Welcome to Everyone from...

**Town of Cambridge**
Brett Cammell – Manager Planning Strategies & Economic Development
Kimberley Macphail – Strategic Planning Officer

**Hocking Heritage Studio**
Gemma Dewar – Managing Director
Prue Griffin - Director

**Creating Communities Australia**
Andrew Watt - Director
To provide information and respond to questions regarding the Town of Cambridge Heritage Review, with specific focus on the heritage assessment process.

- Draft Local Government Inventory
- Draft Heritage List
- Proposed incentives and assistance
- Draft Local Planning Policy 3.16: Development of Heritage Places
- Scheme Amendment No.37
Introduction

• Participants’ role
• Questions - process
• Providing feedback
• Housekeeping
• Community engagement protocols
• Overview of the agenda
## Overview of session

<table>
<thead>
<tr>
<th>Item</th>
<th>Presenter / Facilitator</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welcome and Introduction</td>
<td>Andrew Watt</td>
<td>6:30 – 6:40pm</td>
</tr>
<tr>
<td>Heritage Framework and Assessment Process</td>
<td>Hocking Heritage Studio</td>
<td>6:40 – 7:00pm</td>
</tr>
<tr>
<td>Questions and Answers</td>
<td>Andrew Watt</td>
<td>7:00 – 7:15pm</td>
</tr>
<tr>
<td>Implications for Owners, Exemptions and Incentives</td>
<td>Town of Cambridge</td>
<td>7:15 – 7:35pm</td>
</tr>
<tr>
<td>Questions and Answers</td>
<td>Andrew Watt</td>
<td>7:35 – 7:55pm</td>
</tr>
<tr>
<td>Conclusion and Next Steps</td>
<td>Town of Cambridge</td>
<td>7:55 – 8:00pm</td>
</tr>
</tbody>
</table>
We welcome you to this community engagement activity. To ensure a positive and collaborative experience you are requested to please:

• Actively listen and communicate respectfully with each other

• Acknowledge and accept that there will be differing opinions – and respect the right of others to have their own view

• Share the space – keep ideas, comments and opinions succinct, to leave space/time for others to have their say too

• Park any disputes or disagreements at the door - to enable everyone to contribute

• Focus on the possibilities and positive futures, rather than just debating the past

• Above all – enjoy yourselves and help to create a positive and supportive atmosphere
Introductory Activity

Introduce yourself to your fellow community members at your table – describe what motivated you to attend today.
## Project Background

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 2016</td>
<td>Council resolve to commence the Local Government Inventory (LGI) review and prepare Heritage List</td>
</tr>
<tr>
<td>February 2017</td>
<td>Consultants Hocking Heritage Studio and Creating Communities appointed to undertake the project</td>
</tr>
<tr>
<td>May – June 2017</td>
<td>Preliminary community consultation</td>
</tr>
<tr>
<td></td>
<td>1 information session and an online survey, ~200 responses</td>
</tr>
<tr>
<td>May 2018</td>
<td>Council endorse draft LGI, draft Heritage List, proposed incentives, draft Policy, and Amendment 37 for public advertising</td>
</tr>
<tr>
<td>June 2018</td>
<td>Environmental Protection Authority review</td>
</tr>
<tr>
<td>July 2018</td>
<td>Consultation commences</td>
</tr>
</tbody>
</table>
Where are we now?

**Council endorsed draft Heritage Review for public advertising**

- **Draft LGI** – proposed 120 places
- **Draft Heritage List** – proposed 81 places
- **Draft Heritage Policy** – enable Council to obtain specialist heritage advice to facilitate informed decision-making
- **Scheme Amendment 37** – exemptions for maintenance and minor structures and amend heritage dwelling density bonus
- **Assistance options** – Conservation grant up to $5,000 and Application fee waiver

**Community Consultation Period**
14 July 2018 – 27 August 2018

- **Owner/occupier packages** - relevant place record, FAQ and submission form for their review
- **Information Sessions** - 26 July & 28 July
- **Owner meetings** with heritage review team - 30 July – 10 August

Submission period close: 27 August 2018
Heritage Framework and Assessment Process
Prue Griffin and Gemma Dewar – Hocking Heritage Studios
Heritage consists of the places and objects that are inherited from the past which help tell the story of the development of a locality to future generations.

