

Local Planning Policy – Heritage Conservation and Development

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy – Heritage Conservation and Development.

2. Purpose

The City of South Perth (the City) identifies heritage-protected places through the Heritage List and heritage areas. These places and areas have been assessed and recognised to have cultural heritage significance to the local community and are protected in accordance with the Regulations and the City's local planning scheme.

The purpose of this policy is to provide guidance on the assessment of proposals for development affecting heritage-protected places.

3. Application

- 3.1 This policy applies to any works affecting any property included on the Heritage List or located within a heritage area where a development application is required. It provides guidance on applications to undertake public realm improvements abutting a heritage-protected place or proposals to subdivide or amalgamate lot boundaries to the Western Australian Planning Commission (WAPC).
- 3.2 Development approval is not required for maintenance works to a heritage-protected place as defined by this policy.
- 3.3 Heritage areas adopted under the local planning scheme will have an associated local planning policy that should be read in conjunction with this policy. If there are any inconsistencies between the two, the policy specific to the heritage area will prevail.

4. Objectives

- 4.1 To conserve and protect places of local cultural heritage significance.
- 4.2 To ensure that development, including the adaptive reuse, alterations and additions to existing buildings and the construction of new buildings, does not adversely affect the significance of heritage-protected places.
- 4.3 To provide guidance on how cultural heritage significance is given due weight in local planning decision making.

- 4.4 To provide greater certainty to landowners and community about the planning processes for heritage protection.
- 4.5 To clarify the format and content of accompanying materials to a development application in accordance with Clauses 63(1)(d) and 63(3), Schedule 2 of the Regulations.

5. Development Application Requirements

5.1 Applications for development approval – accompanying material

- 5.1.1 The accompanying material will be determined by the likely impact of works on cultural heritage significance, taking into consideration the following:
 - (a) An assessment of the proposed works against the development impact matrix at Table 1;
 - (b) Any advice received from a suitability qualified heritage professional submitted by the applicant to assist in determining the development application;
 - (c) Any advice provided by the Heritage Council of Western Australia (HCWA); and
 - (d) Any other information identified by the City as necessary to determine the impact on the heritage place.
- 5.1.2 An application for works to a local heritage-protected place that will, or is likely to, have an impact on the place (including any significant views and vistas within a heritage area), must be accompanied by:
 - (a) Street elevations including the full frontage of lots adjoining the subject site at a scale not less than 1:100; and
 - (b) A schedule of all colours and materials for the existing building and proposed works/additions.
- 5.1.3. Heritage Assessment
 - (a) The cultural heritage significance of a place will be determined based on its management category to be taken from its entry in the heritage list, with supporting information from the Local Heritage Survey or other heritage assessment.
 - (b) Where the cultural heritage significance of a place cannot be adequately determined from an existing assessment, the City can in accordance Clause 11 Schedule 2 of the Regulations request a heritage assessment prepared in accordance with the HCWA guidelines prior to lodgement of a development application.
- 5.1.4 Heritage Impact Statement
 - (a) Where in the opinion of the City a proposal is likely to impact the significance of a heritage-protected place (refer to Development Impact Matrix at Table 1), a heritage impact statement is required in accordance with the HCWA guidelines.

5.1.5 Structural condition assessment in the case of demolition

- (a) Where structural failure is cited as a justification for the demolition of significant fabric, as defined by the heritage assessment, a structural condition assessment by a registered structural engineer with relevant heritage experience is required.

6. Conditions of approval

In approving an application for development approval, the City may impose the following conditions.

6.1 Archival Record

6.1.1 An archival record prepared in accordance with HCWA guidelines and submitted in an electronic format to form part of the City's historical records is required where:

- (a) A proposal for demolition is approved, including partial demolition of significant fabric, that will have a moderate or major impact on the cultural heritage significance of the heritage-protected place prior to the commencement of development; or
- (b) Requested by the City for any works that will result in the substantial alteration of a place.

6.1.2 The type of archival record required will reflect the heritage significance of the site and the extent of demolition proposed with either:

- (a) A photographic record being provided for general demolition (refer to HCWA guidelines); and/or
- (b) A detailed record being provided for complex sites (refer to HCWA guidelines).

6.2 Heritage Agreement

6.2.1 The City in consultation with the Department of Planning, Lands and Heritage (DPLH), may require a heritage agreement as a condition of approval where a variation to a development requirement is sought based on a commitment to the future conservation of a place in accordance with Part 7 of the *Heritage Act 2018* and clause 10 Schedule 2 Part 3 of the Regulations. It will not be requested where the required outcome can be readily achieved through an alternative condition.

6.2.2 The heritage agreement will generally include requirements for ongoing conservation and maintenance of a place and may note conservation works that must be completed within a specified timeframe. This information is to be informed by a conservation report, such as a Conservation Management Plan or Conservation Management Strategy developed by suitability qualified heritage professional in accordance with relevant standards as established by the HCWA.

6.3 Conservation Management Plan or Conservation Management Strategy

6.3.1 Where large and complex redevelopments are approved that involve significant adaptive re-use and/or significant demolition, a Conservation Management Plan or Conservation Management Strategy written by a suitably qualified heritage professional in accordance with the HCWA

guidelines will be required as a condition of approval to identify the heritage significance of the place and provide clear policies for its sustainable and appropriate future management, conservation or use.

