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# LOCAL PLANNING POLICIES

## Heritage Management – Interpretative Signage



Policy Number:	P5
Relevant Delegation:	Not Applicable
Adoption Details:	19 November 2012
Last Review Details:	26 October 2023

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### Shire of York Local Planning Scheme No. 3

## 1. INTRODUCTION:

Interpretation is a communication process, which helps people to make sense of and understand more about a site and/or event. In the context of this policy interpretative signage will be used as a means of providing a tangible reminder and as a communicative tool for the identification and understanding of places of cultural heritage, which have been demolished and/or removed within the Shire.

It is to be noted that applications for the demolition of buildings identified as having heritage value are generally not supported by the Shire. Different development options, which incorporate/retain the building identified with heritage value, must be exhaustively pursued prior to the consideration of an application for demolition.

## 2. POLICY OBJECTIVE:

- To generate awareness of the rich and diverse historic and social cultural heritage within the Shire of York's built environment.
- To provide a procedure to recognise buildings approved to be demolished within the Shire of York which are considered to hold historic and/or social cultural heritage values not reflected directly in the building's structure, style or physical appearance.
- To encourage innovative and varied forms of heritage interpretation, which recognises different opportunities, depending on the type and scale of development.

## 3. POLICY STATEMENT:

### 3.1. GENERAL

- 3.1.1. Prior to obtaining a demolition licence for the demolition of either a residential and/or commercial building within the Shire of York, a planning application for the demolition of a building is required to be submitted to and approved by the Shire.
  - 3.1.2. A planning application involving demolition may require a heritage assessment to be undertaken to review whether a place has historic, aesthetic, social and scientific values, to determine whether the place meets the threshold to be entered on the Shire of York's municipal heritage inventory.
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- 3.1.3. If council resolves that a building proposed for demolition has solely historic and/or social significance that is deemed by the council as not directly reflected in the building's structure, style or physical appearance, the council may approve the planning application for demolition and require a form of interpretation to be displayed on the site of the building proposed to be demolished.
- 3.1.4. The poor condition of a place is not a determining factor in the assessment of cultural heritage significance. If structural failure is cited as a justification for demolition, evidence should be provided, from a structural engineer that states that the structural integrity of the place has failed, to the point where it cannot be rectified without the removal of a majority of its significant fabric.

#### **4. DEVELOPMENT UNDER THE VALUE OF \$1,000,000**

- 4.1. Where a place is to be demolished and the replacement building is a small scale development under the value of \$1,000,000 the applicant and/or owner of the building to be demolished is to be notified that a plaque or an alternative form of interpretation is to be displayed on the site of the existing building.
- 4.2. The plaque is to meet the following specifications (refer to figure 1);
- it is to be no smaller than A4 size or thereabouts;
  - the plaque is to contain a minimum of 100 words and should incorporate a photographic image or drawing of the former building;
  - the text is to incorporate explicit recognition of the identified heritage values of the place to be demolished as identified in the Heritage Assessment for the place;
  - it is to include the Shire of York logo;
  - the text is to be approved by the Shire Planner prior to proceeding;
  - is to be made of durable material that will not deteriorate visually over time; and
  - the signage is to be located in a position which is visible from the public domain.
- 4.3. The specification details, including the content and proposed location of the plaque or alternative form of interpretation is to be approved by the Shire of York before the issuing of a Demolition Licence and/or Building Licence, whichever occurs first.
- 4.4. The plaque or the alternative form of interpretation is to be installed prior to first occupancy of the new development on the site.

#### **5. DEVELOPMENT OVER THE VALUE OF \$1,000,000**

- 5.1. Where a place is to be demolished and the replacement building is a larger scale development over the value of \$1,000,000, the applicant and/or owner of the building to be demolished is to be notified that a form of interpretation is to be incorporated on the site of the existing building.
- 5.2. The applicant/owner may integrate the proposed interpretation as part of the Percentage for Public Art requirement of the development. The interpretation;
- 5.2.1. Is to follow the processes outlined in and be in accordance with the Shire of York's Policy No. 3.5.13 relating to Percentage for Public Art;
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5.2.2. Is to incorporate through different mediums explicit recognition of the identified heritage values of the place to be demolished as identified in the Heritage Assessment for the place. The interpretation of the place may be visually expressed through the following artistic mediums:

- murals, tiles, mosaics, bas-relief covering walls, gates, floors and walkways;
- neon or glass artworks, photographs and prints that will be permanently positioned in full view of the public domain; and
- sculptures, that will be permanently positioned in full view of the public domain.