It helps to defines a community: who we are and where we have come from.

### Character vs. Heritage

**Heritage**
Places and objects from the past that tell a story

**Character**
The combination of all aspects of a neighbourhood including: buildings, open spaces, trees
## Definitions

<table>
<thead>
<tr>
<th>Cultural Heritage Significance</th>
<th>the relative value which a place has in terms of its aesthetic, historic, scientific, or social significance, for the present community and future generations;</th>
</tr>
</thead>
</table>
| Built Heritage Conservation   | the management of a place in a manner that will —  
(a) enable the cultural heritage significance of that place to be retained; and  
(b) yield the greatest sustainable benefit for the present community without diminishing the cultural heritage significance of that place, and may include the preservation, stabilization, protection, restoration, reconstruction, adaptation, and maintenance of that place in accordance with relevant professional standards, and the provision of an appropriate visual setting; |
| Significant Fabric            | the physical material of the place including components, fixtures, and colour scheme that are important of the cultural heritage significance. |
| Place                         | site, area, building or other work, group of buildings or other works together with associated contents and surrounds. |
## Types of Heritage Listing

<table>
<thead>
<tr>
<th>Local Government Inventory</th>
<th>Heritage List under Scheme</th>
<th>State Register of Heritage Places</th>
<th>Heritage Areas under Scheme</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Statutory Authority</strong></td>
<td>Heritage of Western Australia Act 1990</td>
<td>Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2</td>
<td>Heritage of Western Australia Act 1990</td>
</tr>
<tr>
<td><strong>Purpose</strong></td>
<td>Identifies places and areas that have heritage value to the local area.</td>
<td>Affords legal protection to places from the LGI with high level of significance.</td>
<td>Affords legal protection for places that have significance to the state of Western Australia.</td>
</tr>
<tr>
<td><strong>Development Approval Required</strong></td>
<td>No</td>
<td>Yes *exemptions do not extend to most works</td>
<td>Yes and requires referral to SHO</td>
</tr>
</tbody>
</table>
LGI Review Process

Initial Review
- Review current LGI thematic framework and places to identify if new information available, demolition, no longer within the Town’s boundaries
- Assess community feedback and nominations from preliminary community consultation
- Collate potential new places from community nominations, State Register, inHerit database, heritage agreements etc

Draft Heritage Review Documentation
- Undertake research and street inspection of the exterior of all places
- Assess places as per State Heritage Office Criteria for Assessment of Local Heritage Places and Areas
- Develop draft LGI and provide recommendations for draft Heritage List under the Scheme
- Prepare associated incentives and planning requirements to support heritage conservation
- Endorse draft LGI, Heritage List and for public consultation

Finalise Heritage Review Documentation
- Invite owners to meet with Heritage Review Team and contribute to the assessment process
- Consider submissions and make amendments to LGI and Heritage List where required
- Present revised LGI and Heritage List to Council for formal adoption
Community Information Session
Saturday 27 May 2017 (10am – 12pm) - The Boulevard Centre
Attended by approximately 20 participants.
• Presentation about heritage and the Town’s heritage review process
• Group discussion activities
• Opportunity to discuss specific circumstances with heritage consultants and Town staff

Community Survey
Online survey 12 May – 9 June 2017
181 respondents
• Nominate places on the current Inventory that should be removed
• Nominate places with heritage value that should be considered for inclusion
• What is unique or most liked about heritage in the Town of Cambridge
### UNIQUE AND MOST VALUED ASPECTS OF HERITAGE
- Parks, beaches, trees, greenery and open space
- Older style homes and housing
- Sense of space and character of an area because of the parks, open space and ‘garden suburb’ design

### HERITAGE ISSUES
- Over-development and development being a threat to public open space
- Heritage protections not being in place, i.e. in Town Planning Scheme
- Implications for property owners, including resale value, market price and ability to modify/develop
- Needs to be consideration of incentives, offsets and compensation to property owners

### WAYS TO RECOGNISE AND CELEBRATE HERITAGE
- Community events and activities that celebrate heritage, such as information sessions, exhibitions, displays and forming a historical society
- Recognising and celebrating Aboriginal history and culture
- Engage with the community to find out more about history
- Include heritage protections and considerations in policies

