot 87 Red Hill Road, Marradong	B	Demographic settlement and occupations (grazing, pastoral and dairying)
9	Mokine Homestead	Lot 82 Pinjarra-Williams Road, Marradong	B	Demographic settlement and social and civic activities (government and politics)
10	Boddington Police Station (former)	Lot 82 Wuraming Avenue, Boddington	B	Social and civic activities (law and order)
11	George Farmer's House	Lot 351 Farmers Avenue, Boddington	B	Demographic settlement and people (early settlers)
12	Boddington Town Hall	Lot 15 corner Wuraming Avenue and Johnstone Street, Boddington	B	Social and civic activities (community services)
13	George Charlton's House	Lot 19 Bannister Road, Boddington	B	Demographic settlement and people (early settlers)
14	Boddington War Memorial	Reserve 29622 Bannister Road, Boddington	B	Outside influences (World Wars and other wars)

15	Hall's Cottage	27 Johnstone Street, Boddington	C	People (early settlers), occupation (commercial and service industry) and demographic settlement
16	Jack Hare's Grave	Bannister-Marradong Road, Boddington	C	Demographic settlement and people (early settlers)
17	Mud Brick Homestead	Pinjarra-Williams Road, Marradong	C	Demographic settlement, occupations (grazing, pastoral and dairying) and people (early settlers)
18	Springfield Cottage	Lot 6743 Pinjarra-Williams Road, Marradong	C	Demographic settlement and people (early settlers)
19	Camballing Road Bridge	Crossing of the Hotham River off the Pinjarra-Williams Road	C	Transport communication (road transport)
20	Road Bridge over Crossman River	Albany Highway over Crossman River, Crossman	C	Mobility and transport communication (road transport)
21	Jarrah Tree on Morts Road	Corner of Morts Road and Stagbouer Road	T	Rare tree due to size, most other trees milled for the local timber industry
22	Peppercorn Tree	Adjacent to Boddington Hotel, Lot 100 Bannister Road, Boddington	T	Social activities (entertainment) and occupations (hospitality). Significant tree on the main street in the town centre.
23	Tullis Bridge	Morts Road, Boddington	B	Transport and communications (road and light rail) and occupations (timber industry)
24	Railway line precinct	Reserve 42226, between Tullis Bridge and the Boddington townsite	C	Demographic settlement and mobility, transport and communication (rail and light rail) and occupations (timber industry).



## Attachment 2 - Definitions

**Adaptive re-use** means the modification of a place to suit proposed compatible use or uses.

**Archival Record** means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. The Heritage Council of Western Australia has prepared standards for archival recording.

**Conservation** means all the processes of looking after a place so as to retain its cultural heritage significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation. Conservation will commonly involve a combination of more than one of these.

**Conservation Plan** means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans to ensure that all important matters are considered.

**Cultural Heritage Significance** means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

**Heritage Area** means an area of land that has identified cultural heritage significance and character which is desirable to conserve.

**Heritage Agreement** means a contract under section 29 of the *Heritage of Western Australia Act 1990* which is undertaken on a voluntary basis by the owners of a heritage place. The agreement binds current and successive owners to a set of conservation conditions and may provide compensating benefits in some circumstances. The purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place. A Heritage Agreement attaches to the land and is confirmed through a Memorial placed on the land title.

**Heritage Impact Statement** means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. The report may also outline measures as to how any detrimental impact may be minimised. The Heritage Impact Statement should address:

- How will the proposed works affect the cultural heritage significance of the place?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

**Note:** The Heritage Council of WA has produced a guide and form for the preparation of Heritage Impact Statements. This information is available on the Heritage Council's website.

**Heritage List** means a list of places that has been adopted under the Local Planning Scheme (outlined in Attachment 1 of this Policy).

***Heritage Place*** means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance, together with associated contents and surrounds.

***Interpretation*** means all the ways of presenting the significance of a heritage place. Interpretation can include the use of colour, lighting, furnishings, historic material or signage or a combination of these to tell the story of the building or place.

***Interpretation Plan*** is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places.

***Local Heritage Contract*** means a contract between the owners of a heritage place and the local government undertaken on a voluntary basis by the owners in return for planning concessions or a rate rebate agreed to by the local government. The agreement binds the current owner to a set of conservation conditions in return for identified and agreed compensating benefits.