6.4 Heritage Interpretation Plan

6.4.1 Where large and complex redevelopments of a heritage-protected place are approved that involve adaptive re-use and/or significant demolition, a Heritage Interpretation Plan will be required as a condition of approval to provide a clear understanding of the history and heritage significance of the place to provide a record for future generations.

6.5 Archaeological Management Strategy

6.5.1 Where the City considers there is potential for archaeology to be disturbed as part of the proposed development, an Archaeological Management Strategy will be required as a condition of approval to be prepared by a registered professional archaeologist in accordance with the HCWA guidelines relating to archaeology.

7. Planning Based Incentives

7.1 Variation of scheme requirements

7.1.1 In accordance with Clause 12 Schedule 2 of the Regulations, the City may vary any site or development requirement where it considers the proposed variations will facilitate the conservation of a heritage-protected place or enhance the values of a heritage area.

7.1.2 The extent of local planning scheme variation should be proportionate to the conservation benefit produced by the proposed works, with a clear rationale being provided as part of the development application explaining how the discretion will achieve one or both of the following heritage outcomes:

- (a) The conservation of a heritage-protected place as identified in a Conservation Management Plan, Heritage Assessment, the Place Record Form (Local Heritage Survey); and/or
- (b) The value of a heritage area.

7.1.3 The supporting information may include drawings, photographs, community feedback or other relevant information addressing, at a minimum the following:

- (a) The physical relationship (nature and extent) between the elements of the proposed development which require a scheme variation and outcomes pertaining to conservation of the heritage-protected place, or enhancement of heritage area value;
- (b) How the heritage outcomes sought as a result of the scheme variation/s will make a positive contribution to the public realm (for example, the streetscape);
- (c) How the extent of the variation (for example, additional building height or reduced setback) has been reduced to the minimum necessary to conserve a heritage-protected place or conserve the values of the heritage area; and

- (d) The proportionality between the extent of the variation sought and the way the variation achieves the following:
 - (i) Facilitates built heritage conservation;
 - (ii) Enhances or preserves the heritage values of a heritage area; and
 - (iii) Will not adversely impact the amenity of adjoining properties or the locality.

8. Development Principles

8.1 Demolition

- 8.1.1 Full demolition of heritage-protected places will not be supported unless it can be demonstrated that the structural integrity of the building has failed to the point where it cannot be rectified without removal of the majority of significant fabric to the satisfaction of the City. Note provision 5.1.5 of this policy.
- 8.1.2 Demolition will not be supported in the following circumstances:
 - (a) Where the City forms the view that structural inadequacy is a result of the place not being properly maintained, as defined in clause 13(1) Schedule 2 of the Regulations; and/or
 - (b) Where redevelopment is identified to be a financially more attractive proposition than conservation or repair.
- 8.1.3 Partial demolition of a heritage-protected place may be supported where a Heritage Impact Statement prepared by a qualified heritage professional can demonstrate the following to the satisfaction of the City:
 - (a) The parts to be demolished do not contribute to the heritage significance of the place as identified in a Conservation Management Plan, Heritage Assessment, the Place Record Form (Local Heritage Survey); and/or
 - (b) The parts to be demolished are considered intrusive and their removal is required to accommodate conservation and enhancement of the heritage-protected place or adaptive reuse; and/or
 - (c) The parts to be demolished are of little or no significance such as more recent or utilitarian additions to the building additions including bathrooms, kitchens, or internal structures which make no contribution to the heritage significance of the place.

Refer to Diagrams 1 and 2 below for additional guidance.

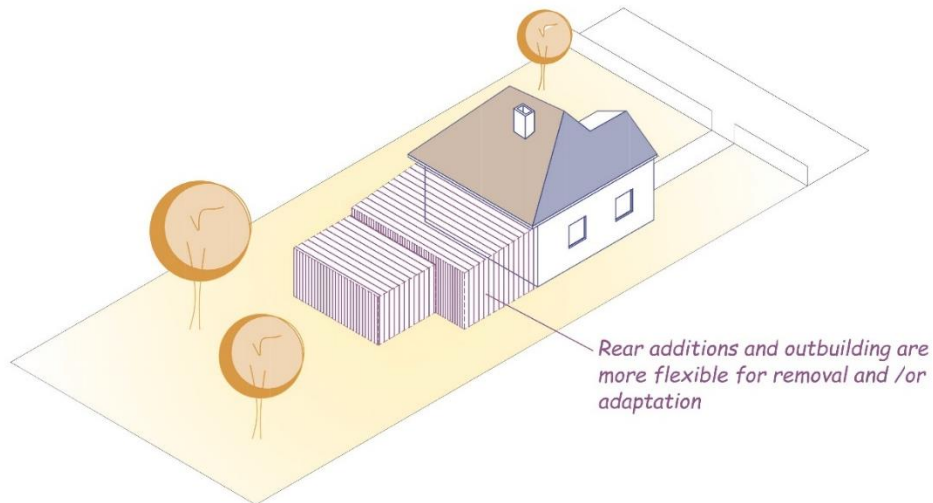


Diagram 1 – 8.1.3(a) The removal of building fabric will have no adverse impact on the cultural heritage significance of the place.