### PLACE NOMINATIONS = 50 PLACES

<table>
<thead>
<tr>
<th>Total Nominations</th>
<th>Individual Places Nominated</th>
<th>Most Common Place Type Nominated</th>
<th>Area with Most Nominations</th>
</tr>
</thead>
<tbody>
<tr>
<td>82</td>
<td>50</td>
<td>Landmarks &amp; Reserves (32%)</td>
<td>West Leederville (30%)</td>
</tr>
</tbody>
</table>

- Importance of parks, public open spaces and reserves for recreation, liveability and character of the area
- Sense of space and character of the area because of the parks and greenery (“garden suburb”)
- Unique older style homes and buildings, including areas, individual homes and homes designed by architect Iwan Iwanoff

### PLACE REMOVALS = 40 PLACES

<table>
<thead>
<tr>
<th>Total Removal Nominations</th>
<th>Individual Places Nominated</th>
<th>Area with Most Nominations</th>
<th>Area with Least Nominations</th>
</tr>
</thead>
<tbody>
<tr>
<td>209</td>
<td>40</td>
<td>Floreat (33%)</td>
<td>West Leederville (20%)</td>
</tr>
</tbody>
</table>

- Concern about listing limiting contemporary use or progress/development
- Places being “ugly”, unattractive or run down
- Places being private or commercial buildings and not “public places”
- Places not being unique, important or significant
Criteria for Assessment of Local Heritage Places and Areas

Aesthetic Value – significant in exhibiting particular aesthetic characteristics.

Historic Value – significant in the evolution or pattern of the local history.

Research Value – potential to yield information that contributes to an understanding of the local natural or cultural history; and, significant in demonstrating a high degree of technical innovation or achievement.

Social Value – significant through association with a community or cultural groups for social, cultural, educational or spiritual reasons.

Degree of Significance

Rarity – demonstrates rare, uncommon or endangered aspects of the local cultural heritage.

Representativeness – significant in demonstrating characteristics of a class of local cultural places or environments.

Graded as High, Medium or Low:

Condition – current state of the place in relation to the values for which that place has been assessed.

Integrity – extent to which a building retains its original function.

Authenticity – extent to which the fabric is in its original state.
## Management Category Meaning

<table>
<thead>
<tr>
<th>Management Category Meaning</th>
<th>Desired Outcome</th>
<th>Entry on LGI</th>
<th>Entry on Heritage List</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category 1 - Exceptional Significance</strong>&lt;br&gt;Essential to the heritage of the locality. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places</td>
<td>The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Category 2 - Considerable Significance</strong>&lt;br&gt;Very important to the heritage of the locality. High degree of integrity/authenticity.</td>
<td>Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Category 3 - Some/Moderate Significance</strong>&lt;br&gt;Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.</td>
<td>Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Category 4 - Little significance</strong>&lt;br&gt;Contributes to the understanding of the history of the Town of Cambridge.</td>
<td>Photographically record prior to major development or demolition. Recognise and interpret the site if possible.</td>
<td>✓</td>
<td>×</td>
</tr>
<tr>
<td><strong>Category 5 - Historic Site</strong>&lt;br&gt;Site relevant to a past event, group or individual which contributes to the understanding of the history of the Town of Cambridge.</td>
<td>Recognise and interpret the site if possible.</td>
<td>✓</td>
<td>×</td>
</tr>
</tbody>
</table>
Heritage Review Outcomes

Place Assessments
Total Heritage Review Assessments = 140 places

Draft LGI = 118 places, 2 Precincts
• 118 Places to be included:
  • 44 = places from the 1997 LGI
  • 74 = new places to be added
• 2 Precincts:
  • Holyrood Street between Cambridge & Woolwich Sts
  • Kimberley Street between Cambridge & Woolwich Sts
• 3 Places to be removed:
  • 3 = places from 1997 LGI no longer in Cambridge boundaries
  • 0 = places nominated by community for removal

Note: some LGI entries consist of multiple properties

Draft Heritage List = 81 places (Categories 1 – 3)

Management Category Recommendations
Each place was assigned a Category on the basis of its level of significance

