

## FREQUENTLY ASKED QUESTIONS

The recent Cyclone Seroja caused substantial widespread damage, including to many heritage buildings, with considerable impact to roofing. These FAQs are designed to help property owners undertake appropriate repairs.

The Heritage Council factsheet '[Dealing with Storm Damage](#)' identifies actions to be taken immediately following a storm event. The information below supports the process of recovery and repair that will generally follow discussions with your insurer.

### HOW DO I KNOW IF MY PROPERTY IS HERITAGE LISTED?

Find your property on the Department's mapping system [PlanWA](#), as indicated below. If you have questions about a State Register Place please contact the Heritage Assessment team on (08) 6551 8002. Questions about local heritage listings should be addressed to your local government.

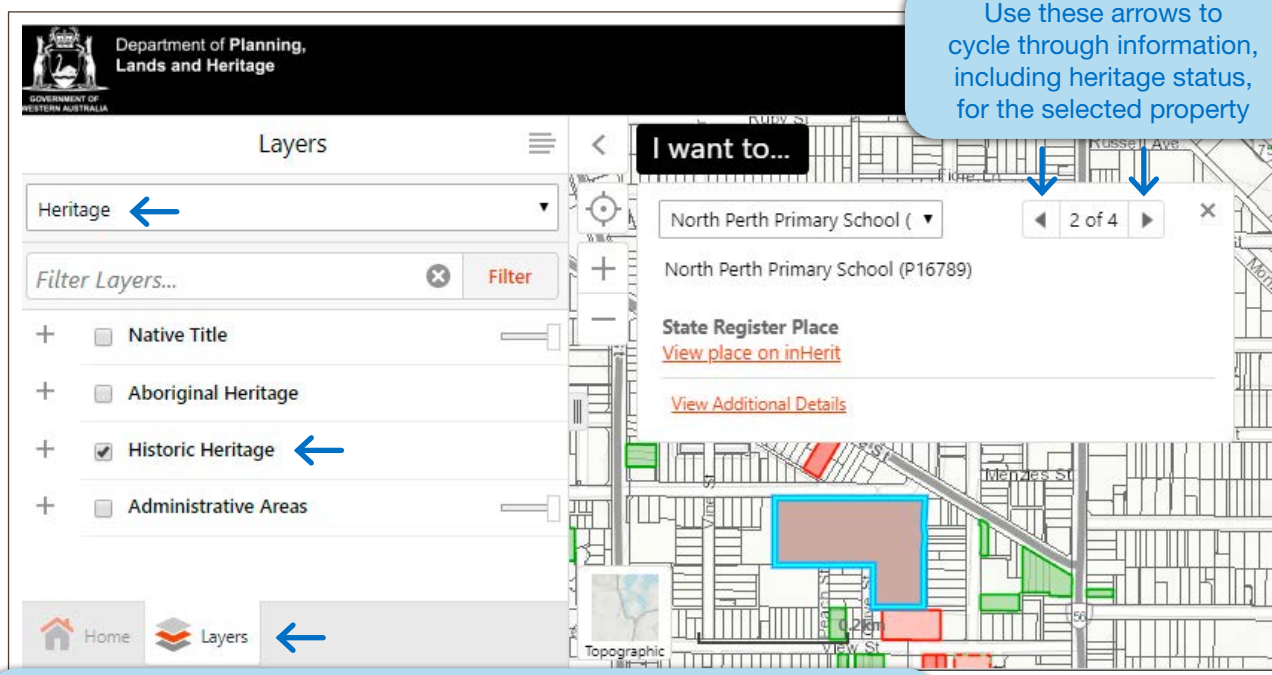
### DO I NEED TO APPLY FOR SPECIAL HERITAGE APPROVALS?

No. Heritage matters will be considered if you are required to submit a planning application. For places on the State Register, the local government will refer your application to the Heritage Council.

### WHAT WORKS NEED DEVELOPMENT APPROVAL?

For 'repairs' where material is replaced 'like for like' and there are no structural works, you can go ahead and undertake the repairs without submitting an application for development approval.