***Significant Fabric*** means all the physical material of the place including components, fixtures, contents, and objects that contribute to the heritage significance of the place.

***Significant Trees*** means trees that have been identified in the Heritage List for their heritage significance, which includes characteristics such as outstanding aesthetic significance, horticultural value, historic value, and/or unique location and context.

***Structural Condition Assessment*** means a report prepared by a qualified structural engineer that assesses the structural state of a building or element.



### Attachment 3 – Development Control Principles

	Management Category "A" , Management Category "B" and Management Category "C" places included on the Heritage List	Management Category "C" (not included on Heritage List) and Management Category "D"
External Alterations and Additions	<p><u>General Provisions</u></p> <p>Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials, colours and external finishes of the place.</p> <p>Alterations and additions should involve the least possible change to the significant fabric.</p> <p>Alterations and additions should sit well within the original fabric rather than simply copying it, and new work that mimics the original should be avoided.</p> <p>New work should be easily distinguishable from the original fabric, except where the proposal constitutes restoration work of original fabric.</p> <p>Alterations and additions should respect the original roof pitch and roof form.</p> <p>Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.</p> <p>Walls and fences in the front setback should be complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to its architectural style.</p> <p>Where there is a Conservation Plan for a heritage place all proposed development should address the policies contained within the Conservation Plan.</p> <p>Substantial modifications to the place may require an archival record (as a condition of development approval), to be prepared in accordance with the Heritage Council of WA</p>	<p>The local government will encourage proponents to sensitively undertake external alterations and additions.</p> <p>The local government will encourage proponents to arrange an archival record should substantial modifications to the place be proposed.</p>

	<p>guidelines.</p> <p><u>Upper Storey Additions and Modifications</u></p> <p>Upper storey additions should generally be sited and massed so they are visually recessive from the place's main frontage to ensure that the scale of the heritage place is the dominant element in the streetscape. On corner sites, the visibility and impact of additions will be assessed from both streets.</p> <p>Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building</p> <p><u>Openings and Doors</u></p> <p>New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).</p> <p><u>Landscaping Elements</u></p> <p>Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions should be designed and sited to minimise the impact on these elements.</p> <p>All new landscaping should be well considered and respectful to the heritage significance of the place.</p>	
Internal Alterations	<p>Alterations to the interior of a heritage place to suit a current and compatible future use will be supported where the proposal does not compromise the heritage significance of the place.</p> <p>Ideally the original internal layout should be retained, however where original internal walls or features are proposed to be removed or modified these changes should be managed to allow evidence of the original layout to be read (for example by retention of wall "nibs" as evidence of</p>	<p>The local government will encourage proponents sensitively to undertake internal alterations.</p>



	<p>the location of a former wall), to retain a sense of the original use of the space(s).</p> <p>Where new internal finishes are proposed there should be careful consideration given to retaining evidence of original materials and finishes.</p> <p>Internal alterations that are reversible without compromising the heritage significance of the place will generally be acceptable, and the onus is on the applicant to demonstrate this.</p>	
Change of use	<p>Adaptive reuse of heritage places may be supported provided:</p> <ul style="list-style-type: none"> <li>• the proposed use(s) will not impact negatively on the amenity of the surrounding area;</li> <li>• any required modifications do not substantially detract from the heritage significance of the place and are consistent with the provisions of this Policy; and</li> <li>• the use is consistent with the Scheme and other relevant Council Local Planning Policies.</li> </ul> <p>Where there is a Conservation Plan for a heritage place, any proposed new use(s) will be assessed on the basis of the recommendations contained within the Conservation Plan.</p> <p>Where possible, evidence of the original use of a building should be retained, and in some circumstances interpretation may be appropriate to help understand the former use where it is not readily apparent.</p>	The local government will encourage proponents to undertake sensitive reuse.
New Buildings and Structures	<p>New buildings, structures and other features that are located within the curtilage of a heritage place have the potential to impact on the heritage significance. Accordingly the following provisions are applicable.</p> <p>Any proposed buildings, structures or hard standing (including car parking) should not detract from the setting of the heritage place.</p> <p>Where new buildings or structures are proposed and they are visible from the street and/or other public places, they should take into account the character of the existing streetscape by having regard to the rhythm, orientation, setbacks, height, and proportions of existing buildings.</p>	The local government will encourage proponents to sensitively undertake new nearby buildings and structures.