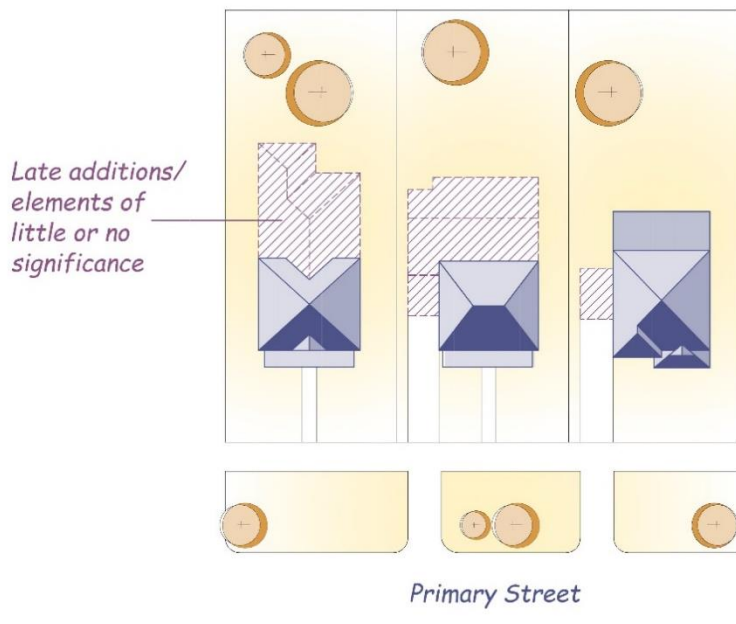


Diagram 2 - 8.1.3(c) Demolition of later additions which are of little, or no significance may be possible.

8.2 New Buildings on a heritage-protected site or within a heritage area

8.2.1 New buildings should be designed and constructed in a style that is sympathetic or compatible with, but does not mimic, traditional building styles of the heritage-protected place or heritage area for example the siting, form, scale, bulk, shape, articulation, materials, finishes, colour. This may be achieved by employing the following design approaches:

- (a) A subtle architectural style using simple forms and limited material palette;

- (b) Sympathetic architectural approach that enhances the existing character of the place; and
- (c) Design principles that derive from the architectural language of the existing heritage fabric without imitation.

8.2.2 New buildings shall respect the predominant setback of existing buildings on either side and the overall alignment of the streetscape. New development shall not protrude into the front setback area and should not be built up to side boundaries unless demonstrated that this is consistent with the desired pattern of development along the street to the satisfaction of the City.

8.3 Alterations and Additions to Existing Buildings

8.3.1 Additions and alterations shall:

- (a) Respect and not adversely impact the predominant scale (height, bulk, density and pattern of development) of the heritage-protected place;
- (b) Be compatible with the streetscape context and the urban character in the surrounding area;
- (c) Additions to single storey residential buildings should appear as single storey when viewed from the street;
- (d) Use materials that are visually compatible but distinguishable from the original building;
- (e) New sheds and outbuildings should be located behind the existing building, be distinctly smaller in scale, freestanding and visually compatible with the traditional materials of the primary building;
- (f) Not result in removal of significant or original fabric from the heritage-protected place; and
- (g) Achieve a visual and/or physical separation between the original dwelling and any additions, particularly for corner lots, which maintains original roof forms.

8.3.2 Additions and alterations to existing commercial buildings should a height that is considered in keeping with the prevailing or desired character of the area.

8.3.3 New openings in façades visible from the street should be avoided. The City may consider new openings where the following is demonstrated:

- (a) The opening is proportionally related to those of the heritage-protected place; and
- (b) The opening is not located on the original façade of the heritage-protected place.

8.3.4 The original roof line and façade of the heritage-protected place shall not be altered unless it can be demonstrated that the alteration will not adversely affect the heritage significance of the place to the satisfaction of the City. Where replacement is required, the roof line shall remain the same and shall be completed in similar materials and colours to the original roof.

Refer to Diagrams 3 and 4 for additional guidance.

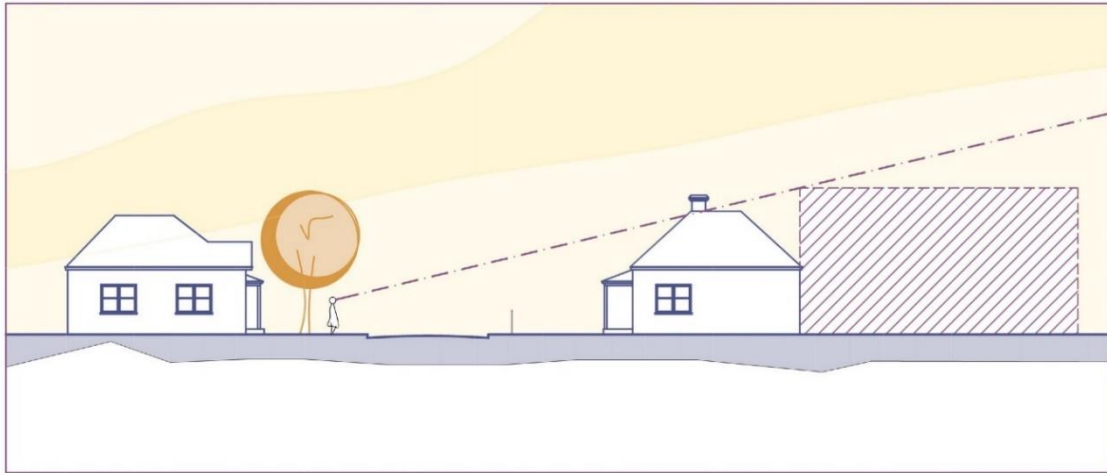


Diagram 3 – 8.3.1(c) Additions to existing single storey residential buildings should appear as single storey when viewed from the street.

