



Offices: 102 North Road
 Postal Address: PO Box 484, ALBANY WA 6331
 Phone: (08) 9841 9383
 Fax: (08) 9841 4099
 Email: planning@albany.wa.gov.au
 Synergy Reference No: NIS06577

HERITAGE IMPACT STATEMENTS

Introduction

When determining applications that affect properties listed in the Municipal Heritage Inventory (MHI), heritage issues are one of the things that Council considers. Council has particular concern for the impact of proposed developments on heritage places and their site and streetscape contexts.

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.

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.

Heritage impact statements not only assist Council, but are also very useful tools for owners when considering different development options and the impact each could have on a heritage place.

Required Information for Heritage Impact Statements

Background	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)
Justification for proposal	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

Statement of impact on heritage values	Provide a conclusion about the nature and extent of the heritage impact of the proposal.
Attachments	MHI entry, other listings, annotated photographs, plans etc.

How Council Evaluates Development Proposals

Type of Proposal	Considerations
Demolition	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"> • record the place before it is demolished. • provide heritage interpretation of the place.
Alterations/ Additions/ Extensions	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"> • scale, bulk, massing, quality of design, materials, craftsmanship and refinement of detailing. • harmony in appearance between the old and the new. • retention of important features and context such as its physical relation and presence in the street, mature trees, vistas and curtilage.

<p>Subdivision/ New Development</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"> • helps conserve and reveal the significance of the heritage place • 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 • 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
<p>Incompatible Development</p>	
<p>Council will determine development to be INCOMPATIBLE where:</p> <ul style="list-style-type: none"> • there is an over development of the site when compared with the existing, established density, heights and/or massing • the proposed development is imposing in scale, bulk, height and/or spatial domination • the proposed development is damaging to, or will result in the removal of, the significant attributes of the heritage place • the proposed development will result in the reduction of the existing amenity • the proposed development is of identifiable inferior design quality when compared with the existing heritage place in terms of functionality, craftsmanship and materials • the proposed development will have a dwarfing or otherwise negative impact on significant views/local landmarks • the proposed development is generally incongruous with the place's heritage significance. 	

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 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.