

The Hills Development Control Plan (DCP) 2012

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THE
HILLS
Sydney's Garden Shire



Part C Section 4
Heritage

C4

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1. INTRODUCTION

This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.

1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This Section of the DCP applies to land within The Hills Shire that is:

- listed in Schedule 5 of The Hills Local Environmental Plan 2012;
- located in the vicinity (i.e. an adjoining property or within the visual catchment) of a heritage item or conservation area listed in Schedule 5 of The Hills Local Environmental Plan 2012; or
- a building, relic or structure not listed in Schedule 5 that is older than fifty years and is considered by Council to be of heritage significance.

1.2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP

The aim of this Section of the DCP is to provide direction for any development associated with a heritage item or heritage conservation area.

The principal objectives of this Section are to:

- Facilitate conservation of the Shire's heritage;*
- Integrate conservation issues and management into the planning and development control process; and*
- Ensure that any development with respect to a heritage site is undertaken in a manner that is sympathetic to, and does not detract from the identified significance of the site.*

2. HERITAGE OVERVIEW

2.1. THE ICOMOS BURRA CHARTER

Refer to the principles governing conservation practice in Australia established in The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 1999 (the 'Burra Charter').

3. OBJECTIVES AND DEVELOPMENT CONTROLS

Objectives and development controls for heritage sites are set out in the following sections.

In addition to those policies, guidelines and documents specified in section 1.4 of Part A - Introduction, this Heritage Section is to be read in conjunction with the following:

- 'Assessing heritage significance' (NSW Heritage Office, 2001);
- 'How to carry out work on heritage buildings and sites' (NSW Heritage Office, 1998);
- 'Statements of Heritage Impact' (NSW Heritage Office and Department of Urban Affairs and Planning, 1996); and
- 'Conservation Management Documents' (NSW Heritage Office and Department of Urban Affairs and Planning, 1996).

Submission requirements of other Sections of this DCP must also be complied with. For example, where additions or alterations are proposed to an existing dwelling the information to be submitted with a DA is listed in Part B, Section 2 – Residential.

3.1. SITE PLANNING

OBJECTIVE

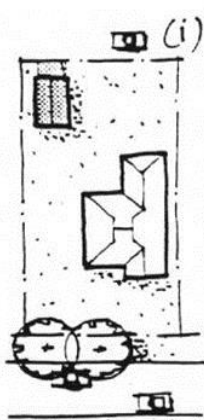
- Any new development should be positioned to ensure that the visual prominence, context, and therefore the significance of the existing heritage building and its setting is maintained.*

DEVELOPMENT CONTROLS

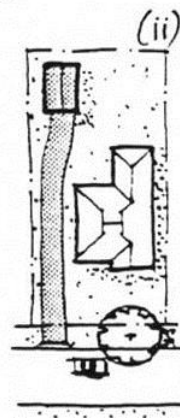
- Additions or new structures should:
 - be located along the least significant elevation or in the least significant part of the setting;
 - not obscure the street elevation of the existing building; and
 - be setback further from the street than the existing building.
- In siting a new addition or building, site features that are considered significant should be retained including the important views/vistas, gardens, fences, outbuildings, mature vegetation or archaeological sites.

(c) Priorities for accommodating car parking or a garage are as follows:

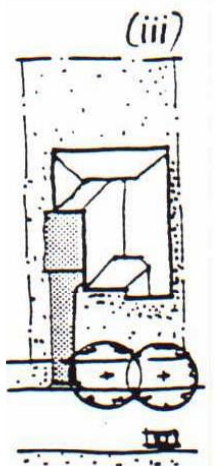
- locate at the rear, with access from a rear lane (if possible);



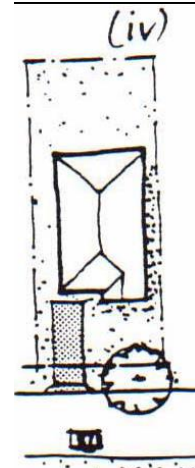
- locate at the rear, with access from the front;



- locate at the side of the house; or



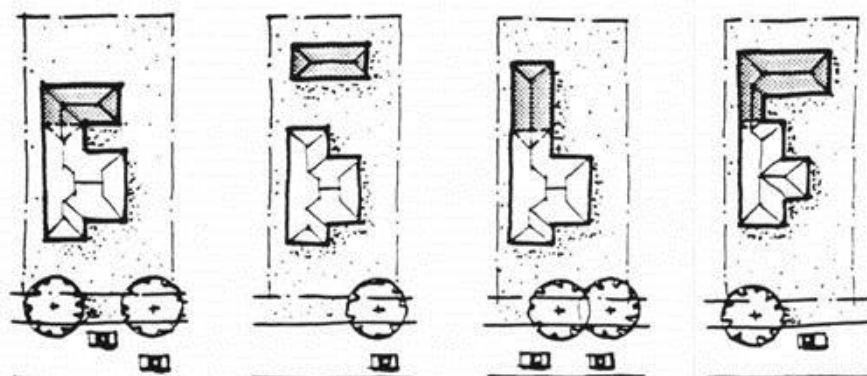
- locate an uncovered paved, gravel or bitumen area at the front.