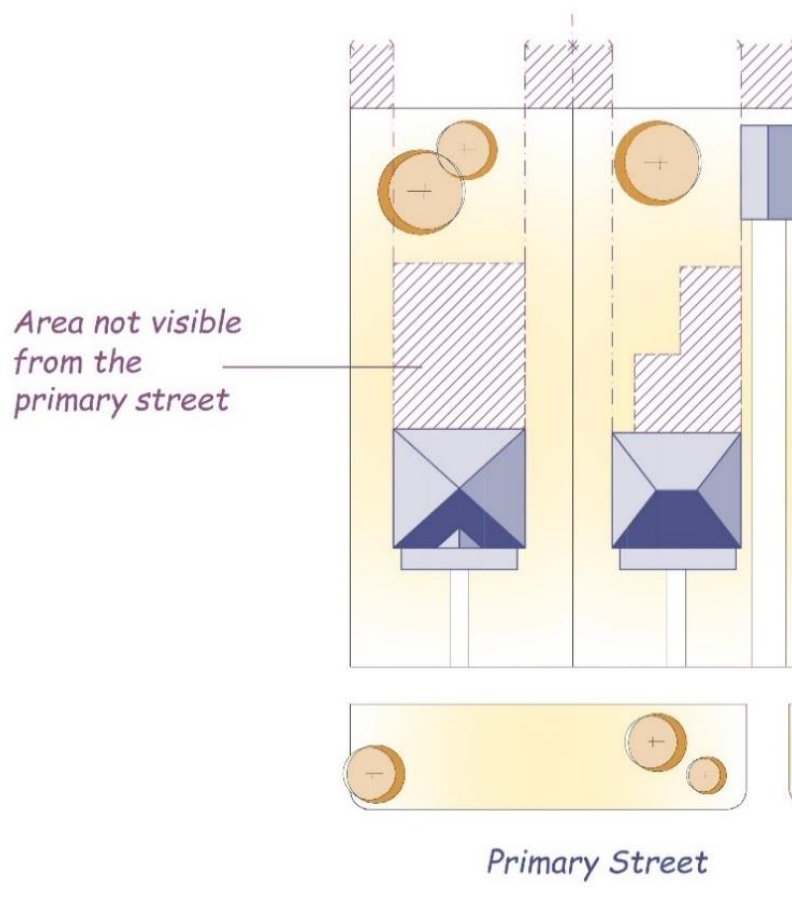


Diagram 4 – 8.3.1(c) Additions should not prevail in form and scale the heritage-protected place when viewed from the primary street.

8.4 Services

8.4.1 Solar panels shall not:

- (a) Be visible from the primary street; and
- (b) Damage original and/or significant fabric of the heritage-protected place.

8.4.2 Air conditioning units, radio and television aerials, satellite dishes and other similar structures shall:

- (a) Be located behind the roof ridgeline;
- (b) Not be visible from the primary street; and
- (c) Not damage original and/or significant fabric of the heritage-protected place.

8.4.3 Where conduit or cabling is required to run along the surface of an external wall, it shall be finished or painted to match the wall colour to the satisfaction of the City.

Refer to Diagram 5 for additional guidance.

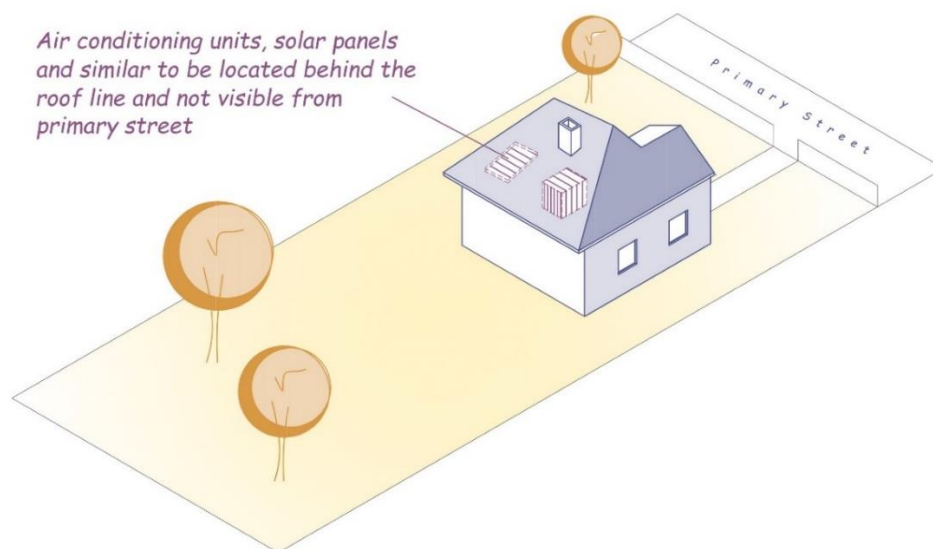


Diagram 5 - Services not visible from the streetscape in accordance with the guidance in 8.4

8.5 Vehicle Access and Parking

8.5.1 Vehicle access and car parking shall not adversely impact:

- (a) The setting and streetscape presentation of the heritage-protected place;
- (b) Significant landscape elements; and
- (c) The streetscape character and amenity.

