



HERITAGE

Information Sheet

What advice or assistance is available?

The City's Planning Services can answer any queries relating to the Municipal Heritage Inventory or heritage listing, and can be contacted via the details below. Technical advice can be obtained from the Heritage Advisor (Rockingham region) - please contact Planning Services in this respect.

Incentives provided by other organisations, such as grants and tax rebates, may apply for proposals to conserve heritage places. These are offered by the Heritage Council of Western Australia, Lotterywest, The National Trust of Australia (WA), and Australian Heritage Council. The Heritage Council of Western Australia's Guide to Heritage Agencies and Assistance provides advice on the various agencies and assistance programs that may be applicable to any project.

Publications from the Heritage Council of Western Australia's website, www.heritage.wa.gov.au, have been used as the source for some of the information contained in this document. Additional details and other general and technical information can be downloaded from this site.

Further Information

For further information regarding this project, please contact the City's Statutory Planning team on 9528 0333.

City of Rockingham

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The City of Rockingham recognises places which it considers to have cultural heritage significance by including them on its Municipal Heritage Inventory.

Statutory protection is provided under the provisions of the City of Rockingham Town Planning Scheme No.2 for places that are separately entered on a *Heritage List* under the Scheme.

The City's *Heritage Conservation and Development Policy* provides guidance on how the City deals with proposals to extend or alter, redevelop or demolish places on the Heritage List.

This information sheet describes each of the above documents, and how they apply to you.



www.rockingham.wa.gov.au

What is heritage?

The City of Rockingham defines heritage as:

“Aspects of our past that we want to keep: a site which has played an important part in our history, a building which is special because of its architectural style or association with a person, or a natural feature such as a rock formation, fossil site or landscape - things which we would like future generations to enjoy.”

Why is heritage important?

Heritage is important in understanding the story of both Western Australia and the local community - their history, identify and diversity. Heritage is wide ranging and consists of places such as buildings, structures, gardens, cemeteries, landscapes, heritage areas, shipwrecks and archaeological sites. We want to protect and pass on significant examples of these places to future generations so they will be able to enjoy a rich and diverse cultural environment, and understand what came before them.

What is a Municipal Heritage Inventory?

A Municipal Heritage Inventory is a list of places and structures which, in the opinion of the City of Rockingham, are, or may become, of cultural heritage significance.

Local governments are required under section 45 of the *Heritage of Western Australia Act 1990* to prepare a Municipal Inventory to recognise the heritage importance of places to the local community.

How is a place identified as having cultural heritage significance?

‘Cultural heritage significance’ is the aesthetic, historic, scientific or social significance a place may have for present and future generations. These values have been defined by the Heritage Council of Western Australia and, in the preparation of a Municipal Heritage Inventory, are used as assessment criteria to evaluate the importance of a place for the local government area.

Heritage identification also occurs at the national and state levels using similar criteria. The Commonwealth government lists places at the national level, and the State governments list places at the state level. In Western Australia, state-significant places are entered onto the Heritage Council of Western Australia’s State Register of Heritage Places.

Why do we have a Municipal Heritage Inventory?

The *Heritage of Western Australia Act 1990* requires all local government authorities in Western Australia to compile, and periodically update and review, a Municipal Inventory. The City responded positively to the Act, and by 1995 had compiled the City of Rockingham Municipal Heritage Inventory.

In addition to meeting the requirements of the Act, the Municipal Heritage Inventory can assist the City of Rockingham to:

- Provide a cultural and historic record of the local district
- Determine local government conservation policies
- Provide information about local heritage that may be required under the City’s Town Planning Scheme No.2
- Determine the City’s heritage conservation policies; and
- Achieve the heritage conservation objectives of town planning in the State.

Does entry in the Municipal Heritage Inventory offer legal protection?

The City of Rockingham Municipal Heritage Inventory simply provides recognition of a place’s importance to the local community. Places entered in the Inventory do not have legal protection, unless they are also listed in the City’s Heritage List under *Town Planning Scheme No.2*, or have been entered in the State Register of Heritage Places.

What is a Heritage List?

A Heritage List is a list of places compiled under the City’s *Town Planning Scheme No.2* for which development approval will be required for demolition, alterations or other development affecting the cultural heritage significance of the place.

Heritage Lists must be compiled with regard to the Municipal Heritage Inventory, but do not necessarily include all places in a Municipal Inventory. The City includes all places on the Municipal Inventory with a Management Category of “D” or higher on the list, but excluding historic sites (where the structure is gone) and places outside of the jurisdiction of the City’s Town Planning Scheme (such as Garden and Penguin Islands).

What are Management Categories?

Some places are more important to the community than others and some buildings have been lost over time, with only the site remaining. Management Categories recognise the levels of significance and intactness of heritage places and provide recommendations to the City as to the kind of care that should be taken for each place.

Each place entered onto the Municipal Heritage Inventory is afforded a Management Category between A and E, with A being the most significant, D being the least significant, and E being a historic site only (i.e. with no remaining structures).

How do I know if my property is listed in a Municipal Heritage Inventory or other lists?

The City will keep a copy of the Municipal Heritage Inventory and Heritage List for public access. You can also search the Heritage Council’s Places Database on its website at www.heritage.wa.gov.au. This provides information on places entered in the State Register of Heritage Places, Municipal Inventories, the National Trust’s List of Classified Places and other heritage lists.

Does inclusion on the Municipal Inventory or Heritage List affect ownership and/or permit public access?

No. The place remains the sole property of the owner. Normal access arrangements will remain in place; that is, any person accessing the property without the owner’s consent will be a trespasser.

Can I still make changes to my property?

Yes, but development approval is required for alterations, extensions, change of use or demolition where the building is entered on the Heritage List under the City’s *Town Planning Scheme No.2*. The City’s Heritage Conservation and Development Policy provides further information on making an application for works on a heritage-listed property.

Is demolition prohibited?

Where a place is entered on the Heritage List under the City’s Town Planning Scheme, development approval is required for demolition of a building. The City’s Heritage Conservation and Development Policy provides further information and guidance on the demolition of heritage-listed places.

Is maintenance required?

There is no legal obligation to maintain a listed property in any way other than under existing regulations.

Heritage Conservation and Development Policy

The Heritage Conservation and Development Policy:

- Applies the development control principles contained in the State Planning Policy 3.5 Historic Heritage Conservation
- Provides development and design guidance for development of places in the Heritage List established pursuant to the City of Rockingham Town Planning Scheme No.2; and
- Details procedures for making applications for approval of heritage-related development.

The objectives of the Heritage Conservation and Development Policy are:

- To conserve and protect places of cultural heritage significance within the City of Rockingham
- To ensure that development does not adversely affect the significance of heritage places
- To ensure that heritage significance is given due weight in decision making for applications for development approval; and
- To provide greater certainty to landowners and the community about the planning processes for heritage identification and protection in the City of Rockingham.

Will I have difficulty in insuring my property?

Properties that are well maintained with a modern standard of plumbing and electrical wiring should not be difficult to insure, regardless of whether they are heritage-listed. Normal insurance cover should be sufficient as the following principles would generally apply:

- In the case of virtually complete destruction, reconstruction of the building would neither be required nor necessarily favoured
- In the case of major structural damage, replacement in compatible materials would be preferable to attempting to replicate old elements
- In the case of non-structural damage, replacement with modern materials to period designs would be preferred, if feasible and economical.

