

Heritage Conservation and Development Local Planning Policy

VERSION 5

December 2015

town planning services

Version	Adoption	Comment
1	8 July 2008 Council Item DS205	Final – No objections received during advertising.
2	23 December 2008 Council Item SC044	Draft.
2	23 June 2009 Council Item SC077	Final.
3	13 April 2010 Council Item SC157	Final – No objections received during advertising.
4	6 July 2010 Council Item SC172	Final – No objections received during advertising.
4	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
5	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Heritage Conservation and Development local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

Local governments are responsible for identifying, protecting, promoting and managing the bulk of Australia's heritage places. The City of Greater Geraldton has a strong sense of place and history that is evidenced and grounded in the natural, historic and Aboriginal environment. The City is proud to make heritage an important part of its broader mission to enhance and celebrate its diverse community.

The City's vision (as articulated in the *Heritage Strategy*) is that heritage will be an integral part of ensuring the City of Greater Geraldton continues to be a vibrant and dynamic regional community. Our residents will have a strong sense of belonging and will value the area as a unique place to live and work because of its valuable heritage. Principles of sustainability will guide heritage management decisions to help retain a rich variety of social, economic and environmental outcomes.

3.0 OBJECTIVES

- a) To conserve and protect places of cultural heritage significance.
- b) To ensure development does not adversely affect the significance of heritage places.
- c) To ensure that sufficient information is provided to enable the local government to make informed decisions.
- d) To ensure that heritage significance is given due weight in local planning decision making.
- e) To guarantee that where a development is approved which involves the demolition of a heritage building, that development is actually constructed.
- f) To provide guidelines for the placement of signage on places of heritage significance.
- g) To ensure that signage is appropriately placed and designed to complement the heritage significance of the place.

4.0 POLICY MEASURES

4.1 Development Control

4.1.1 In considering any applications in relation to a place on the local government's Inventory (commonly known as the Municipal Inventory) or land within a designated heritage area under the Scheme, the local government will apply and have regard to:

- a) The development control principles set out in *State Planning Policy 3.5 Historic Heritage Conservation*.
- b) The structural condition of a place, and whether a place is reasonably capable of conservation.
- c) The level of heritage significance of a place.

4.1.2 The Scheme contains clauses that allow the variation of any provision of the Scheme where its objective is to ensure the conservation of a heritage place. This provision gives the local government considerable freedom to negotiate a suitable heritage outcome with property owners. It not only benefits the property owner but also the community as a heritage place can be conserved and the development potential realised through collaborative and creative planning.

4.1.3 Development approval for internal works that do not materially affect the external appearance of a heritage place or building within a heritage area is only required when a building permit is required for the internal building work.

4.2 Heritage Impact Statement (HIS)

4.2.1 If a proposal will have a substantial impact on the exterior fabric of a place on the local government's Inventory, the local government may require a 'Heritage Impact Statement' (HIS) to be submitted addressing three main questions:

- a) How will the proposed works affect the significance of the place or area?
- b) What measures (if any) are proposed to ameliorate any adverse impacts?
- c) Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

Reference should be made to the State Heritage Office publication *Heritage Impact Statements – a guide* for an example/model HIS.

4.2.2 If a proposal affects a place that is entered in the State Heritage Register, or a large or complex place of exceptional significance, the local government may require a conservation plan to be prepared.

4.3 Structural Condition Assessment (in the case of demolition)

If structural failure is cited as a justification for the demolition of a place in the local government's Inventory, evidence should 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 prohibitive costs.

4.4 Archival Recording (in the case of demolition)

If a proposal is for the demolition or the substantial redevelopment of a place in the local government's Inventory, the local government may require, as a condition of approval, the preparation of an archival record of the place, prior to demolition or commencement of development.

4.5 Redevelopment Plans (in the case of demolition)

4.5.1 If a proposal is for the demolition of a place in the local government's Inventory, the local government may (depending on the significance of the place) require details of the proposed future development/use of the site to be submitted. Information required may include a redevelopment site plan, floor plan(s), elevations and accompanying details on the proposed development/use together with reference to suggested interpretive outcomes which reflect the history of the site.

4.5.2 Additionally, the local government may require that, prior to granting approval for the demolition of a place in the local government's Inventory, the proponent must have obtained a development approval for the future development/use of the site.