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1</td>
<td>15</td>
</tr>
<tr>
<td>Category 2</td>
<td>35</td>
</tr>
<tr>
<td>Category 3</td>
<td>31</td>
</tr>
<tr>
<td>Category 4</td>
<td>34</td>
</tr>
<tr>
<td>Category 5</td>
<td>3</td>
</tr>
<tr>
<td>‘Precinct’</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL</td>
<td>120</td>
</tr>
</tbody>
</table>
## Draft LGI

<table>
<thead>
<tr>
<th>PLACE TYPE</th>
<th>City Beach</th>
<th>Floreat</th>
<th>Wembley</th>
<th>West Leederville</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>10</td>
<td>8</td>
<td>7</td>
<td>13</td>
<td>38</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>1</td>
<td>20</td>
<td>8</td>
<td>29</td>
</tr>
<tr>
<td>Institutional / Community Facilities</td>
<td>11</td>
<td>6</td>
<td>7</td>
<td>5</td>
<td>29</td>
</tr>
<tr>
<td>Landmarks &amp; Reserves</td>
<td>8</td>
<td>5</td>
<td>6</td>
<td>2</td>
<td>21</td>
</tr>
<tr>
<td>Precincts</td>
<td>1*</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>3*</td>
</tr>
<tr>
<td>TOTAL</td>
<td>30</td>
<td>20</td>
<td>40</td>
<td>30</td>
<td>120</td>
</tr>
</tbody>
</table>
## Draft Heritage List

<table>
<thead>
<tr>
<th>PLACE TYPE</th>
<th>City Beach</th>
<th>Floreat</th>
<th>Wembley</th>
<th>West Leederville</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>9</td>
<td>6</td>
<td>4</td>
<td>9</td>
<td>28</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
<td>13</td>
<td>3</td>
<td>16</td>
</tr>
<tr>
<td>Institutional / Community Facilities</td>
<td>9</td>
<td>4</td>
<td>7</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td>Landmarks &amp; Reserves</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Precincts</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>22</strong></td>
<td><strong>12</strong></td>
<td><strong>29</strong></td>
<td><strong>18</strong></td>
<td><strong>81</strong></td>
</tr>
</tbody>
</table>
Any questions about: the process for developing and approving the LGI?

Groups discuss questions and list them on sticky notes, then bring to the front so each can be answered in turn.
Implications for Property Owners; Incentives and Works Exempt from Approvals
Kimberley Macphail / Brett Cammell – Town of Cambridge
Implications for Property Owners

- Entry on the LGI itself has no direct implications for place owners.
- Places on the Heritage List receive some protections under the Town Planning Scheme.
- Places on the State Register require approval and referral to the State Heritage Office for consideration.

- Places on the Heritage List, State Register and Heritage Areas need to apply for development approval for works that would otherwise be exempt from requiring approval.
- Development is still possible. Requirement for approval is to facilitate consideration of and conservation of the heritage significance of a place.
- The Town encourages the retention of heritage places and changes should be sympathetic to, and not diminish, destroy or conceal significant fabric.
- The Town has proposed the following to support heritage places:
  - Draft Heritage Policy – outline where advice from heritage specialists should be submitted by an applicant or obtained by the Town to ensure heritage matters are given due consideration by decision-maker.
  - Exemptions from planning approval - minor structures, and maintenance and repair
  - Development Incentives – development concessions for places on the Heritage List, State Register, Heritage Areas
  - Grants and Assistance – conservation grant (up to $5,000) and Development Application fee waiver.
# Works Exempt from Approval