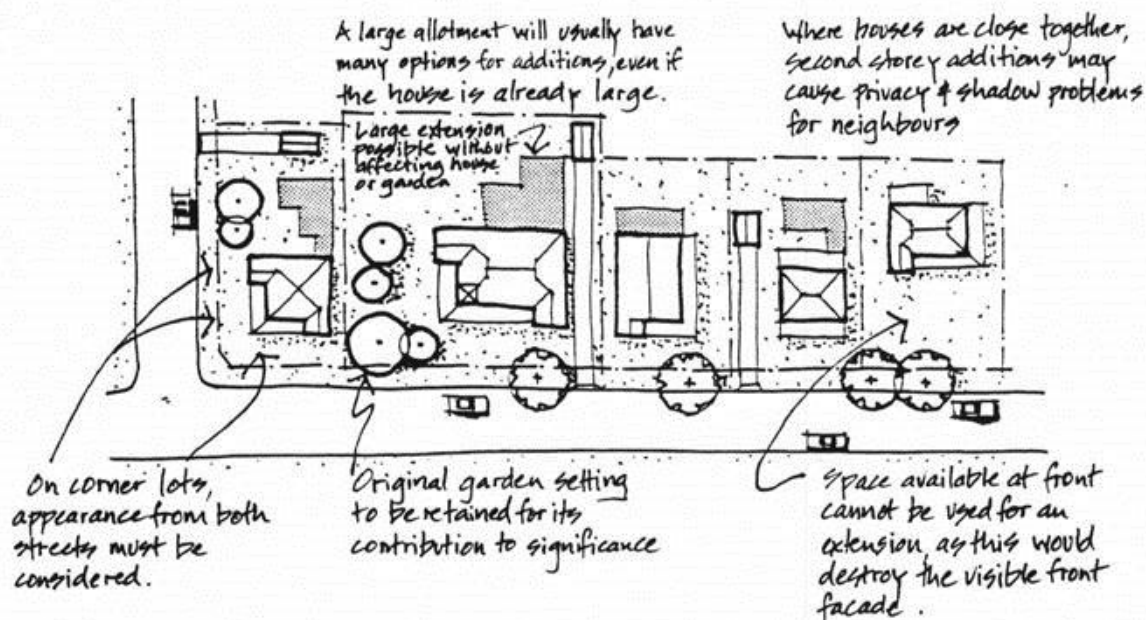
- (d) Garages forward of the building line should be avoided as they obscure views of the main building and break up the established setback line.
- (e) The siting and design principles referred to in the annotated illustration on the following page should be applied in any development proposal affecting a heritage building.

SUBMISSION REQUIREMENTS

- Site Analysis Plan



IF POSSIBLE KEEP EXTENSIONS TO THE REAR. PREFERABLY, THEY SHOULD BE DESIGNED TO BE RECOGNISED AS AN EXTENSION. AS A GUIDE, THE LESS NEW WORK VISIBLE FROM THE STREET, THE BETTER.



3.2. SUBDIVISION

The subdivision of land upon which a heritage building is located has the potential to isolate the building from its setting thereby reducing its cultural or historical relevance. The setting of a heritage building is often referred to as the curtilage and may include the immediate garden, mature trees, original allotment boundaries, paddocks, fencing, outbuildings, archaeological sites, views/vistas or any other feature or space which allows a greater understanding of its historical context. The curtilage is therefore essential for retaining and interpreting the heritage significance of that building.

OBJECTIVE

- (i) To ensure that the subdivision of land on which a heritage building is located does not isolate the building from its setting or context, or adversely affect its amenity or privacy.

DEVELOPMENT CONTROLS

- (a) Proposals for subdivision should define an appropriate setting or 'curtilage' for the heritage building as part of the heritage impact statement or conservation management plan.

