

Frequently Asked Questions

Town of Claremont Heritage List Review

What is the Heritage List?

To effectively manage heritage places in the Town of Claremont, one key tool is the Heritage List. The Heritage List allows heritage protection to be considered as part of the planning process.

There is a process for including places in the Heritage List, including notification of owners/occupiers, and inviting comments and consideration of submissions.

What is a Heritage Area?

Heritage Areas contain a number of places and buildings. Heritage Areas are select areas with special qualities, but do not require every place within the Heritage Area to be significant or be included in the Heritage List. A Heritage Area is given a collective cultural heritage value.

Planning policies for Heritage Areas ensure the Area is not diminished by inappropriate development.

How are places entered in the Heritage List?

Under the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs), the Town must establish and maintain a list identifying places of cultural heritage significance and worthy of conservation. To enter a place, or modify an existing entry, the Town must:

- Notify each owner and occupier of the place and provide a reason for the proposed entry;
- Invite each owner and occupier to make a submission within a specified period; and
- Carry out any other relevant consultation.

At the end of the consultation period, the Town must review the proposed entry in the light of submissions made and resolve to enter the place in the Heritage List with or without modification, or not proceed with the

entry. The Town must give notice of the decision to the Heritage Council of Western Australia and each affected landowner.

Can a place on the Heritage List be developed or demolished?

Development may occur and demolition is not automatically precluded. The Town regularly approves development of heritage listed buildings, provided the key heritage elements are protected. The Town aims to strike a balance between development and conservation. The Town's policies favour renovations that preserve character and heritage, while ensuring additions and extensions are sympathetic.

Demolition will be very rarely permitted, although it could be allowed in exceptional circumstances.

What is the benefit of being on the Heritage List?

Inclusion in the Heritage List means a place will not undergo development that detracts from its character.

The heritage buildings in Claremont set it apart from many other local authorities across the metropolitan area and add character and distinctiveness to the town. They promote a greater sense of place.

Does listing impact property value?

Inclusion in the Heritage List indicates new development will be sympathetic and ensures heritage values and character are retained. Heritage values and character may contribute to the financial value of a property.

Does listing impact property insurance?

Generally, any place can be insured providing it is in sound condition and occupied. Insurance which replaces damage on a like for like basis is good heritage conservation practice. However, in the event of total destruction, the replacement property would not be required to replicate the lost place.

Can I object to inclusion in the Heritage List?

Most buildings are proposed for retention in the Heritage List and have already been included for several years. Council will consider all submissions. But objections need to relate to the cultural heritage values of the place and not deal with other matters such as speculations about economic impact.

Will I have extra obligations because my property is entered in the Heritage List?

If a property is included in the Heritage List, the only additional responsibility to those of all property owners

is to ensure that when development is proposed that a Development Application is submitted in accordance with the requirements of the LPS Regs.

When is a Development Application required?

A Development Application is required for most development affecting places entered in the Heritage List. There are some exceptions for internal works which do not affect the external appearance of the building. You are advised to contact the Town and discuss proposed work prior to submitting any Development Application or commencing works.

Where do I get advice or direct further questions?

For more advice, contact the Town of Claremont:

Phone (08) 9285 4300 or email
toc@claremont.wa.gov.au