

Heritage Documents

When making an assessment of a development proposal upon a heritage item or heritage conservation area Council may require a heritage management document be submitted as part of the application (Clause 5.10 of the Local Environmental Plan). A heritage management document may take the form of a Statement of Heritage Impact, a Conservation Management Strategy or a Conservation Management Plan.

Statements of Heritage Impact

Minimum Requirements

A Statement of Heritage Impact conveys the impact or impacts of the proposed development on a heritage item or heritage conservation area. It also contains recommendations to mitigate the impacts. It is highly recommended that an experienced heritage consultant prepares the Statement to include:

- ▶ A description of the item, site and immediate streetscape and building group (where the item is part of a building group or conservation area).
- ▶ Annotated photographs of the item including existing buildings, mature vegetation and major landscape elements and the local streetscape.
- ▶ A summary of the historical development of the place.
- ▶ Plans showing the development history of buildings; for example when, where and how additions or changes and modifications to the building or place were made.
- ▶ For heritage items, a detailed statement of significance, based on the physical description and historical summary.
- ▶ For places in a conservation area, an assessment of the item's contribution to the significance of the conservation area.
- ▶ A detailed description of the proposed development, citing dates and numbers of plans viewed to make the assessment.
- ▶ For heritage items, an analysis of the positive and negative impacts of the works on the significance of the item.
- ▶ For places in a conservation area, an analysis of the positive and negative impacts of the proposed work on the setting and local streetscape and on the significance of the conservation area.
- ▶ A description of any alternative design options and the reasons that they were discounted.
- ▶ In the case of applications for demolition or substantial demolition, justification as to why adaptive re-use is not viable.

Consult the Office of Environment and Heritage for further information on the requirements of a Statement of Heritage Impact and how to prepare one.

In addition to the Statement of Heritage Impact, the Applicants may also be required to submit a Conservation Management Plan or Conservation Management Strategy.