4.5.3 Depending on the nature of the proposal and the significance of the place, the approval for the demolition of a place in the local government's Inventory may be subject to the following condition:

"The development approved (the "New Development") must be constructed by no later than 2 years following the date of approval of the demolition permit. Prior to the issue of a demolition permit, the owner is to obtain a building permit for the New Development and shall enter into a deed with the local government (prepared by the local government at the owner's cost) which shall include provisions:

- a) *prohibiting any other development on the land until the New Development is completed;*
- b) *confirming that the owner shall carry out the New Development as required by this condition;*
- c) *requiring the owner to provide a signed building construction contract for the New Development to the local government within a stipulated time; and*
- d) *charging the land in favour of the local government and authorising the local government to lodge an absolute caveat against the certificate of title to the land in order to secure the owner's obligations and to ensure any purchaser of the land enters into a similar deed."*

4.6 General Signage Guidelines

4.6.1 The number of signs should be restricted in order to avoid visual clutter.

4.6.2 No new signs should be painted on unpainted surfaces.

4.6.3 Signage is to be readily removable without causing damage to the historic fabric of the place. Careful consideration is to be given to the method of installation in order to minimise the impact on significant fabric.

- 4.6.4 Where possible, references should be made to historic photographs of the building to determine original and appropriate locations for signage.
- 4.6.5 Bunting, flags, banners and similar signs are generally not permitted except in special circumstance for a defined period.

4.6.6 Signage applications should include additional details regarding lettering type.

4.7 Historic Signage

4.7.1 Historic signs that contribute to the significance of a heritage place should be retained and conserved (e.g. signs in pavement, in tile-work, in lead lighting or windows, painted on walls or in raised lettering in render etc.).

4.7.2 New signage should not detrimentally impact on the historic signs.

4.8 Location of Signs

4.8.1 Advertising signage should be appropriately located and be clear and easy to read from the street. It should not obscure any significant features of the heritage building or visually dominate the building or its immediate vicinity.

4.8.2 It is important that signage be located in appropriate positions on the building so as not to detract from the heritage value of the place. These locations are summarised as follows:

a) Above Verandah Roofs:

- On the parapet, preferably using existing parapet advertising panels; and
- On the gable ends.

b) On Verandah Roofs:

- On the verandah roof beam;
- On the end (spandrel) panel of the verandah roof; and
- On verandah roof awnings/blinds.

c) Below Verandah Roofs:

- Suspended under verandah roofs at right angles to the face of the building and at least 2,450mm above the verandah floor;
- On shopfront windows; and
- On stall boards/tenancy boards mounted flat to the wall adjacent to doorways.

d) On End Walls:

- At ground and upper floor levels.

4.8.3 Signage is to be positioned and designed to fit within any spaces created by architectural elements on the building. Signs are not to cover any architectural features or detailing of a building.

4.9 Proportion of Signs

- 4.9.1 Signage proportions should complement the heritage building and should not visually dominate the heritage building or the immediate streetscape.
- 4.9.2 Signage to the verandah fascia should not project beyond the fascia frame.
- 4.9.3 Signs with large supporting frameworks will not be supported.

4.10 Design of Signs

- 4.10.1 Reproduction of historic advertising styles is not necessary for new signs. Rather respectful but modern design is preferred for new signage.
- 4.10.2 Lettering styles, icons, symbols and illustrations used for advertising, need not replicate old styles, but should be in sympathy with the cultural heritage significance of the building.
- 4.10.3 The size of lettering for a sign is to be of a scale so as not to be a dominant element. As a guide, lettering of 380mm in height is usually adequate.
- 4.10.4 In general, upper case lettering should be used as lower case script was rarely used on heritage buildings.

4.11 Colour of Signs

- 4.11.1 The colour palette of signage should complement the overall approved colour scheme for the building.
- 4.11.2 Fluorescent colours or iridescent paint is not appropriate for heritage buildings and are to be avoided.
- 4.11.3 The whole of the building should not be regarded as part of the signage.
- 4.11.4 Corporate colours should be confined to awnings and main signs.

4.12 Illumination of Signs

- 4.12.1 Discrete externally illuminated signage utilising concealed spotlights is preferable. Wiring should be concealed in existing building cavities where possible.
- 4.12.2 Rotating, flashing or pulsating signage is not appropriate on heritage buildings.
- 4.12.3 Internally lit signage should not be permitted on heritage buildings.

Good examples of signage on heritage buildings



Inappropriate signage examples



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Appropriate location for signage

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