8.5.2 Garages or carports shall achieve the following:

- (a) Garages must be located behind the street setback line and a minimum of 1m behind the building line;
- (b) The City may consider a carport in the front setback area where:
 - (i) No other onsite location is available; and/or
 - (ii) It is consistent with the prevailing or desired character of the area; and
 - (iii) It has a width no greater than 6m or 50% of the frontage of the lot, whichever is the lesser; and
 - (iv) The carport area does not exceed a maximum floor area of 36m² as measured from the outside of the posts; and
 - (v) It is setback in accordance with Table 2a of the Residential Design Codes Volume 1 (not accommodating a boundary wall).
- (c) Be designed to complement the existing building or character of the area in terms of building materials and roof pitch. Note provision 8.7.

Refer to Diagram 6 for additional guidance.

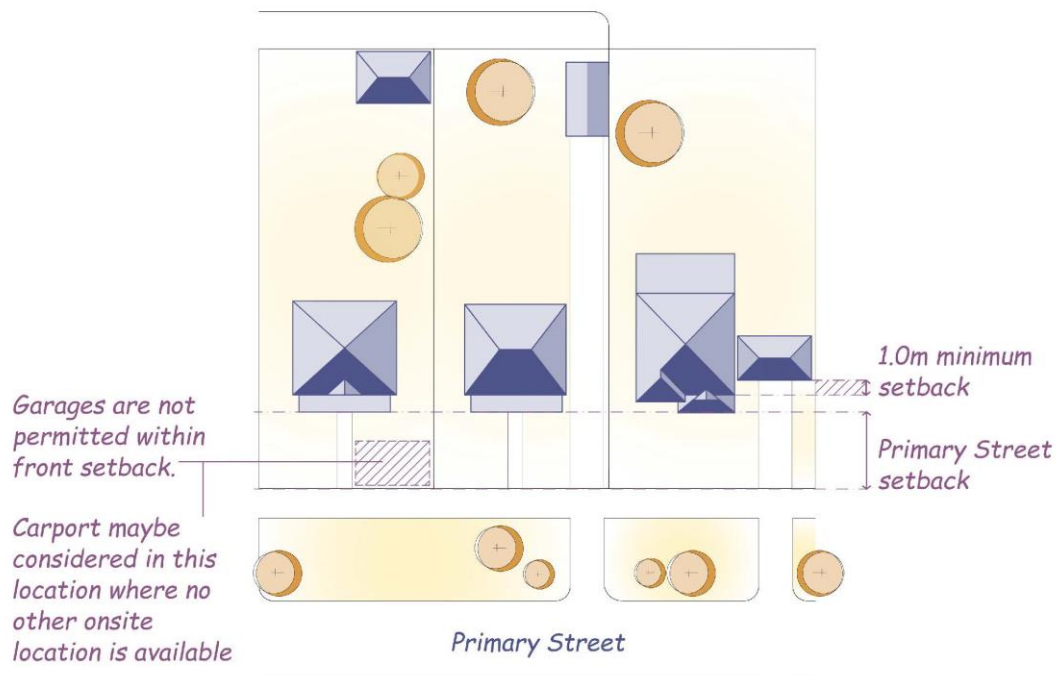


Diagram 6 – Carports and garages should be located in accordance with the guidance in 8.5

8.6 Landscaping and Boundary Fences

8.6.1 Fencing of the boundary line within the front setback shall complement the style of the heritage-protected place by:

- (a) Not exceeding a maximum height of 1.2m above natural ground level, which can be increased to 1.5m to accommodate pillar features;
- (b) Being visually permeable above a height of 0.45m above natural ground level;
- (c) By including appropriate material and colours to compliment the style and materiality of the heritage-protected place; and
- (d) By providing adequate pedestrian and vehicle sight lines around intersections.

8.6.2 Metal or fibrous cement panel fences are not permitted for boundary fences to the primary street, to side boundaries forward of the primary building line, or along secondary street boundaries.

8.7 Building Materials and Colours

8.7.1 The original materials and finishes of heritage-protected places shall be conserved where possible.

- 8.7.2 Where significant original materials and finishes require replacement, the approach of replacing 'like for like' is preferred. Where this is not possible, the City may consider use of a visually and functionally compatible modern equivalent material.
- 8.7.3 New buildings, additions or alterations should be constructed of materials and use colours that are visually compatible with, but able to be distinguished from, the significant fabric and finishes of the heritage-protected place or heritage area.
- 8.7.4 Traditional materials should be utilised in a contemporary design outcome which respects the surrounding original building qualities, proportions and distinctions of scale and is harmonious with its surrounding streetscape character.
- 8.7.5 Previously un-rendered walls shall not be rendered, and previously un-painted walls shall not be painted.