(b) In determining the curtilage of a heritage building consideration is to be given to the following:

- The original form and function of the heritage building: The type of structure that constitutes the heritage building should be reflected in the curtilage. For example it may be appropriate that a larger curtilage be maintained around a former rural homestead than that of a suburban building;
- Outbuildings: A heritage building and its associated outbuildings should be retained on the same allotment;
- Gardens, Trees, Fencing, Gates and Archaeological Sites: Features that are considered valuable in interpreting the history and in maintaining the setting of a building should be identified and where possible, retained within the curtilage;
- Adjoining Development: Consideration should be given to the likely development expected to occur on the lots proposed to be created which will adjoin the heritage site. In assessing applications, Council shall have regard to its setting, overshadowing and the views to and from the heritage site;
- Access Points and Orientation: In order to maintain the historic association of a heritage building with its locality, it is desirable to retain where possible the original access arrangements to the site. The manner in which a heritage building is orientated in respect to public roads contributes to its significance. Creating new street frontages at the rear or side elevations of a heritage building is not desirable;
- Adjoining Lots: Council may impose restrictions upon the title of a proposed lot that adjoins a heritage site, to ensure that the development of the adjoining land does not adversely affect the cultural significance of a heritage site. This may include height limitations, building setbacks, access arrangements, building orientation, and presentation to the streetscape; and
- Visual Links: The significance of many heritage sites includes important visual links from the item to a particular feature such as the street frontage, garden settings, important vegetation, outbuildings, stables, water features, or distant topographical features. These linkages should be retained within the

curtilage and should not be obscured by new work.

SUBMISSION REQUIREMENTS

- A curtilage analysis as part of a Heritage Impact Statement or Conservation Management Plan.

3.3. ALTERATIONS

In this Section of the DCP, 'alteration' can be defined as making structural or non-structural changes to the exterior or interior such as to the detail, fabric, finish or appearance. It may involve conservation, maintenance or repair works necessary to ensure the conservation, modernisation (where appropriate) or continued upkeep of a heritage building.

OBJECTIVE

- (i) *To ensure that any alterations to a heritage building are undertaken in a sympathetic manner that ensures the retention of the existing fabric and character of the building.*

DEVELOPMENT CONTROLS

- (a) Alterations to a heritage building should be preceded by investigations to enable a greater understanding of its heritage value and what components of the place are significant. It should include an analysis of physical, documentary, oral and other evidence.
- (b) As a minimum the following matters are to be addressed prior to undertaking any new work:-
 - The approximate age (and therefore architectural period) of the building;
 - The type of original materials used and method of construction;
 - The identification of those major built elements which contribute to the significance of the place such as the roof form, verandah, garden setting, and any original decorative features;
 - Whether any records exist such as plans, photographs, paintings, written or oral evidence which may provide a greater understanding of the place, its original form, inhabitants, function and sequence of construction; and
 - The significance of the building or site and the significance of its various components.

- (c) Alterations are not to detract from those components of a heritage building that have been identified as being significant.
- (d) Alteration of the original fabric of a heritage building is to be minimised and where possible original features are to be repaired, rather than be replaced.
- (e) Externally priority should be given to the following:
 - The front elevation or façade and associated entry;
 - The verandah;
 - The roof form; and
 - The front or immediate garden setting surrounding the building.
- (f) Colour schemes for heritage buildings should closely resemble the original colour scheme, or if this is not known, be compatible with the particular architectural period of the building. Paint scrapings may identify the original colours that were used.
- (g) The re-introduction of materials or detail (where justified) should be compatible with the original fabric and architectural period of the heritage building.
- (h) New decorative detailing (such as finials, barge boards, or verandah brackets) not belonging to the particular architectural period is to be avoided on a heritage building unless documentary, physical or other forms of evidence indicate it once existed.
- (i) Exterior face brick walls are not to be rendered or painted.
- (j) Original roofing materials should be retained wherever possible, however if it can be demonstrated that the roofing is in need of replacement then the new roofing material is to match as closely as possible the colours and textures of the original. The use of corrugated, galvanised steel in an unpainted finish or painted grey colour is the preferred replacement for corrugated iron.

3.4. EXTENSIONS AND ADDITIONS

OBJECTIVES

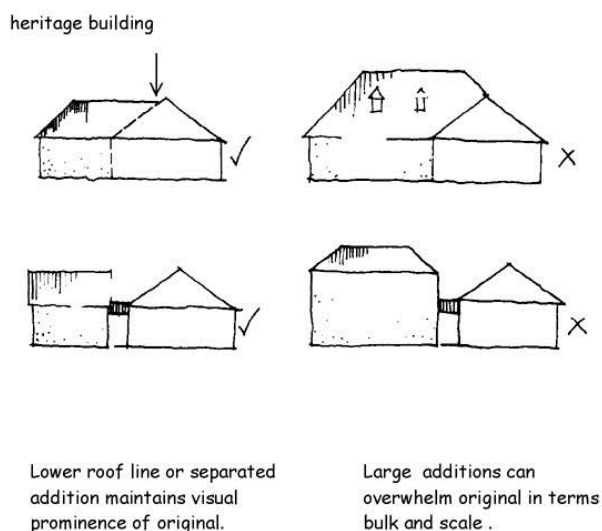
- (i) *To ensure that extensions or additions to heritage buildings are sympathetic to the style*

and character of the existing building and its setting.