5.2.3. Is to also incorporate descriptive text, which is to be located in a position which is visible from the public domain and contain a minimum of 100 words detailing the following:

- the name of the place if relevant;
- the former use of the place;
- the date of construction;
- the date of demolition; and
- the cultural heritage value attributed to the place.

## **6. OTHER PROVISIONS**

6.1. In the event that a demolition application is submitted and/or approved without a redevelopment proposal the Shire may require one of the following:

6.1.1. A notification being lodged under section 70A of the *Transfer of Land Act*, prior to the issue of a Demolition Licence, notifying proprietors and/or (prospective) purchasers of the property of the interpretation proposal requirement and that the interpretative proposal, which has been prepared in accordance with the Shire of York's Local Planning Policy relating to Interpretive Signage will be required to be installed prior to the first occupation of the development; or

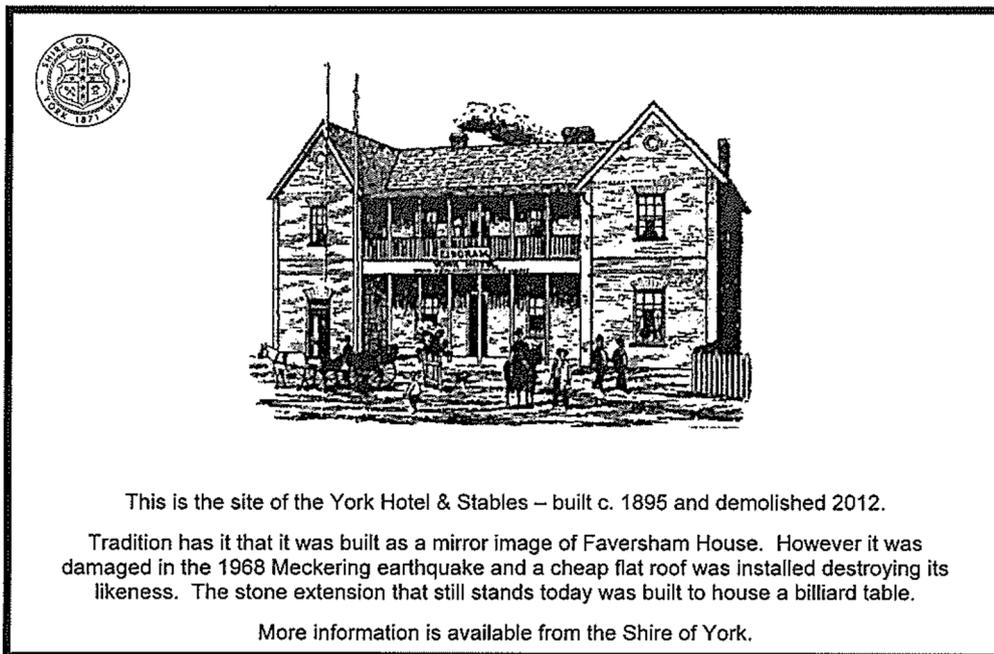
6.1.2. The owner(s)/applicant lodge an appropriate interpretation assurance bond with the Shire. The assurance bond will only be released to the owner(s)/applicant in the following circumstances:

- the interpretation proposal has been submitted to and approved by the Shire and subsequently installed on the property; or
- a Statutory Declaration on the prescribed form endorsed by the owner(s)/applicant and stating that they will not proceed with the subject 'Approval to Commence Development,' for demolition has been submitted to and approved by the Shire; or
- the subject 'Approval to Commence Development' did not commence and subsequently expired.

6.1.3. A copy of the plaque and associated heritage assessment will be uploaded onto the Shire's dedicated heritage website to ensure information about the former place is widely accessible.

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Figure 1 - Example of interpretative plaque.



**7. PENALTIES:**

Not applicable.

**8. KEY TERMS/DEFINITIONS:**

Not applicable.

Responsible Officer: Executive Manager Infrastructure and Development Services

Contact Officer: Planner

Relevant Legislation: Not applicable

Review History:

<b>Date Review Adopted:</b>	<b>Resolution Number</b>
Reviewed – 19 November 2012	041112
Reviewed – 26 October 2023	021023
<b>Former Policy No:</b>	8