

Development in Heritage Council of WA (HCWA) Registered Areas

There are currently 5 heritage areas designated by the HCWA on Rottnest Island. Maps showing the boundaries of these areas are attached.

Development

All development¹ (including construction, major maintenance, demolition and signage) in the heritage areas should be referred to the RIA Heritage Officer at concept stage for early consideration of the impact on the heritage value of the place and guidance on how to proceed.



Development Referral

Apart from normal maintenance² a development referral will need to be submitted to the HCWA for their approval. Guidance on this procedure can be found at [Developing Heritage Places](#). The RIA can also provide advice on this process but the information for the referral must be compiled by the Developer, and then forwarded to the RIA Heritage Officer.

Heritage Impact Assessment

For all development referrals a heritage impact assessment is required. Depending on the scale of work and the impact on heritage values, this can be provided by the RIA Heritage Officer, or an independent assessment by a heritage consultant may be required.

¹ Development is broadly defined in the Heritage Act as development or use of any land, including: any demolition, erection, construction, alteration of or addition to any building or structure on the land; the carrying out on the land of any excavation or other works; any act or thing that is likely to change the character of the place or the external appearance of any building or would constitute an irreversible alteration of the fabric of any building.

² e.g. cleaning gutters, repainting previously painted surfaces with same colour scheme, refixing loose roof sheeting.

The assessment should make reference to the Conservation Plan for the place (RIA Heritage Officer holds copies of these documents).

HCWA Approval

HCWA approval is determined either by the Development Committee, or for minor works, by a HCWA officer with delegated authority. The Committee meets monthly. It can take up to 60 days from receipt of a fully compliant referral, for a decision to be given by the HCWA. Approval may be conditional on further information being provided and once granted lasts for 2 years.

Timeframe

A referral timeframe of at least 3 months (preferably more for larger projects) should be built into project planning. This will allow for proper preparation of the referral documents, inclusion onto the Development Committee's agenda and receipt of the HCWA decision.

Copies forwarded via Heritage Officer

Heritage documentation should be forwarded to HCWA via the RIA Heritage Officer. 3 copies of the referral documentation are required - 2 for the HCWA and one for the RIA Heritage Officer.

Modification to Agreed Work

Modifications to agreed work must be notified, in writing, to the RIA Heritage Officer. Modification work may not continue until written approval has been received for the revised work.