- (ii) *To maintain the historical integrity and visual prominence of the existing heritage building.*

DEVELOPMENT CONTROLS

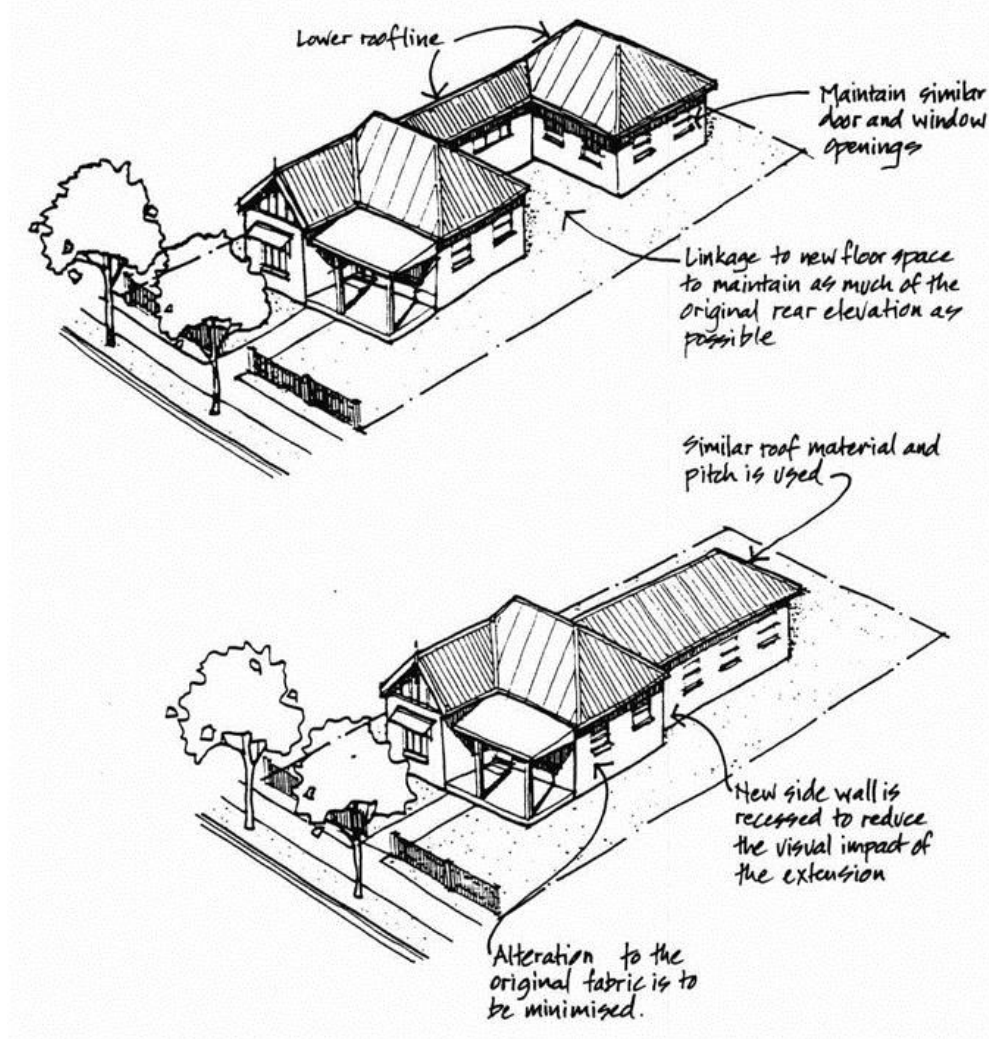
- (a) Scale – The bulk and scale of the extension should not dominate the existing building, especially when viewed from the most significant elevations. The eave height, roof height, overall width and bay dimensions should not exceed those of the existing item. Where significant extensions are proposed consideration should be given to a separate or pavilion style structure connected by a covered or enclosed walkway.



- (b) Form – New extensions should be consistent with the existing building form with respect to roof type and pitch, verandah, façade rhythms, geometry of bay dimensions, and the size, proportions and position of windows and other openings. However it should avoid complete imitation of the original, rather be of a simpler, contemporary design.
- (c) Architectural Detail - New extensions should not attempt to replicate the architectural or decorative detail of the original, so as to maintain a distinction between old and new.
- (d) New additions or extensions should be visually recessive and easily identified as being later work. Measures to achieve this include:
 - The side walls of the extension to be setback or recessed;

- To establish a break or rebate between the two;
 - Adopt a lower roofline;
 - Utilise different but complimentary materials and colours; or
 - The extension to be of 'lighter' materials and construction (i.e. timber extension to brick/stone dwelling).
- (e) Solar panels, skylights, rainwater tanks, air conditioning units or other like utility installations
- (f) The materials, finishes and colours used in new extensions should compliment that of the heritage building, but avoid replication.
- (g) Landscaping should be used as a means to screen or 'soften' a new addition or structure especially when viewed from the most significant elevations.

