

Heritage Impact Statement Guidelines

When is a HIS required?

A heritage impact statement *must* be submitted with development applications for heritage items, properties in heritage conservation areas, or developments in the vicinity of heritage items & heritage conservation areas. Works involving any of the following must be accompanied by a heritage impact statement:

- a) Demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area
- b) Altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of the exterior
- c) Altering a heritage item that is a building by making structural changes to its interior;
- d) Erecting a building on land on which a heritage item is located or that is within a heritage conservation area,
- e) Subdividing land on which is a heritage item or within a heritage conservation area
- f) Development in the vicinity of a heritage item or heritage conservation area

Why do I need to prepare a Heritage Impact Statement?

By law, Council **MUST** assess the impact of your proposal on the heritage significance of heritage items and heritage conservation areas.

Therefore, Council needs to know what you have done to minimise, avoid, and offset any negative effects that might arise as a result of your proposed development. You will also need to identify what positive effects there may be and how you meet the objectives for heritage outlined in the Newcastle Local Environmental Plans (NLEP 2003 + CCLEP 2008).

You need to demonstrate by way of your HIS that you have taken the significant aspects of the item or area into consideration in designing and planning your proposal and in what ways your proposal is sensitive to heritage significance.

You will need to address the relevant sections of the Newcastle Development Control Plan 2005. Your HIS should clearly demonstrate how your design achieves an appropriate outcome, as defined by the DCP.

When is a HIS *not* required?

A heritage impact statement is **not** required for work defined as *Exempt Development* in Schedule 1 of Newcastle Local Environmental Plan 2003 or Schedule 2 of Newcastle City Centre Plan 2008.

Form & content of a HIS

The *Heritage Impact Statement* is to be prepared in accordance with NSW Heritage Branch guidelines found at http://www.heritage.nsw.gov.au/03_index.htm#impact.

In assessing your development application, Council will consider the matters listed in Part 4 of Newcastle Local Environmental Plan 2003 & Clause 46 of the Newcastle City Centre Plan 2008, depending on where your property is located. Accordingly, the matters listed in these sections must be addressed.

As a guide to the minimum information that must be included, the HIS must address the following matters:

- a) the heritage significance of the building and its contribution to the heritage conservation area generally;
- b) a description of the proposed works and what affect, either positive or negative, those works will have on the heritage significance of the heritage item or the heritage conservation area
- c) how any negative impacts arising from the proposal will be minimised
- d) a site context analysis, which must consider how the development will affect the *setting* of the heritage item or the heritage conservation area.

Additional information for demolition works

In addition, works involving demolition will need to address the following:

- a) the opportunities for adaptation and whether it is economically feasible to refurbish the building;
- b) whether the building or work constitutes a danger to its users, occupiers or the public;
- c) whether, in the case of an application for total demolition, redevelopment is a reasonable option, having regard to heritage significance and contribution to the heritage conservation area;
- d) in the case of total demolition, a Structural engineer's report detailing the structural condition of the building and a heritage impact statement from a qualified heritage practitioner. Demolition consent may be conditional on the preparation of an archival recording of the building and its setting

Note: In the case of demolition, a proponent may be required to heritage documentation in addition to the HIS, such as a conservation management plan, archaeological assessment, structural engineer's report, or Aboriginal heritage assessment.