8.8 Subdivision and/or Amalgamation

- 8.8.1 The City will consider the following when providing a response to the WAPC on referrals proposing to subdivide and/or amalgamate lots:
- (a) Subdivision or amalgamation shall be consistent with the established subdivision pattern and arrangement of lots typical to the development of a heritage-protected place or heritage area;
 - (b) The subdivision/amalgamation of lots should ensure the protection and conservation of heritage-protected places including buildings, individual trees, gardens and settings;
 - (c) Subdivision should not sever the relationship between elements of a heritage-protected place such as a house and its significant gardens; and
 - (d) Subdivision or amalgamation that enables new development shall not affect the setting and visual prominence of a heritage-protected place.
 - (e) Where available, access to the lot(s) shall be from the existing crossover.

Refer to Diagram 7, 8 and 9 for additional guidance.

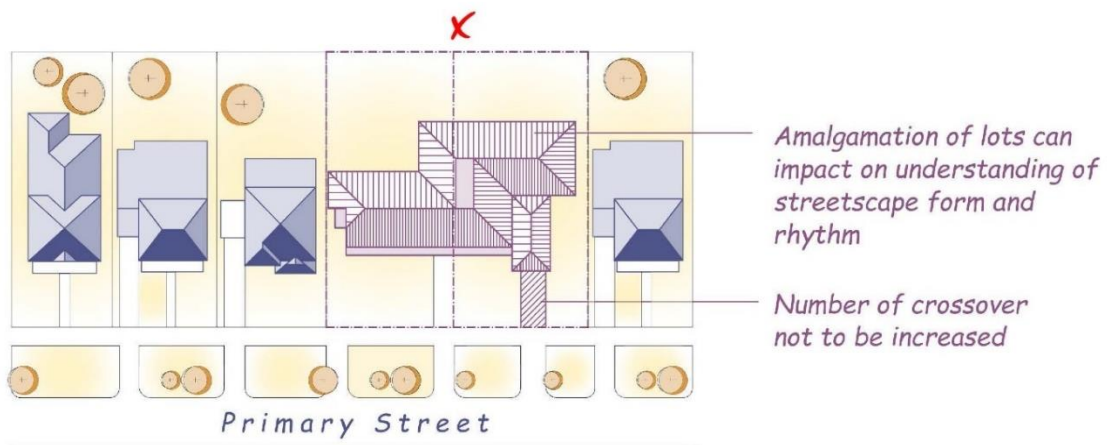


Diagram 7 8.8.1(a) Subdivision or amalgamation should not remove or obscure understanding of the street layout;

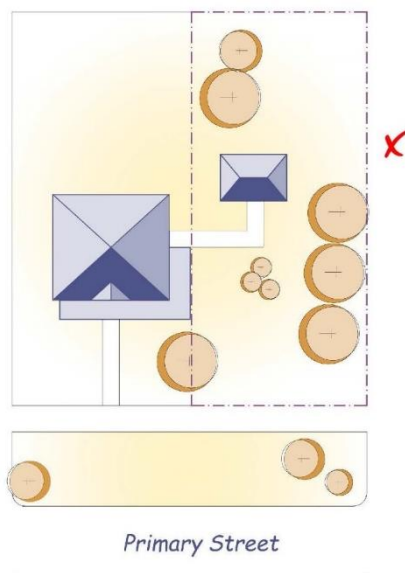


Diagram 8 – 8.8.1(c) Subdivision should not sever the relationship between elements of a heritage-protected place such as a house and its gardens.

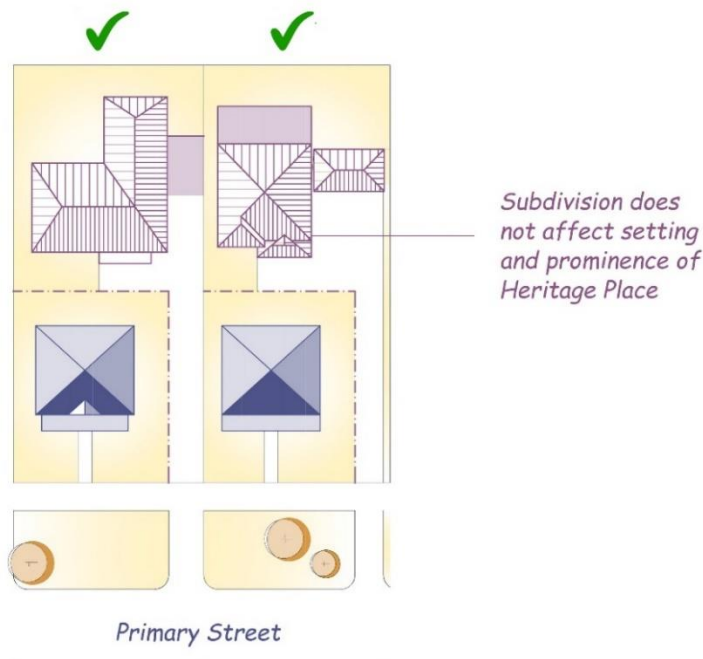


Diagram 9 – 8.8.1(d) Subdivision or amalgamation that enables new development should not affect the setting and visual prominence of a heritage-protected place or heritage area. Note: The existing dwelling being retained is to comply with the requirements of the State Planning Policy 7.3 – Residential Design Codes and any other requirements this local planning policy.