EXTENSIONS SHOULD BE RECOGNISABLE AS BEING LATER WORK
WHILST REMAINING SYMPATHETIC TO THE ORIGINAL BUILDING.



3.5. DEVELOPMENT IN THE VICINITY OF A HERITAGE SITE

For the purposes of this section, 'vicinity' is defined as land adjoining or located within the visual catchment of a heritage site. The visual catchment

will vary depending upon the location of the heritage site and the bulk and scale of the proposed development. For example the visual catchment of a heritage site located on a hilltop would cover a larger area than that of an item in a secluded location.

OBJECTIVE

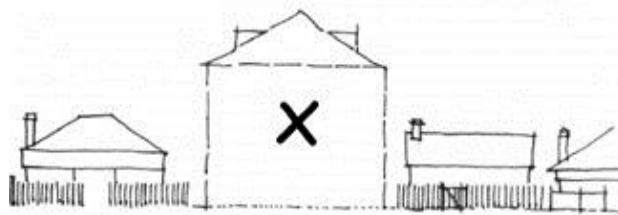
- (i) *To ensure that the development of land in the vicinity of a heritage site is undertaken in a manner that complements the heritage significance of the site.*

DEVELOPMENT CONTROLS

- (a) Development on land within the vicinity of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site.
- (b) New structures proposed on land adjoining a heritage building should be of similar scale and proportions to the heritage building.
- (c) Where development is proposed within the vicinity of a heritage site, the following matters must be taken into consideration:-
- the character, siting, bulk, height and external appearance of the development;
 - the visual relationship between the proposed development and the heritage site;
 - the potential for overshadowing of the heritage site;
 - the colours and textures of materials proposed to be used in the development;
 - the landscaping and fencing of the proposed development;
 - the location of car parking spaces and access ways into the development;
 - the impact of any proposed advertising signs or structures;
 - the maintenance of the existing streetscape, where the particular streetscape has particular significance to the heritage site;
 - the impact the proposed use would have on the amenity of the heritage site; and
 - the effect the construction phase will have on the well being of a heritage building.

SUBMISSION REQUIREMENTS

- A Heritage Impact Statement which includes consideration of all those matters listed in (c) above.



New buildings on land adjoining a heritage building should be sympathetic in terms of siting, scale, proportions, materials and colours

3.6. NEW BUILDINGS

OBJECTIVES

- (i) *To ensure that new buildings erected on land upon which a heritage building is located are sympathetic to the character of the heritage building and its setting.*
- (ii) *To ensure that new buildings maintain the historical integrity and visual prominence of the existing heritage building.*

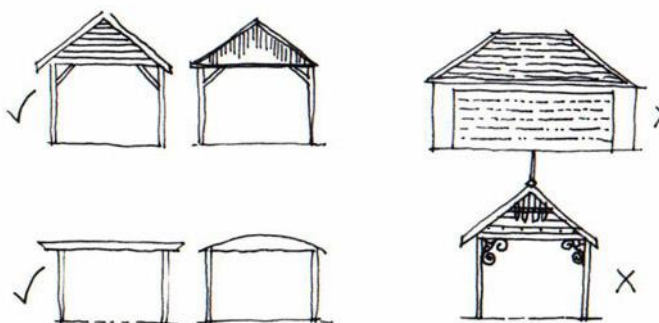
DEVELOPMENT CONTROLS

- (a) Many of the development controls for 'site planning', 'extensions and additions' and 'development in the vicinity of a heritage site' will also apply to the erection of new buildings. However, the following principles are to be applied: -
- **Siting:** New buildings should generally be located in the least significant part of the site, normally to the rear of the existing heritage building and should avoid the destruction of any significant elements within its setting such as significant gardens, outbuildings, mature trees, and archaeological features, nor obscure any important visual linkages;
 - **Scale and Proportions:** New buildings should not dominate or overwhelm the existing building, especially when viewed from the street frontage. This is to be achieved by a similar or lower roof height;
 - **Form:** New buildings should be consistent with the existing building form. The most important aspects being roof type and pitch, verandahs, the size and proportion of windows and other openings; and

- Materials, Detail and Colours: The materials, details and colours used in the new building should be complimentary to the existing building. However they should avoid replication of the decorative detail or finishes found on the heritage building, nor re-create 'heritage style' detail. New structures should be more simple and contemporary in design so as to maintain the historical integrity and visual prominence of the heritage building.

(b) New garages or carports should:-

- be separate from the heritage building where possible;
- preferably be of a 'lightweight' construction such as timber with metal roofing;
- avoid replication of decorative detail or finishes found on the heritage building; and
- be more simple and contemporary in design.



based upon a thorough understanding of, and be sympathetic to the original garden setting and the significance of existing individual elements.

