GOVERNMENT OF WESTERN AUSTRALIA

STATE HERITAGE OFFICE

A GUIDE

INTRODUCTION

This guide explains what a heritage impact statement is, when one is needed, and the level of detail that is needed.

This guide has been prepared to:

(a) assist people who wish to carry out development that could impact on a heritage place or area

(b) assist local governments in considering whether to approve such development.

Local governments may adapt the document to suit their own circumstances.

What is a statement of heritage impact?

A heritage impact statement (HIS) describes and evaluates the likely impact of a proposal.

An HIS is a clear and concise account of the proposed work that addresses three basic questions:

- How will the proposed works affect the significance of the place or area?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

When is a heritage impact statement needed?

Many local governments encourage proponents to submit an HIS with any development proposal affecting a heritage place.

Whether or not a local government may require an HIS, and the amount of detail expected, will depend on:

(a) the significance of the place; and

(b) the likely impact of the proposal on that significance.

For instance, a proposal to partially demolish, or construct an addition to a place that is listed in the highest category in the local Heritage List, will typically require a detailed HIS.

Minor works to a place of lesser significance may not require an HIS at all.

How is the significance of a place or area determined?

An HIS will always be based on a Statement of Significance for the place, which clearly spells out the identified heritage values.

Typically, this will be drawn from a State Register entry, a Local Government Inventory entry, or a Conservation Management Plan or Strategy (CMP or CMS). If none of these sources exist, it may be necessary for a significance statement to be prepared.

It may also be necessary if an existing statement is very brief and gives little useful guidance about the significance of the place and its fabric.

If a CMP and CMS exists, direct reference should be made to the conservation policies.

How should a heritage impact statement be presented?

An HIS should be concise.

It should contain a conclusion that addresses the three key questions outlined above (under “What is an HIS?”).

In preparing the HIS, it may be useful to address some more detailed questions, such as those ***outlined in the table at Appendix 1***. If the Local Government or heritage agency dealing with the proposal has ***decision guidelines or planning policy*** in relation to the place or area, these should be specifically addressed.

Relevant supporting documentation, where it exists (e.g. a statement of significance, conservation plan or conservation policy, physical condition report or any other consultant’s report), should be referred to in the statement and relevant extracts attached. These documents should not simply be repeated verbatim within the HIS.

QUESTIONS TO BE ANSWERED IN A HERITAGE IMPACT STATEMENT

APPENDIX ONE

PROPOSED CHANGE TO HERITAGE PLACE	SOME QUESTIONS TO BE ANSWERED IN A STATEMENT OF HERITAGE IMPACT
Demolition of a building or structure *NB. Check the Statement of Planning Policy for Historic Heritage*	▪ Have all options for retention and adaptive re-use been explored? ▪ Is demolition essential at this time, or can it be postponed in case future circumstances make retention and conservation more feasible? ▪ Can any new development can be located elsewhere on the site, so the significant elements of the place can be retained? ▪ Has the advice of a heritage consultant been taken? If not, why not?
Minor partial demolition (including internal elements)	▪ Is the demolition essential for the heritage place to function? ▪ Are important features of the place affected by the demolition (e.g. fireplaces or staircases)? ▪ Is the partial demolition sympathetic to the heritage significance of the place? ▪ If the partial demolition is proposed because of the condition of the fabric, is it certain that the fabric cannot be repaired?
Change of use	▪ Has the advice of a heritage consultant been implemented? If not, why not? ▪ Does the existing use contribute to the significance of the heritage place? ▪ Why does the use need to be changed? ▪ What changes to the fabric are required as a result of the change of use? ▪ What changes to the site are required as a result of the change of use? ▪ Has the advice of a heritage consultant been taken? If not, why not?
Minor additions (see also minor partial demolition)	▪ How is the impact of the addition on the heritage significance of the place to be minimised? ▪ Can the additional space be located within an existing structure? If not, why not? ▪ Will the additions visually dominate the heritage place? ▪ Are the additions sympathetic to the heritage place? In what way (e.g. form, proportions, design, materials)?
New development adjacent to a heritage place (additional buildings and major additions)	▪ How is the impact of the new development on the heritage significance of the place or area to be minimised? ▪ Why is the new development required to be adjacent to a heritage place? ▪ How does the new development affect views to, and from, the heritage place? What has been done to minimise negative effects? ▪ Is the new development sympathetic to the heritage place? In what way (e.g. form, siting, proportions, design, materials)? ▪ Will the new building(s) visually dominate the heritage place? How has this been minimised? ▪ Will the public and users of the place, still be able to view and appreciate its significance?
Subdivision	▪ Could future development resulting from this subdivision compromise the significance of the heritage place (e.g. by requiring demolition of part of a heritage building, or by siting new buildings too close to a heritage building)? ▪ How are negative impacts to be minimised? ▪ Could future development that results from this subdivision affect views to, and from, the heritage place? How are negative impacts to be minimised?
Repainting (Using new colour schemes)	▪ Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? ▪ Will the repainting affect the conservation of the fabric of the heritage place?

PROPOSED CHANGE TO HERITAGE PLACE	SOME QUESTIONS TO BE ANSWERED IN A STATEMENT OF HERITAGE IMPACT
Re-roofing/re-cladding	▪ Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? ▪ Is a previous material being reinstated? ▪ Will the re-cladding effect the conservation of the fabric of the heritage place? ▪ Are all details in keeping with the heritage significance of the place (e.g. guttering, cladding profiles)? ▪ Has the advice of a heritage consultant or skilled tradesperson (e.g.roof slater) been taken?
New services (e.g. air conditioning, plumbing)	▪ How has the impact of the new services on the heritage significance of the place been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a heritage consultant (e.g. architect) been taken?
Fire Upgrading	▪ How has the impact of the fire upgrading on the heritage significance been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a conservation consultant (e.g. architect) been taken (and if so how)? ▪ Has the advice of a fire consultant been taken as to options that would have less impact on the heritage place (and if so how)?
New landscape works and features (including carparking and fences)	▪ How has the impact of the new work on the heritage significance of the existing landscape been minimised? ▪ Has evidence (archival and physical) of previous landscape work been investigated/ Are previous works being reinstated? ▪ Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? ▪ Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? ▪ How does the work impact on views to, and from, adjacent heritage items?
Tree removal or replacement *NB: Always check the tree preservation provisions of your local government when proposing the removal of trees*	▪ Does the tree contribute to the heritage significance of the place? ▪ Why is the tree being removed? ▪ Has the advice of a tree surgeon or horticultural specialist been taken (and if so how)? ▪ Is the tree being replaced and with what species? Why?
New Signage *NB: Check whether the local government has a signage policy or design guidelines*	▪ How has the impact of the new signage on the heritage significance of the place been minimised? ▪ Have alternative signage forms been considered (and if not why not)? ▪ Will the signage visually dominate the heritage place or heritage area? ▪ Can the sign be remotely illuminated rather than internally illuminated?

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HERITAGE IMPACT STATEMENT

FORM

Name of Place:

Date:

Prepared by:

Prepared for:

The Place/Area:

Prepared for:

Date:

Heritage listings:

Statement of significance:

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Conclusion:

References and attachments:

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