9. Definitions

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the local planning scheme, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Heritage Act 2018* and the *Heritage Regulations, 2019*.

Conservation management plan: *means the principal guiding document for the conservation and management of a Heritage Place. It identifies the heritage significance of the place and provides clear policies for its sustainable and appropriate future management, conservation, use and change. It is written by a suitability qualified heritage professional in accordance with the HCWA’s guidelines and standard brief.*

Conservation management strategy: *means an owner’s practical guide to the conservation and maintenance of a Heritage Place written in accordance with the HCWA’s guidelines. It contains a Building Condition Assessment Report, conservation management schedule and maintenance schedule. A CMS will contain a summary of what makes that place of heritage significance but should focus on recommendations for the ongoing repair and maintenance of the place to conserve that heritage significance.*

Cultural heritage significance:	<i>means the relative value which that place, or area has in terms of its aesthetic, historic, scientific or social significance, for the present community and future generations. The integrity, authenticity, rarity or representativeness of the place will also be assessed to determine its level of significance.</i>
Fabric:	<i>means all the physical material of the place or object, including components, fixtures and contents.</i>
Heritage Council:	<i>means Heritage Council of Western Australia as defined in the Heritage Act 2018.</i>
Heritage assessment:	<i>means the identification and assessment of the cultural values of place or heritage area guided by the principles of the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.</i>
Heritage impact statement:	<i>describes and evaluates the likely impact of a proposal in accordance with the HCWA Guidelines.</i>
Heritage area:	<i>means a geographic area of cultural heritage significance identified and protected under the heritage provisions of the local planning scheme and in accordance with Section 8(1)) of the Regulations.</i>
Heritage list:	<i>means the list of places protected under the heritage provisions of the local planning scheme and prepared in accordance with Section 8(1)) of the Regulations.</i>
Heritage place:	<i>means buildings, structures, other built forms, gardens and their surrounds on the Heritage List, heritage areas or Local Heritage Survey.</i>
Heritage-protected place:	<i>for the purposes of this policy, means a place that meets the definition of a heritage-protected place in clause 1A, Schedule 2 of the Regulations being a place –</i> <i>(a) that is entered in the State Register of Heritage Places under the Heritage Act 2018 section 42; or</i> <i>(b) that is under consideration for entry into the State Register of Heritage Places as described in subclause (2); or</i> <i>(c) that is the subject of an order under the Heritage Act 2018 Part 4; or</i> <i>(d) that is the subject of a heritage agreement that has been certified under the Heritage Act 2018 section 90; or</i> <i>(e) that is included on a heritage list as defined in clause 7; or</i> <i>(f) that is within a heritage area as defined in clause 7.</i>
Impact:	<i>means the manner in which proposed works will, or are likely to, affect the cultural heritage significance of a place, as assessed against the impact matrix at Table 1 of this policy.</i>

Local heritage survey (LHS):

means a non-statutory list of places that are, or may become, of heritage significance prepared in accordance with Part 8, section 104 of the Heritage Act, 2018.

Maintenance:

means, in accordance with Regulation 41 (1)(b) to (i) of the Heritage Regulations 2019, the regular like-for-like repair of the building or structure to avoid its decay and does not involve the removal, damage, or visual alteration of significant heritage fabric, including its setting. This includes the following specific works:

- (a) an application for a building permit or demolition permit under the Building Act 2011 if -
 - (i) the application arises from approval of a proposal that has already been referred under section 73(1) of the Act; and*
 - (ii) the Council has given its advice in relation to the referred proposal;**
- (b) building maintenance that does not involve the removal of, or damage to, the existing fabric of the building; or the use of new materials;*
- (c) cleaning that is low pressure, non-abrasive and non-chemical;*
- (d) gardening or landscape maintenance that does not involve a major alteration of the layout, contours, structures, significant plant species or other significant features on the land;*
- (e) repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to, the significant fabric of the building;*
- (f) replacement of utility services using existing routes or voids that does not involve the removal of, or damage to, the fabric of the building;*
- (g) repainting of the surface of a building –
 - (i) in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and*
 - (ii) without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling;**
- (h) an excavation, that does not affect archaeological remains, for the purpose of exposing, inspecting, maintaining or replacing utility services;*

- (i) *the erection or installation of a temporary security fence, scaffold, hoarding or surveillance system that does not affect the fabric of a building, the landscape or archaeological features of the land.*

Negative impact: *means any works considered to pose a minor, moderate or major impact on the heritage values or criteria that contribute to the cultural heritage significance of the place or area identified in accordance with the impact matrix at Table 1 of this policy.*

Place: *means a defined or readily identifiable area of land and may include any of the following things that are in, on or over the land —*

- (a) *archaeological remains;*
- (b) *buildings, structures, other built forms, and their surrounds;*
- (c) *equipment, furniture, fittings and other objects (whether fixed or not) that are historically or physically associated or connected with the land;*
- (d) *gardens and man-made parks or sites; and*
- (e) *a tree or group of trees (whether planted or naturally occurring) in, or adjacent to, a man-made setting.*

Setting: *means the visual relationship between the Heritage Place and its immediate location.*

Significant fabric: *means the built or other elements identified as contributing to the cultural heritage significance of the place. These may be defined in the Local Heritage Survey, Conservation Management Plan or any other heritage assessment.*