- (c) Where possible, existing fences that have been identified as significant or that contribute to the overall setting or character of a heritage site are to be retained or repaired, rather than replaced.
- (d) New fences should either match as closely as possible the original fencing, or if the original fence type is not known, it should specifically relate to the architectural character and period of the existing heritage building with respect to design, materials, colour and height. Old photographs or careful inspection of remaining fabric can often reveal the original fence type.
- (e) High, solid concrete or masonry fences constructed as sound barriers or for privacy should be avoided. Alternative measures to reduce traffic noise and protect privacy should be investigated, such as double-glazing, internal room layout and landscaping.

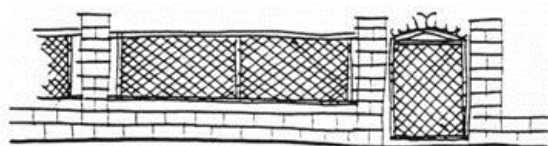
3.7. GARDENS, LANDSCAPING AND FENCING

OBJECTIVE

- (i) *To ensure the retention of gardens and other landscape elements that make an important contribution to the significance of a heritage site, the streetscape and the Shire generally.*

DEVELOPMENT CONTROLS

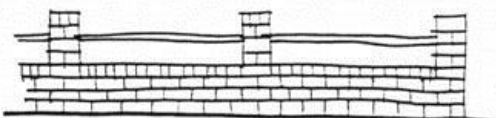
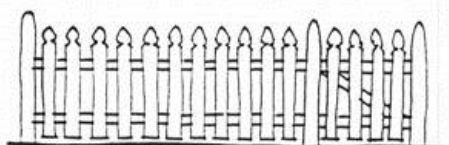
- (a) Original garden elements including mature trees, gardens, shrubs, outbuildings, fences, stonework, pathways and other like features are to be identified and retained in any re-development.
- (b) The re-landscaping of a heritage site or the introduction of new garden features is to be



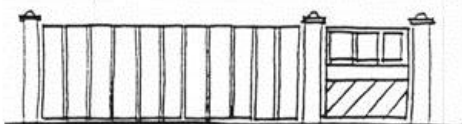
BRICK & WIRE MESH FENCE 1920 - 1940



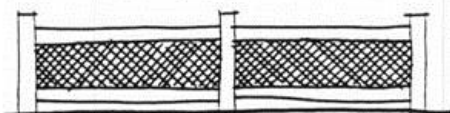
HORIZONTAL RAIL FENCE

LOW BRICK FENCE WITH PIERS & RAILS
1930 - 1950

PICKET FENCE 1880 - 1920



PALING FENCE 1880 - 1920

TIMBER & WIRE MESH FENCE
1920 - 1950

HIGH, SOLID FENCES SHOULD BE AVOIDED.

NEW FENCES SHOULD BE SIMPLE IN DESIGN AND
COMPATIBLE WITH THE CHARACTER AND SCALE OF
THE EXISTING BUILDING.

SUBMISSION REQUIREMENTS

- A Landscape Plan, identifying all existing landscape elements which are of significance, elements that are to be retained, and proposed landscaping including details of any new fencing.

3.8. DEVELOPMENT IN HERITAGE CONSERVATION AREAS

OBJECTIVE

- To ensure that any development within a conservation area is compatible with the important or significant characteristics of the conservation area as a whole.

DEVELOPMENT CONTROLS

- New development within a heritage conservation area is to be sited and designed so as not to adversely impact upon the existing or original landscape and spatial qualities of the area.
- New buildings are to complement existing buildings of significance with respect to bulk, scale and façade geometry and be of a simple, contemporary design that avoids 'heritage style' architectural or decorative detail.
- Applications for new buildings within a conservation area will need to consider the following as a minimum:-
 - the pitch and form of the roof (if any);
 - the style, size, proportion and position of the openings for windows and doors (if any); and
 - the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.

SUBMISSION REQUIREMENT

- A Heritage Impact Statement or Conservation Management Plan detailing how the design respects the existing landscape setting of the conservation area, compliments the existing buildings of significance and addressing those matters listed in (c) above.

3.9. CONSERVATION INCENTIVES

Refer to *Clause 5.10 (10) Heritage Conservation of The Hills Local Environmental Plan 2012*, Council may consent to use for any purpose of a heritage site, even though that use would otherwise not be allowed by the plan if:

Council may, for example, grant consent to the commercial use of a heritage building within a residential zone where the applicant can demonstrate that the on-going maintenance and conservation of the building can only be justified economically by the conduct of a higher return usage than a residential use.

Uses that emphasise the historical associations of a heritage site, whether for marketing or philanthropic purposes will be favoured.

