



Developing heritage listed property

Under the Heritage Act of Western Australia 1990 each local government is required to have a Municipal Heritage Inventory and to review it every four (4) years. The City of Gosnells' Heritage Inventory was last reviewed in 2010, with a total of over 80 properties being recognised for their heritage significance.



Wimbledon

The inclusion of a place in the City of Gosnells Heritage Inventory does not mean the place can not be changed. In fact, practical changes and new compatible uses are often the best way to ensure that places are used and enjoyed into the future.

Heritage listed properties are able to be developed providing the proposed development meets certain criteria and

does not detract from the place's heritage significance. Development requires approval to be obtained prior to any work commencing.

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Examples of development that requires the City of Gosnells approval include:

- alterations and additions (both internal and external)
- conservation works
- demolition
- subdivision
- relocation
- excavation
- change of use

These works require an application for planning approval to be obtained from the City of Gosnells. The application must include details of the proposed works including scaled plans of the existing development and all proposed

repairs, alterations, additions, and works, as well as information on the proposed building materials (including colours and textures).

Approvals are granted under the City's Town Planning Scheme No.6. Please contact the City's Planning Implementation branch on 9391 3222 for more information.



Liddelow Homestead is now an arts and crafts centre with an addition behind the former house.

Following the granting of planning approval, a building licence may need to be obtained where the proposed works involve structural changes. Please contact the City's Building Services branch on 9391 3222 for more information.

If the property is included in the State Register of Heritage Places, changes or works are required to be referred to the Heritage Council of WA for consideration prior to the works being undertaken.

In this case Heritage Council of WA approval is in addition to approval from the City of Gosnells. Works which require a development referral include:

- alterations and additions
- new building
- conservation works
- demolition
- relocation
- re-roofing
- interior works
- changes to exterior colours.

For further information check out the "Guide to developing Heritage Places" available from the Heritage Council of WA's website www.heritage.wa.gov.au

When carrying out development works to their property, owners should be mindful that the new materials are compatible with the existing materials and that special features of the building are respected. New work is generally



Swinger House, where land was recently subdivided and successfully developed into residential and commercial units while retaining character and charm.

permissible if it is complementary, reversible and respectful of the significance of the place.

Subdivisions

Applications for subdivisions will be assessed on how the future subdivision will affect the significance of the historic place. Of course, they are also subject to the City's planning requirements.

Approval not required

Activities not requiring development approval include works where like is replaced with like, or for general maintenance tasks, such as:

- replacement of downpipes or gutters
- cleaning gutters and downpipes
- repainting
- repair of existing roof coverings
- refurbishment internal rooms such as bathrooms and kitchens
- replacing wall and floor coverings.

For information about significant Heritage buildings in the City of Gosnells, please contact the Heritage Coordinator on 9391 6011.