Traditional materials: *means materials used to construct heritage places at the time of their original construction. These may vary depending on the age of the place or area but may include for instance, brick masonry, weatherboard, galvanised iron or clay tile roof cladding, timber window frames, doors and verandah detailing.*

10. Relevant Legislation, Policies, Documents

Heritage Act 2018 and Heritage Regulations 2019

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

State Planning Policy 3.5 - Historic Heritage Conservation 2007

State Planning Policy 7.3 – Residential Design Codes

Australia ICOMOS, The Burra Charter 2013

Western Australian Planning Commission, Guidelines for Preparing a Local Planning Policy for Local Heritage 2023

11. Document Control

Adoption date	OCM 27 February 2024
Date modified	None
Strategic Community Plan Reference	Environment (Built and Natural) Culture and Community

Table 1 Development Impact Matrix

Impact Level of impact is to be assessed separately for each criterion)	Values				Rarity	Representativeness	Condition	Integrity	Authenticity	Demolition
	Aesthetic including streetscape and setting	Historic	Scientific including archaeology	Social						
Positive	Development that enhances the aesthetic value.	Development that conserves the historic value and interprets the history of the place.	Development that protects and/or reveals scientific value through interpretation	Development that enhances a sense of place through retention of use associations, meaning and/or interpretation.	Enhances by retaining or conserving element(s) that contribute(s) to rarity.	Enhances by retaining or conserving element(s) that contribute(s) to representativeness.	Development that maintains, preserves or restores significant fabric to a known earlier state.	Development retains and enhances original fabric through good conservation practice.	Retains and enhances authenticity of the place through retention or reinstatement of original use, associations and meaning.	Demolition or removal only of element(s) identified in a heritage assessment as intrusive.
No Discernible Impact	Development that maintains or has no impact on the aesthetic value.	Development that does not affect the historic value.	Development does not affect known or potential scientific / archaeological value.	Development does not affect the social value of the place.	There is no loss or proposed change that affects rarity.	There is no loss or proposed change that affects representativeness.	Development that maintains, stabilises or preserves significant fabric in its current state without contributing to its deterioration.	Development does not affect the condition of fabric that contributes to the place's significance.	Development does not affect the authenticity of the place.	Demolition or removal of element(s) identified in a heritage assessment as being of little significance.
Minor (negative)	Development that does not detract from the aesthetic value. May include minor alterations to the appearance of the place.	Development that does not detract from the historic value and may include minor alterations to the place either internally or externally.	Development does affect areas of little or some scientific value and is consistent with an appropriate Management Plan.	Development results in loss of fabric or change of use of a place that has some past but lapsed association with the community.	Results in a change to an element that contributes to rarity, but impact can be mitigated by interpretation.	Results in a change to an element that contributes to representativeness, but impact can be mitigated by interpretation.	Development that could be detrimental to the condition of significant fabric but can be mitigated by providing advice and conditional support.	Does not substantially detract from the integrity of the place. May include minor alterations to the place to provide for a new or continued	Development that does not detract from the authenticity of the place. May include change of use for compatible re-use.	Partial demolition or relocation of element(s) identified in a heritage assessment as being of some significance.
Moderate (negative)	Development that extensively reconstructs fabric to reproduce an earlier state or materially alters the appearance of a place through adaptations, additions or construction of new fabric.	Development that extensively reconstructs fabric to reproduce an earlier state or materially alters significant fabric through adaptation, construction of new fabric or change of use.	Development that is not informed by a conservation or archaeological management plan and may affect potential scientific value.	Development results in a significant loss of fabric or use of a place that has a strong and current association with the community.	Element that contributes to rarity is lost and impact cannot be mitigated.	Element that contributes to representativeness is lost and impact cannot be mitigated.	Development that is likely to lead to loss or deterioration of the structural integrity of the place, or the loss or deterioration of any element of the place that is integral to its cultural heritage significance.	Development results in a significant loss of fabric or settlement pattern that contributes to the authenticity of the place.	Development that proposes a change of use that is not compatible with past uses and/or does not reflect the values of the place.	Demolition or removal of element(s) of some significance. Demolition, relocation of element(s) identified in a heritage assessment as being of considerable significance.
Major (negative)	New infill development on vacant lots (including those approved for total demolition), carparks, open space. New construction that retains a façade of historic fabric.	Development that significantly detracts from the historic value through adaptation or removal of significant element(s) or introduction of a new incompatible use.	Development that significantly affects or destroys known scientific values.	Development results in a total loss of place, or loss of a use that has a strong and current association with the community.	Development that results in a substantial loss of an element or area identified as contributing to the rarity of the place.	Development that results in a substantial loss of an element or area identified as contributing to the representativeness of the place.	Development that will result in deterioration in the condition of significant fabric and/or that fails to address an evident need for urgent conservation works.	Development results in a total loss of fabric and/or results in only the retention of a façade or shell of the significant fabric.	Development that proposes a change of use that is unsympathetic to the values of the place and detracts from the significance of the place.	Total demolition or removal or relocation of a building to an alternative site or dismantling and reconstruction of historic fabric. Partial demolition of elements of exceptional significance.

Source: Department of Planning, Lands and Heritage, Guidelines for Preparing a Local Planning Policy for Local Heritage.