	<p>Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.</p> <p>New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).</p> <p>Wherever possible, new buildings, structures or hard standing areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.</p> <p>New buildings should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings. Rather they should complement the original fabric and design characteristics of the heritage building(s) in terms of its bulk, style, materials, colour scheme and form, which could include contrasting, contemporary building(s).</p> <p>Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hard standing areas (including car parking) should address the policies contained within the Conservation Plan.</p>	
Demolition	<p>Demolition of a whole building on the Heritage List will generally not be supported.</p> <p>Consideration of a demolition proposal for a place on the Heritage List will be based on the following:</p> <ul style="list-style-type: none"> <li>• the significance of the place;</li> <li>• the feasibility of restoring or adapting it, or incorporating it into new development; and</li> <li>• the extent to which the community would benefit from the proposed redevelopment.</li> </ul> <p>Where structural failure is cited as justification for demolition, the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point</p>	<p>The local government will encourage proponents to retain heritage places.</p> <p>The local government will encourage proponents to arrange an archival record should demolition be proposed.</p>



	<p>where it cannot be rectified without the removal of a majority of its significant fabric and/or prohibitive costs.</p> <p>Partial demolition of a building on the Heritage List may be supported provided that:</p> <ul style="list-style-type: none"> <li>the part(s) to be demolished do not contribute to the cultural heritage significance of the place;</li> <li>the proposed demolition will not have a negative impact on the significant fabric of the place; and</li> <li>sufficient fabric is retained to ensure structural integrity during and after development works.</li> </ul> <p>If demolition of a heritage place is considered appropriate an archival record will be required as a condition of development approval, to be prepared in accordance with the Heritage Council of WA guidelines.</p> <p>Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.</p> <p>Where full or partial demolition is supported, this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place.</p>	Proposed demolition is subject to obtaining a demolition permit.
Relocation of Buildings and Structures	<p>In the majority of cases the physical location of a place is an important part of its cultural heritage significance, therefore the relocation of a building or other component of a place on the Heritage List is generally unacceptable except in the following circumstances:</p> <ul style="list-style-type: none"> <li>this is the sole practical means of ensuring its survival;</li> <li>it can be demonstrated that these components of the place already have a history of relocation, or were designed to be readily relocated; and</li> <li>its relocation forms part of a proposal for a new use or development on the site, and is fundamental to retention of the place on the same site.</li> </ul>	The local government will encourage proponents to retain heritage places in their original location.
Minor Works,	Pursuant to the Scheme, all development affecting a place on the Heritage List requires development approval which includes minor works such as replacement of roofing, gutters,	The local government supports landowners

Repairs and Restoration	<p>and downpipes. This is to ensure that these works do not have a negative impact on the heritage significance of the place, and accordingly the following policy provisions apply.</p> <p>Where there is a Conservation Plan for a heritage place, all restoration works will be guided by the Conservation Plan.</p> <p>Where proposals include the replacement of materials it should be "like for like", matching the original as closely as possible with regard to the materials, colours, and textures.</p> <p>External repainting should match the original paint colours wherever possible, or should reflect a complementary palette of colours from the same era.</p> <p>Replacement of materials should take into consideration the original method of fixing.</p> <p>Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place.</p> <p>Routine maintenance does not require development approval. This includes the following:</p> <ul style="list-style-type: none"> <li>• cleaning gutters and downpipes (as opposed to replacing deteriorated gutters and downpipes);</li> <li>• repainting previously painted surfaces in the same colour scheme; and</li> <li>• refixing existing loose roof sheeting using a "like for like" method of fixing (as opposed to installing new or different roof sheeting), with the exception of emergency repairs that are temporary in nature.</li> <li>•</li> </ul>	undertaking minor works, repairs and restoration.
General approach to Conservation Plans	As outlined in section 7.1 of the Policy, where a Conservation Plan does not exist, there is no requirement to prepare a Conservation Plan and submit with the Planning Application (unless the place is on the State Register of Heritage Places). If a proposal affects a place that is entered on the State Register of Heritage Places the local government will generally require the applicant to arrange for the preparation of a Conservation Plan, which is to be prepared by a qualified heritage professional, in accordance with the Heritage Council of WA's guidelines.	Not applicable