If works go beyond 'like for like' repairs, some local governments may apply a degree of flexibility in requirements for development approval, particularly in circumstances such as major weather events.



The screenshot shows the PlanWA mapping system interface. On the left, the 'Layers' panel is open, and the 'Heritage' layer is selected. Below it, the 'Filter Layers...' section shows 'Historic Heritage' checked. The main map area displays a street grid with a property highlighted in blue. A callout box on the right says 'Use these arrows to cycle through information, including heritage status, for the selected property'. The callout points to navigation arrows on the map. Below the map, there is a search bar and a list of results for 'North Perth Primary School (P16789)', which is marked as a 'State Register Place'.

To check heritage status in PlanWA, make sure the **Historic Heritage** layer is checked, select your property by using one of the search functions or clicking on it within the map, then review information displayed

If your property is on the State Register and you are planning any works that are not 'like for like', please contact the Department's Heritage Development team on (08) 6551 8002 for a free consultation. This can help to ensure that you get the right advice and assistance.

## WILL I NEED A BUILDING PERMIT?

The need for a building permit is not affected by heritage status, with a permit generally required for structural work. In general, non-structural repairs and maintenance will not need a building permit. However, you are advised to contact your local government for further advice.

## WHAT IF MY DAMAGED ROOF IS ASBESTOS?

Repairs are likely to require the replacement of some or all of the asbestos with an alternative non-hazardous material. This will mean that the 'like for like' exemption will not apply and you will need to apply for planning approval.

## DOES 'LIKE FOR LIKE' JUST RELATE TO ROOF MATERIALS?

'Like for like' means the use of materials, design and form to match what is already there, or was previously there if it is now missing. For roofing, guttering, downpipes, and other elements of the roof that keep a property watertight, replacement should be made in similar materials and traditional profiles where these are still available.

Some variations may be necessary. For example, corrugated iron sheeting is no longer made, so replacement to the same size (generally 'short-sheets') in galvanised steel is accepted. Replacing an iron short-sheet roof with Colorbond in long sheets is not generally appropriate for a heritage building.



Similarly, if the roofing material is a Marseilles tile, the replacement material should be a tile matching the original profile and colour as closely as possible, as contemporary tiles or a metal roof would not be appropriate.

Heritage buildings may have traditional Ogee profile guttering and round downpipes, which may be in traditional materials including iron and copper. It would not be appropriate to replace these with contemporary gutters and downpipes, so the profile and material of these elements should be matched wherever possible.

For further advice and assistance please contact the Heritage Development team on (08) 6551 8002.

## CAN I MAKE CHANGES TO THE STRUCTURAL ELEMENTS OF THE ROOF?

When making repairs, some insurers and builders may suggest making changes to strengthen the roof, insert modern materials, or add extra elements to reduce the risk of future damage. These will often be acceptable, but should be properly informed.

If your property is on the **State Register**, please contact the Heritage Development team on (08) 6551 8002 to discuss any such proposal.

For other properties, please contact your local government to discuss any requirement for a planning application and building permit.

## CAN I MAKE CHANGES OTHER THAN REPAIRING THE BUILDING TO ITS PREVIOUS CONDITION?

Some owners may take the opportunity to undertake additional works to their property, such as reinstating an original roofing material or restoring interior ceilings to original height and finish. Firstly consult with your insurer to understand any conditions they may place on an insurance payout. Works to a heritage place that are not repairs are likely to require planning approval, so please contact your local government to check.

If your property is on the **State Register**, you are also welcome to contact the Heritage Development team on (08) 6551 8002 and seek their advice on any proposed works.

You will find more information about the referral process on the DPLH website:

<https://www.dplh.wa.gov.au/heritage-development>

If you have any questions about the referral process, please email [hcwareferrals@dplh.wa.gov.au](mailto:hcwareferrals@dplh.wa.gov.au) and a heritage officer will get in touch.

## FURTHER INFORMATION:

Maintenance Series, Slating, Tiling and Roof Plumbing

Heritage Council Policy for Corrugated Metal Roofs



## Contact us

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