

## Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

The tables below summarise the comments received during the advertising period for the applicable policies, together with Administration’s response to each comment and any recommended modifications.

### First Round of Consultation:

	Comment	Related Submissions	Administration Comment	Recommended Modifications
<b>General Comments</b>				
1.	General Support	3	Not applicable.	No modification.
2.	Heritage Provisions are too onerous and inhibit development	1	<p>It is possible for heritage listed properties can still be redeveloped as long as the development preserves and enhances the cultural significance of the heritage place in accordance the draft Policy.</p> <p>The draft Policy has been prepared based on guidelines from the Heritage Council of Western Australia (HCWA), ensuring new development does not compromise cultural heritage. The draft Policy has been supported by the heritage specialist on the City’s DRP and DPLH Officers.</p> <p>Acknowledging that there can be additional costs for owners to maintain heritage places, the City offers yearly grants through the Heritage Assistance Fund of up to \$5,000. <a href="#">Appendix No.20 Refunding and Waiving of Planning and Building Fees</a> also provides for refunding or waiving planning fees as per the Regulations.</p>	No modification.
3.	A number of properties on the heritage list are currently unkempt or underserving of a heritage listing	1	<p>A place may be considered worthy of built heritage conservation irrespective of its current state of repair; ongoing requirements for conservation, care and maintenance; or economic worth.</p> <p>Administration is currently undertaking a review of its heritage listed places. This review will make a number of recommendations which could include delisting.</p> <p>The City’s Heritage Assistance Fund aims to help owners of heritage listed places by partially funding the costs of maintenance and restoration.</p>	No modification.

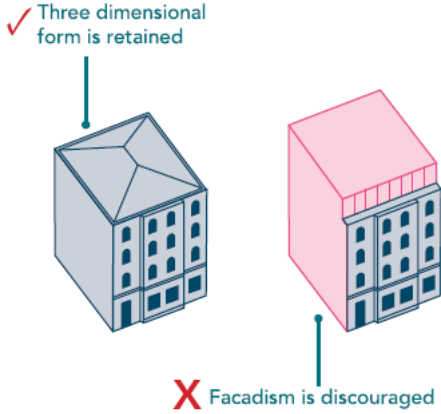
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	Comment	Related Submissions	Administration Comment	Recommended Modifications
<b>Draft LPP Development Guidelines for Heritage Places</b>				
1.	Development provisions seem to have been written with residential development in mind and may be too onerous for commercial properties.	1	<p>Guidelines Principles 5-7 have been rewritten. Further modifications to Clause 3.1 and Clause 5 of Part 3.</p> <p><u>Clause 3</u></p> <p>Further refinement of clauses based on feedback from DRP and DPLH officers. Notably A3.1.6 only applies to residential homes.</p> <p><u>Clause 4</u></p> <p>Clause 4 has been inserted which seeks to provide for additional guidance for non-residential, heritage places. These include:</p> <p>Provisions related to non-residential places include:</p> <ul style="list-style-type: none"> <li>- Shopfronts and facades</li> <li>- Signs; and</li> <li>- Additional storeys</li> </ul> <p><u>Clause 5</u></p> <p>Further refinement and additional clauses based on feedback from DRP and DPLH officers</p>	<p><u>Guiding Principles</u></p> <p>Revision of principle 5, 6 and 7.</p> <p><u>Clause 3.1 Bulk and scale</u></p> <p>Revision of A3.1.1, A3.1.3, A3.1.6, O3.1.1.</p> <p>Addition of O3.1.2 and O3.1.3.</p> <p><u>Clause 4</u></p> <p>Inclusion of New Clause 4. Additional Considerations for Mixed Use and Non-Residential Heritage Places.</p> <p><u>Clause 5. Development Adjoining and Adjacent to Heritage Places and Precincts</u></p> <p>Revision of A5.1.2, A5.5.1 and A5.5.6.</p> <p>Addition of A5.1.1, A5.1.4, A5.1.7, O5.1.3 and O5.1.4</p>

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1.	Concern over the lack of deemed to comply pathway	1	<p>Unless specified under the Regulations, development on a heritage place requires development approval. Much like the existing Policy No.7.6.1, the draft policy is designed to guide the development of heritage places across the City and isn't site specific. As every heritage place is different, it requires policy provisions to be performance-based provisions rather than prescriptive. The provisions contained within the draft Policy are designed to ensure that the heritage significance of a place is not diminished through new development.</p> <p>The performance-based nature of the draft Policy has also been supported by the heritage specialist on the City's DRP and officers of the DPLH.</p>	No modification.
2.	Objects to development requirements for places adjoining heritage places as a discordant building next to a listed place does not necessarily impact on the cultural significance of the listed place	1	This clause remains from Policy No.7.6.1. Provisions for properties adjoining heritage places ensure they do not adversely affect the heritage site's significance.	No modification.
3.	The Policy should not apply to places recorded in the Local Heritage Survey	1	<p>The scope of Policy provides guidance of where it applies. It applies to the development of a place:</p> <ul style="list-style-type: none"> <li>- entered in the City's Heritage List or a heritage area prepared in accordance with the City's Local Planning Scheme No.2 (Scheme);</li> <li>- that adjoins a heritage listed place or heritage area;</li> <li>- entered in the State Register of Heritage Places; and</li> <li>- subject to a protection order or heritage agreement under the <i>Heritage Act 2018</i> (Act).</li> </ul> <p>Places that are recorded only on the LHS will not be subject to this Policy.</p>	No modification.

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4.	Chosen language is not easily interpreted. See A1.3 – <i>three dimension built form of the place beyond its exterior façade is retained as to avoid facadism</i>	1	To aid in interpreting the Policy, a definition for facadism and a figure explaining the provision has been included in the policy.	<p>Facadism Definition:</p> <p><b>facadism</b> means the retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.</p>  <p><b>Figure 3: Facadism</b></p>

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**Second Round of Consultation:**

	Comment	Related Submissions	Administration Comment	Recommended Modifications
1.	Heritage protection is too onerous for property owners and not balanced by support from local government	1	<p>It is possible for heritage listed properties can still be redeveloped as long as the development preserves and enhances the cultural significance of the heritage place in accordance the draft Policy.</p> <p>The draft Policy has been prepared based on guidelines from the Heritage Council of Western Australia (HCWA), ensuring new development does not compromise cultural heritage. The draft Policy has been supported by the heritage specialist on the City’s DRP and DPLH Officers.</p> <p>Acknowledging that there can be additional costs for owners to maintain heritage places, the City offers yearly grants through the Heritage Assistance Fund of up to \$5,000. <a href="#">Appendix No.20 Refunding and Waiving of Planning and Building Fees</a> also provides for refunding or waiving planning fees as per the Regulations.</p>	No modification.