



Development Services

**City of Albany
Policy**

HERITAGE PROTECTION

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Objectives:

- 1) ***To ensure that development does not adversely affect the significance of heritage places.***
- 2) ***To conserve and protect places of heritage and cultural significance.***
- 3) ***To preserve and where possible rehabilitate development that portrays the early settlement periods.***
- 4) ***To provide incentives to encourage the conservation of heritage buildings and the maintenance and adaptive reuse of existing buildings which contribute to the urban character of a locality.***

Definitions

“Heritage” - Buildings, structures or places having aesthetic, historic, scientific or social value for past, present or future generations.

“Heritage Listed Building” - Buildings that are listed within Council’s Municipal Heritage Inventory, Local Planning Scheme 1 or on the State Heritage Inventory.

Policy Provisions

A general presumption should apply in favour of retaining buildings that make a positive contribution to the significance of the area.

Development adjoining properties of Heritage and cultural Significance

The design of new buildings on sites adjacent to heritage listed buildings and culturally significant sites shall respect the built character of the heritage building in terms of scale, form, materials and external finishes.

Alterations and additions to buildings should not detract from the significance of the place and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place.

Where conservation would be facilitated by a change of use, sympathetic adaptation of the place will be supported.

Demolition of Heritage Buildings

Approval for demolition will require the prior approval of an acceptable redevelopment proposal.

Demolition of places having heritage significance should be avoided whenever possible and any proposed demolition will require clear justification to be provided by the applicant, via the submission of a heritage impact statement.

Consideration of any proposed demolition will be based on the significance of the place, and the feasibility of restoring or adapting it, the possible incorporation of all or parts of the structure into a new development, and any potential incentives that can be provided to facilitate its retention, or relevant policy.

Relaxation of Scheme or Policy provisions

Where existing buildings are deemed by the Council to either have cultural heritage significance or make a contribution to the urban character of the locality the Council may, where practicable, seek the conservation or adaptation of such buildings in whole, or in part, by granting relaxations to development requirements under the provisions of its Local Planning Scheme 1.

Considerations in assessing Proposals Affecting Heritage Places

In assessing proposals affecting places of heritage significance Council shall require the submission of a Heritage Impact Statement (HIS) in accordance with the Heritage Council's publication "Heritage Impact Statements – A Guide" and shall broadly address:

- 1) How the proposed works affect the significance of the place or area.
- 2) What measures (if any) are proposed to ameliorate any adverse impacts.
- 3) Will the proposal result in any heritage conservation benefits that might offset any adverse impacts.
- 4) The level of heritage significance of the place.
- 5) The structural condition of the place.
- 6) Whether the place is capable of adaptation to a new use which will facilitate its retention and conservation.
- 7) The impacts of any relaxations of scheme or policy provisions on the amenity of adjoining properties and the locality.