OBJECTIVE

- (i) *To ensure that the conservation incentive provisions are applied only where the conservation of the heritage site is dependent upon the alternate use of the property, and where the amenity of the area or the significance of the heritage site is not adversely affected.*

DEVELOPMENT CONTROLS

- (a) All development proposals which seek to utilise the heritage incentive clauses are to demonstrate that the costs involved in the conservation and on-going maintenance costs (arising from the historic nature of the building) of the heritage site are such that the proposed use is necessary on economic grounds. A Conservation Management Plan will need to be prepared and submitted with the development application (refer to Part A – Information Required for a Development Application).

- (b) An Economic Assessment is required to be prepared and submitted with a development application (Refer to Part A - Introduction).
- (c) Council will condition the required conservation works as identified by the Conservation Management Plan to be undertaken prior to the occupation of the heritage building for the approved use or within a set timeframe as determined by Council.

3.10. SIGNAGE

OBJECTIVES

- (i) *To ensure that any signage is erected so as not to impinge upon the historic, cultural, social or aesthetic value of a heritage item.*
- (ii) *To provide an opportunity for authorised occupants of heritage items to identify themselves and their activities that are commercial in their nature.*

DEVELOPMENT CONTROLS

The location of signs shall not detract from the significance of the heritage item.

- (a) No signage or advertising is to be attached to the heritage item.
- (b) Signage is to be limited to one sign of a maximum of 0.5 square metres per street frontage of the property.
- (c) The content or wording of the sign is to be limited to the name and authorised occupation of the occupant of the premises.
- (d) The colours and lettering of any sign or advertising material are to compliment the architectural style and colours of the heritage item.
- (e) No signs or advertising material is to be erected or displayed in windows or door openings of the heritage item.
- (f) General advertising, bunting, or streamers, and the like are not to be used on the land on which a heritage item is located.
- (g) Illuminated signs are not to be used on the land upon which a heritage item is located.

SUBMISSION REQUIREMENT

- Signage Plan - the application should detail the location, height, size, colour and materials to be used in any signage associated with a heritage site.

3.11. PROTECTION OF HERITAGE ITEMS DURING CONSTRUCTION

OBJECTIVE

- (i) *To ensure an archaeological site or heritage building is adequately protected from vandalism and deterioration.*

DEVELOPMENT CONTROLS

- (a) Heritage buildings or archaeological sites which are to be vacant during construction work are to be protected via the following measures:-
- Built Structures – By fencing comprising a minimum 1.8 metre high chain wire mesh fence with barbed wire capping and for all windows and other accessible entry's to be secured and/or boarded using heavy duty waterproof plywood or similar.
 - Archaeological Sites – By fencing comprising a minimum 1.8 metre high chain wire mesh fence with barbed wire capping. Any unstable sites should be stabilised, and any wells, pits or similar should be covered to prevent entry.

3.12. DEMOLITION

OBJECTIVE

- (i) *To ensure that adequate consideration is given to the significance of a heritage building and any alternative options where the demolition of a heritage building is proposed.*

DEVELOPMENT CONTROLS

- (a) The demolition of a heritage building is contrary to the intent of heritage listing, is considered a last resort option and will only be considered where:
- All other alternatives have been investigated and ruled out;

- It can be satisfactorily demonstrated that the building does not satisfy the criteria for listing established by the NSW Heritage Office, nor provide physical evidence of one of the historical developmental themes established by the Shire-Wide Heritage Study; or
- The structure is not considered capable of repair.

- (b) Where consent is issued for demolition a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works.

SUBMISSION REQUIREMENTS

Where the significance of the heritage building is being argued:

- A Statement of Heritage Significance undertaken in accordance with the NSW Heritage Assessment Criteria (refer to section 2.2) for ascertaining heritage significance and which has regard to the findings of the Shire-Wide Heritage Study. The statement must include any reasons why the building is not considered to meet the abovementioned criteria;
- A statement outlining what other options have been examined in place of demolition and reasons why these options are not viable.

Where the structural integrity of the heritage building is being argued:

- A statement as to the current condition of the building, fabric, including the condition of footings, load-bearing walls, building materials, pest infestation, water damage, sub-soil drainage, damage from natural occurrences, and whether it constitutes a danger to the users or occupiers of the building or the public;
- A statement on the capability of repair, restoration, stabilisation or reconstruction of the heritage building;
- A statement outlining what other options have been examined in place of demolition and reasons why these options are not viable.

The above statements must be prepared by suitably qualified persons such as a conservation architect or structural engineer.

3.13. DEVELOPMENT OF ARCHAEOLOGICAL SITES

OBJECTIVE

- (i) *To ensure that development is undertaken in a manner that clearly identifies and protects sites of archaeological significance.*

DEVELOPMENT CONTROLS

- (a) Any application which proposes the disturbance or development of a heritage item listed in Part 3 of Schedule 5 of The Hills Local Environmental Plan 2012 as an 'archaeological site' is to undertake an Archaeological Assessment (refer to Part A - Introduction) and to submit the assessment as part of the Heritage Impact Statement or Conservation Management Plan.

