Heritage Impact Statement

SNOWY MONARO
REGIONAL COUNCIL

Fact Sheet
Urban & Rural Planning

This fact sheet has been prepared to assist people who wish to carry out work that could impact on a heritage item.

Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential.

What is a Heritage Impact Statement (HIS)

A Heritage Impact Statement (HIS) is a document that sets out the impact that a development will have on the heritage values of an item (sometimes referred to as a *place*) or conservation area. It states:

- why the item or area is of heritage significance,
- what impact the proposed works will have on the item or area's heritage significance,
- what measures are proposed to mitigate negative impacts,
- why more sympathetic solutions are not viable.

When is a HIS required

Council may require a HIS when assessing the extent to which a proposed development would affect the heritage significance of a heritage item or conservation area. Typically a HIS will be required for development that:

In some instances Council may require a HIS where development could affect a *potential* heritage item. Council staff can advise if a HIS should be submitted as part of a Development Application (DA).

Who can prepare a HIS

The author of a HIS should have a level of expertise appropriate to the significance of the site and the impact of the proposal.

In situations where the impact is minimal it may be appropriate for the HIS to be prepared by the owner or designer of the development. Where there is some degree of impact or where the significance of the place is particularly high, it is usually best if the HIS is prepared by someone with an understanding of heritage and planning.

What should a HIS contain

A HIS should contain the following:

- details of the heritage item,
- location of the proposed development,
- nature of the development,
- heritage significance of the item,
- how the development will impact on the heritage significance of the item,
- measures taken to reduce the adverse impact on the item,
- alternatives considered and why they have not been adopted,
- summary of the Heritage Impact Statement

The HIS can draw on the Statement of Significance prepared as part of the place's heritage listing although in many instances and for complex sites this may need to be expanded.

It is often beneficial to discuss the proposed development/work with Council's Heritage Advisor prior to detailed design. Written advice from the Heritage Advisor may be included in the HIS along with other

Heritage Impact Statements

Further information

Snowy Monaro Regional Council
Town Planning Department Cooma Office
Phone: (02) 6455 1913

Disclaimer

This document is intended as an 'Information Sheet' only. Whilst all care has been taken in the preparation of this guide, Snowy Monaro Regional Council does not guarantee that all aspects are covered and every statement is without flaw.

An acceptable format for a Heritage Impact Statement is set out below. Alternative report formats may also be appropriate, especially if they enable the impact to be more clearly presented.

1   Title and date of the Heritage Impact Statement

Include the name of the proposal and when it was prepared, eg *Additions and alterations to Cooma Courthouse, May 2014.*

2   Authorship

Provide the name of the report's author and their heritage expertise.

3   Location of development proposal

Provide the street address, legal description (Lot and Deposited Plan (DP)), and Item Name (if applicable) refer to Schedule 5 of the applicable Local Environmental Plan.

4   Location of the Heritage Item

Where the proposed development is separate from the listed item or on another allotment, provide sufficient information to clearly identify the affected Heritage Item/s, eg *## Vale Street, within the Courthouse/Memorial Conservation Area and adjacent to listed Item ###.*

5   Nature of the development

Describe the proposed development, eg *additions and alterations to the side and rear of existing dwelling.* Include plans, elevations and photographs as necessary to clearly illustrate the proposal and its context. Depending on the setting it may be useful to include an image of the streetscape or landscape with an indication of the scale and bulk of the proposed development.

6   Heritage significance of the item

A list of Heritage Items and Heritage Conservation Areas are included in Schedule 5 of the applicable LEP, which can be accessed via Council's website. The LEP also includes maps of the Local Government Area (LGA) showing the boundaries of all heritage Items and conservation areas.

For each listed place there is a citation or brief report that describes the item, its history and significance. Copies can be obtained from Council or downloaded from the NSW Heritage Branch website at http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx .

If a statement of significance is very basic it may not be sufficiently comprehensive to guide impacts associated with building and development work. In some instances therefore it may be appropriate for the report to analyse the heritage significance of the place in greater detail. This could include further historical research, more detailed investigation and description of the site, a more thorough examination of building fabric etc.

7 Development's impact on the heritage item's significance

Based on an understanding of the significance identified above, note the various ways in which the proposal could have an impact. For example, note the impact on significant form, fabric, detail, proportions, landscape, setting, streetscape, views etc.

8 Measures taken to reduce adverse impacts

Demonstrate how each of the impacts has been addressed so that the proposal is sympathetic to the place's heritage value. Examples being:

- *The works will adopt the same wall material, window proportions, roof pitch and material as existing.*
- *The works have been confined to the rear of the property and will not impact on the streetscap.*
- *The new work while modern in expression is designed as a separate but sympathetic pavilion that is linked back to the original, clearly articulating the new from the old.*
- *The building has been carefully sited in the landscape to reduce its visual impact.*

Note any recommendations from the Heritage Advisor and if these have been incorporated into the proposal. Also refer to any relevant clauses in applicable Development Control Plans (DCPs) an/or Conservation Management Plans (CMPs) and note how they have been addressed.

9 Alternatives considered and why they have not been adopted

For proposals that might have a significant adverse impact on an Item's heritage values, the applicant should provide evidence demonstrating why a more sympathetic solution is not appropriate.

10 Summary – Statement of Heritage Impact

The report should conclude with a summary paragraph drawing on the material addressed above, eg

Clemenger's Cottage is a good example of an inter-war bungalow and makes an important contribution to the streetscape. Much of the building is in original condition but in need of an upgrade to meet current standards and expectations. The proposed extension of the building to the rear will follow existing details and has been designed in a manner that is sympathetic to the original. The existing decayed garage is beyond repair and will be demolished and replaced with a larger garage that will adopt similar form and details to the main dwelling. Given its rear location, it will have minimal impact on the streetscape.

The proposed works are consistent with the relevant clauses in the DCP and address comments provided by Council's Heritage Advisor prior to submission of this Development Application