



## Planning & Development Services

City of Albany  
Information Sheet

# Heritage

# **MUNICIPAL INVENTORY OF HERITAGE PLACES**

## **What is the Municipal Inventory of Heritage Places?**

A Municipal Inventory of Heritage Places (MI) is a list of buildings and places that, in the opinion of the City, are, or may become, of 'cultural heritage significance'. All Local Authorities are required under section 45 of the *'Heritage of Western Australia Act 1990'* to prepare such a list.

The City of Albany prepared and adopted its Municipal Inventory in June 2001.

## **How was my Property Identified as Having Heritage Significance?**

Cultural heritage significance of a place is determined on the basis of values identified in the Heritage Act. Values can include aesthetic, historic, social and economic importance to the community.

Places identified on the City of Albany's Municipal Inventory were included following a historical report and a street survey of the City. The places identified on the basis of their contribution to the historic, aesthetic and social significance of Albany as a whole. Over 200 places have been identified because they collectively represent the historical evaluation of Albany and its surrounds.

Each property identified has been assigned into a particular Management Category to recognise their overall importance to the community.

## **Can I Make Changes to my Property or Building?**

Inclusion on the Inventory does not prevent further development of a property, nor modifications or extensions to an existing building. However, it is recommended that any changes or new development respect the significant details of the place and be sympathetic to its heritage values.

Demolition of places on the Heritage List will be discouraged and alternatives to demolition investigated and discussed with the owner/applicant prior to a determination being made.

Further development of a property or modifications/extensions to an existing building, may require a Heritage Assessment/Impact Statement to be prepared prior to any approvals being issued by Council.

It is recommended that when considering any development to a Municipal Inventory listed property or building, that Council's Planning Team be contacted prior to any formal applications being lodged. Council employs the services of a Regional Heritage Advisor who will provide, free of charge, comment on any proposal you may have. Together, we can work to achieve the best possible outcome for all parties concerned.

## **What are the Management Categories and What do They Mean?**

Places are allocated to a Management Category in order to assist the Council, should a development application be received for that property. The following headings are the Management Categories:

### **Category A+**

- Already recognised at the highest level – the WA State Register of Heritage Places. Redevelopment requires consultation with the Heritage Council of WA and the City of Albany.
- Provide maximum encouragement to the owner under the City of Albany Town Planning Scheme to conserve the significance of the place.
- Incentives to promote heritage conservation should be considered.

### **Category A**

- Worthy of the highest level of protection. Recommended for entry into the State Register of Heritage Places which gives legal protection.
- Provide maximum encouragement to the owner under the City of Albany Town Planning Scheme to conserve the significance of the place.
- Development requires consultation with the City of Albany and the Albany Heritage Advisor.
- A more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any additional or redevelopment
- Incentives to promote heritage conservation should be considered.

### **Category B**

- Requires a high level of protection.
- Provide maximum encouragement to the owner under the City of Albany Town Planning Scheme to conserve the significance of the place.
- A more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any major redevelopment.
- Incentives to promote heritage conservation should be considered.

### **Category C**

- Retain and conserve if possible.
- Make every endeavour to conserve the significance of the place through the provisions of the City of Albany Town Planning Scheme.
- A more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any development.
- Photographically record the place prior to any development.

### **Category D**

- Significant but not essential to an understanding of the history of the district.
- Photographically record the place prior to any major redevelopment or demolition.

### Category E

- Historic site with few or no built features.
- Recognise for example with a plaque, place name, or reflection in urban or architectural design.

### Is Demolition Prohibited?

Generally, Council will not support the demolition of places or buildings listed on the Municipal Inventory where the Management Category is either an A+, A, B or C.

Those places or buildings with a Management Category of D may be demolished where a satisfactory photographic record has been prepared.

### Will the City of Albany Contribute to the Upkeep of My Property?

The City of Albany does not contribute to the normal maintenance of properties listed on the Municipal Inventory. However, funding may be available through the Heritage Council of WA or Lotteries Commission Grant Programs.

### Does This Affect the Subdivision Potential of My Property?

Inclusion on the Municipal Inventory does not normally affect subdivision potential. However, if a place is included in the Municipal Inventory, then special consideration may be given to protecting the heritage setting value of the place as part of the subdivision process.