<table>
<thead>
<tr>
<th>Types of works that require approval</th>
<th>Types of works that are exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal building works with an interior of significance</td>
<td>Internal building works <strong>without</strong> an significant interior</td>
</tr>
<tr>
<td>Demolition</td>
<td>Urgent works necessary in the interest of public safety</td>
</tr>
<tr>
<td>Advertisements and signage</td>
<td>Temporary advertising signs relating to elections</td>
</tr>
<tr>
<td>Erection, extension, additions to a building or place</td>
<td>Temporary works (less than 48 hrs)</td>
</tr>
</tbody>
</table>
| Alterations to buildings:  
  • Changing windows and doors to the façade | Alterations of land levels (max 0.5 m) |
| Maintenance and Repair not like-for-like:  
  • Changing roof cladding ie. from tile to colorbond  
  • Rendering brickwork that was not originally rendered | Maintenance and Repair: fix or prevent deterioration or like-for-like replacement:  
  • Painting windows and doors  
  • Replacing fixtures |
| Minor Structures:  
  • Outbuildings (Sheds)  
  • Dividing fences  
  • Structures attached to dwelling/building  
  • flag poles | Minor Structures: free standing structures:  
  • clothes drying lines  
  • seating  
  • children play structures, basketball/netball hoops  
  • BBQs and fire pits  
  • Letter boxes and meterboxes |
|  | Works in regional reserves and road reserves |
|  | Change of Use that does not include works component |
Deemed Provisions Clause 12 – Variations for Heritage Purposes
Council may grant variation to any site or development requirement in the Scheme where a development facilitates the built heritage conservation of a place on the State Register, Heritage List, Heritage Area.

Clause 21 – Dwelling Density Bonus
Council may grant an increased dwelling density by up to 50% if the proposed development conserves or enhances an existing building or place:
• conservation area (e.g. Holyrood St)
• Municipal Heritage Inventory
• State Register of Heritage Places, the Register of the National Estate or listed by the National Trust
• Heritage List or Heritage Area

<table>
<thead>
<tr>
<th>Density Code</th>
<th>Clause 21 Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.5</td>
<td>17.5</td>
</tr>
<tr>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>60</td>
<td>80</td>
</tr>
</tbody>
</table>
Local Planning Policy 3.16: Development of Heritage Places

Outlines when Heritage Advice is to be obtained to assist Council to make informed decisions.

- Town to obtain Heritage Impact Statement for most development proposals
- Applicant required to submit HIS where proposal involves cl.12, cl.21, and Structural Report where demolition proposed

Heritage Impact Statement evaluates the likely impact of a development proposal on the significance of a place:
- How is the significance affected?
- What measures to mitigate impact (if any)?
- Will that be positive offsets?
## Grants and Assistance

### Development Application Fee Waiver

Where development approval would not be required if the place was not heritage listed

**Heritage Grants – 50% costs (up to $5,000)**

<table>
<thead>
<tr>
<th>Eligible</th>
<th>Ineligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>• reinstate lost features or reveal the heritage significance</td>
<td>• completed works</td>
</tr>
<tr>
<td>• provide for adaptive reuse</td>
<td>• demolition</td>
</tr>
<tr>
<td>• improve public appreciation, access or understanding</td>
<td>• new buildings or additions</td>
</tr>
<tr>
<td>• preparation of conservation plans</td>
<td>• internal fittings and fixtures</td>
</tr>
<tr>
<td></td>
<td>• landscaping, fencing or signage</td>
</tr>
<tr>
<td></td>
<td>• Operational or equipment costs</td>
</tr>
</tbody>
</table>

**Other Grant Programs:**

- SHO Heritage Grants Program – properties on State Register
- Lotterywest Heritage Grants – community and local government facilities
Any questions about: Implications, Exemptions or Incentives?

Groups discuss questions and list them on sticky notes, then bring to the front so each can be answered in turn.
Conclusion & Next Steps
Kimberley Macphail / Brett Cammell — Town of Cambridge
Owners will have the opportunity to verify accuracy regarding place information and recommended management category.

### Place assessment

- State Heritage Office Criteria for Assessment of Local Heritage Places and Areas
- Assessment of places is largely based on an external (from street) assessment and a brief history of each place
- If the assessment is based on incorrect information that impacts the determined significance of a place, the management category may be changed and/or the place removed from the Heritage List.
Next Steps

One-on-One meetings with the Heritage Review Team for owners of places proposed to be included on the Heritage List held between 30 July – 10 August 2018.

SUBMISSIONS CLOSE: 5:00pm MONDAY, 27 AUGUST 2018

• Review submissions and revise draft documentation
• Finalised LGI and Heritage List presented to Council for formal adoption
• Confirm Budget Allocations
• Scheme Amendment to WAPC and Minister for Planning for final approval
• Ongoing reviews as per Heritage Act 1990

Groups discuss questions and list them on sticky notes, then bring to the front so each can be answered in turn.
Thank you