The following development controls apply to development at the corner of Old Windsor Road and Seven Hills Road (precinct map in Part B Section 2 – Residential)

DEVELOPMENT CONTROLS

- (a) Further archaeological assessment, recording and monitoring is required in the preparation of a development application for the property and shall have regard to the results and recommendations of the Archaeological Study of the subject site undertaken by Casey & Lowe Associates (April 6, 1995).

In particular, the following is required:

- The disturbance of the identified sites and relics will require an excavation permit from the Heritage Council of NSW under the relics provisions of the Heritage Act 1977. Therefore, none of the identified sites or relics can be disturbed without this permit.
- House sites 1 and 2, as identified in the Archaeological Study, have a low level of cultural significance and therefore they may be removed following the granting of an excavation permit. They do not require recording or archaeological monitoring.
- Following the granting of an excavation permit the brick well and two cisterns may be removed.

Their removal should be monitored by a qualified archaeologist.

- Further testing of the archaeological resource within the north-western portion of the land area (known as Taylors house and orchard site) is required by a qualified archaeologist to assess any archaeological potential and make subsequent recommendations. This may require a short period of manual archaeological investigation to excavate and record any considerable remains found prior to development.
- Under the conditions of granting an excavation permit all artefacts recovered and catalogued by the excavation will have to be curated and stored in a repository (refer Archaeological Study for more detail).
- After the completion of the excavation provision should be made within the proposed development for interpretation of the history and archaeology of the site (this could be incorporated with the area of proposed public open space.)
- If the nature of the proposed works in any of the areas changes then the impact on the archaeological resource should be reassessed.
- Liaison should be established with the Heritage Branch, Department of Planning in relation to the archaeological works on site.

The following development controls apply to land adjoining Heritage Park (precinct map in Part B Section 2 – Residential)

DEVELOPMENT CONTROLS

- (a) The erection of any built structure or ancillary recreational facility including but not limited to tennis courts, swimming pools and the like will not be permitted in the Heritage buffer zone shown on the map marked Land Adjoining Heritage Park. The buffer is to be landscaped to provide a screen between Heritage Park and any development on the subject land.
- (b) Fencing within the Heritage buffer zone as discussed above is limited to low level open rural type fencing.

SUBMISSION REQUIREMENTS

- Any application for development within the subject land must be accompanied by a

Statement of Heritage Impact which addresses the impact of the development on the Heritage Park site and in particular the areas of historic and archaeological significance identified within the Heritage Park Site.

The heritage and archaeological issues are identified in the following studies:-

- Heritage and Visual Analysis of the Environs of Heritage Park Castle Hill, March 1999, Mayne – Wilson & Associates; and
- Archaeological Zoning Plan – corner of Old North Road and Old Castle Hill Road, Castle Hill, May 1999, Casey and Lowe Associates.

Copies of these studies can be viewed at Council's Administration Centre at the Corner of Showground and Carrington Roads, Castle Hill.

It is noted that any excavation works within the area of archaeological potential defined in the studies will require the issue of an excavation permit from the Heritage Office.

- An Aboriginal Archaeological study should be prepared and submitted to Council prior to approval of any development application. Compliance with any of the recommendations of this study may be required as a condition of any development approval.

requirements to be included in each of the above documentation.

4.1. WHO SHOULD PREPARE A HERITAGE IMPACT STATEMENT OR CONSERVATION MANAGEMENT PLAN?

If your building or property is identified as having heritage significance you should consult a qualified heritage practitioner or expert in heritage conservation matters to prepare the statement. For example a conservation architect would be of assistance where works to a heritage building are proposed, while the expertise of an archaeologist would be required where an archaeological site is affected. A list of heritage related consultants is available from the NSW Heritage Office.

4. INFORMATION TO BE SUBMITTED WITH A DEVELOPMENT APPLICATION

HERITAGE IMPACT STATEMENT

SITE ANALYSIS

SITE PLAN

ARCHITECTURAL PLANS

- Elevations

ARCHAEOLOGICAL ASSESSMENT

May Require:

- Conservation Management Plan
- Landscape Plan
- Signage Plan

Note. Refer to Part A – Introduction section 4.0 for general lodgement requirements and detailed

5. REFERENCES

The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter (1999)

Graham Edds and Associates, Baulkham Hills Heritage Study prepared for Baulkham Hills Shire Council (1995)

Heritage Office and Department of Urban Affairs and Planning, Conservation Management Documents (1996)

Heritage Office and Department of Urban Affairs and Planning, Statements of Heritage Impact (1996)

NSW Heritage Office, Assessing Heritage Significance (2001)

NSW Heritage Office, How to carry out work on heritage buildings and sites (1998)