### Heritage Impact Assessments

This is a brief, independent evaluation by an architect or other professional experienced in heritage conservation. It is not to be confused with a Conservation Plan, which is a more extensive, detailed and costly document. A heritage impact statement describes and evaluates the likely impact of a proposal. They are based on a Statement of Significance drawn from the MHI.

To assist Council in considering whether to approve development, it is a requirement that a HERITAGE IMPACT STATEMENT is prepared for all places listed as **Category A** or **Category B** on the MHI. A heritage impact statement *may* be required for **Category C** places, depending on the nature of the individual proposal.

### Required Information for Heritage Impact Statements

<b>Background</b>	Name and address of place
	Owner/developer details
	Details of who prepared the Heritage Impact Statement
	Date
	Details of existing heritage listings (MHI, Heritage Council WA, National Trust etc)
	Brief summary of documentary evidence (from MHI entry)
	Physical description of place and immediate surroundings
	Statement of Cultural Heritage Significance (from MHI entry)

<b>Justification for proposal</b>	Identify aspects of the proposal that respect or enhance the heritage significance. [may include annotated photographs, plans]
	Identify aspects of the proposal that could have a detrimental impact on the heritage significance [may include annotated photographs, plans]
	Discuss alternative solutions that have been considered and why they have been discounted
<b>Statement of impact on heritage values</b>	Provide a conclusion about the nature and extent of the heritage impact of the proposal.
<b>Attachments</b>	MHI entry, other listings, annotated photographs, plans etc.

### How Council Evaluates Development Proposals

<b>Type of</b>	<b>Considerations</b>
<b>Demolition</b>	Extent to demolition represents irreversible loss of cultural heritage significance and/or incremental loss of cultural values of the streetscape/locality.
	Impact on sense of identity, character and understanding of the historical evolution of the street/locality.
	Ability to reinstate some of the values that would be lost if the demolition is allowed (ie: what contribution will the new development make?)
	The willingness/ability of the applicant to: <ul style="list-style-type: none"> <li>• record the place before it is demolished.</li> <li>• provide heritage interpretation of the place.</li> </ul>
<b>Alterations/ Additions/ Extensions</b>	Extent to which the heritage values are retained, revealed and interpreted.
	Extent to which the proposal is compatible with the heritage significance, amenity and character of the place and its social and historical context in terms of: <ul style="list-style-type: none"> <li>• scale, bulk, massing, quality of design, materials, craftsmanship and refinement of detailing.</li> <li>• harmony in appearance between the old and the new.</li> <li>• retention of important features and context such as its physical relation and presence in the street, mature trees, vistas and curtilage.</li> </ul>

<p><b>Subdivison New Development</b></p>	<p>If proposed infill development is next to a heritage place, its impact will be assessed by the extent to which it:</p> <ul style="list-style-type: none"> <li>• helps conserve and reveal the significance of the heritage place</li> <li>• reflects and protects the heritage place's context, including its physical relation to and presence in the street, boundary walls, outbuildings, mature trees and/or natural features, views and vistas and landmarks</li> <li>• is compatible with the heritage place in terms of scale, massing, bulk, quality of design, materials and craftsmanship, refinement of detailing reflects and protects the historic relevant density and amenity of the locality makes a positive contribution to the streetscape/locality</li> </ul>
<p><b>Incompatible Development</b></p>	
<p>Council will determine development to be INCOMPATIBLE where:</p> <ul style="list-style-type: none"> <li>• there is an over development of the site when compared with the existing, established density, heights and/or massing</li> <li>• the proposed development is imposing in scale, bulk, height and/or spatial domination</li> <li>• the proposed development is damaging to, or will result in the removal of, the significant attributes of the heritage place</li> <li>• the proposed development will result in the reduction of the existing amenity</li> <li>• the proposed development is of identifiable inferior design quality when compared with the existing heritage place in terms of functionality, craftsmanship and materials</li> <li>• the proposed development will have a dwarfing or otherwise negative impact on significant views/local landmarks</li> <li>• the proposed development is generally incongruous with the place's heritage significance.</li> </ul>	

**More Information ....**

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au) or in person at the City Offices.

**\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.