Planning and Heritage

Guidelines for Local Government on Heritage Investigation, Assessment and Management

WHO WILL BENEFIT FROM THESE GUIDELINES?
Within NSW, the role of managing heritage assets is shared — between the community for whom the assets are being conserved, State government agencies, and councils who are in the best position to liaise and work with the local community.

This guideline promotes the integration of heritage matters into planning processes at the local government level. It will help to streamline and simplify heritage management. When considering development proposals, for example, cultural heritage matters need to be included along with other environmental concerns, such as traffic impacts, amenity and pollution control.

The guideline has been written primarily for local councillors, planners, building officers, community officers and engineers who have a responsibility to consider the future of the State's heritage. It will also be of interest to people generally involved in conserving heritage resources.

In the main, the guideline relates to items that are identified in heritage studies and protected in environmental planning instruments under the Environmental Planning and Assessment Act 1979, or through the provisions of the Local Government Act 1993.

Aerial view of Nestlé site at Abbotsford. In redeveloping this former industrial site, heritage was considered in the planning process along with other environmental concerns. Photo: Lindy Kerr.
WHAT IS THE LEGISLATIVE FRAMEWORK FOR HERITAGE CONSERVATION?
The *Heritage Act 1977* provided the first systematic means of protecting heritage in NSW. It enables interim or permanent conservation orders (ICOs and PCOs, respectively) to be placed on an item [area] that is significant at a statewide level. Many of these were made in the first ten years of its operation.

The Act is now more commonly used in emergency situations where urgent protection from demolition or mismanagement is required. It also encourages government agencies to be responsible for heritage items under their control.

The *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Heritage Act 1977* were originally conceived as a single act, but the Heritage Act was brought forward due to community concerns over loss of heritage items at the time. Initially, the EP&A Act was little used as a heritage mechanism. An appropriate and workable mechanism for dealing with heritage through the local environmental planning process was established in 1985, when the then Minister issued section 117(2) Direction No. G21 — Conservation of Environmental Heritage and Ecologically Significant Items and Areas.

This enabled responsibility for heritage to be shared: by State agencies — through the Heritage Act and regional environmental plans (REPs), and local government — through local environmental plans (LEPs) and development control plans (DCPs).

Section 90 of the EP&A Act also provides scope for local councils or other relevant consent authorities to consider heritage issues in the assessment of development applications.

Under the *Local Government Act 1993* (LG Act) councils are responsible for a system of approvals and orders, including:

- approval to erect, change the use of, or demolish a building or structure
- an order to repair, upgrade the safety of, or demolish a building or structure
- an order to an owner not to demolish, or to cease demolishing or carry out a work, on a building or structure.

WHAT IS THE ROLE OF LOCAL GOVERNMENT IN HERITAGE PRACTICE?
The aim of heritage practice in NSW is to investigate, assess and manage environmental heritage, and to promote its conservation for the benefit of present and future generations. This involves the use of streamlined, consistent and transparent assessment, management and approval procedures. At the local level, this can be achieved by a council:

- using established standards and processes to investigate and assess the significance of potential heritage items or areas
- using those mechanisms available to it for protecting identified heritage assets
- applying existing measures and creating additional measures as necessary to manage heritage assets
- establishing programs for heritage education and promotion for the whole community
- ensuring council staff and councillors are aware of and support all of the above.

*Experiment Farm Cottage*, together with *Elizabeth Farm House* and *Hambeldon Cottage* at Parramatta, form part of one of the most important heritage precincts in Australia. The farms represent the colony’s search for suitable land and farming techniques needed to achieve self-sufficiency. One of the nation’s oldest buildings, the cottage stands on part of the first land grant made in Australia. The Heritage Council has liaised with Parramatta City Council on the preparation of an LEP that will recognise the precinct’s heritage significance and provide appropriate development controls.

*Photo: Stuart Humphreys.*
The LG Act gives councils the power to prepare local approval plans and local orders policies (LAPs and LOPs, respectively) to guide approval and order procedures, including heritage considerations. Such policies cannot be more stringent than the LG Act itself, nor undercut the principles it establishes.

Whether or not an LAP has been prepared, a council is required to take into account all relevant considerations before issuing an approval. Specifically, the LG Act requires a council to ‘seek to give effect to the applicant’s objectives to the extent that they are compatible with the public interest’, and this includes ‘any items of cultural and heritage significance which might be affected’ by the activity for which the approval is sought.

The National Parks and Wildlife Act 1974 (NP&W Act) protects Aboriginal places and historic sites, natural areas and endangered flora and fauna.


The Wilderness Act 1988 enables the declaration and management of wilderness areas.

The Australian Heritage Commission Act 1975 (Commonwealth) established the Australian Heritage Commission, which maintains the Register of the National Estate and administers the National Estate Grants Program.

The Historic Shipwrecks Act 1976 now requires that the Director of the Heritage Office be notified of any shipwreck discovered in NSW.

THE NSW HERITAGE MANAGEMENT SYSTEM
The NSW Heritage Management System as described in the NSW Heritage Manual has been developed to:

- provide a framework for consistency in decision-making
- make the process for assessing and managing the State’s heritage more transparent and accountable.

Like other current environmental impact assessment practices, the NSW Heritage Management System is based on the premise that investigating and understanding the important features of an item should precede assessment and consideration of the opportunities and constraints it presents. Only then should appropriate management measures be instituted.

**NSW HERITAGE MANAGEMENT SYSTEM**

**STEP 1. INVESTIGATE significance**
- Know the historical context of the item or study area
- Liaise with the community
- Establish local historical themes and relate them to the state themes
- Investigate history
- Investigate the fabric of the item.

**STEP 2. ASSESS significance**
- Summarise your knowledge of the item (include a description of its history, historical themes, archaeological potential and contemporary community esteem)
- Analyse significance using the NSW heritage assessment criteria
- Consider whether the item is significant in a local, regional or state context
- Liaise with the community on the type of heritage significance and level of management required
- Check that there is sound research and analysis to support the statement of significance (use the identified historical themes, and the inclusion and exclusion guidelines provided in Heritage Assessments as a guide)
- Develop a succinct statement of significance
- Complete the NSW Heritage Database form.

**STEP 3. MANAGE significance**
- Consider the management implications of the context (local, regional or state) of the item’s significance
- Consider constraints and opportunities arising out of the item’s significance including appropriate uses
- Consider owner and user requirements
- Make sound conservation and management recommendations (including stabilisation and maintenance)
- Explain why any obvious options are not suitable
- Liaise with the community
- Consider statutory controls appropriate to significance
- Advise on how the preferred conservation and management strategies can be implemented.
WHEN SHOULD THIS SYSTEM BE USED?
There are four main situations when heritage significance is assessed and conservation and management policies are considered:

- when undertaking a heritage study
- as part of a conservation plan or conservation management plan
- when nominating an item for protection
- as part of the development and building approval process, including the preparation of accompanying documentation by applicants (such as a statement of environmental effects, or a heritage or environmental impact statement) or the assessment of an application by an approval authority. (1)

WHY ASSESS HERITAGE SIGNIFICANCE?
Assessing heritage significance is a vital part of the NSW Heritage Management System. It establishes the reasons an item has significance and provides the basis for appropriate management decisions. These may be non-statutory or statutory. Items of heritage significance in a local government area will usually be established through a heritage study. Sometimes though, it is necessary to assess potential heritage items outside this study process, for example:

- when an item is nominated because of some perceived threat
- to establish better information on a previously-identified site
- when major works to an item are proposed.

It is essential to ensure that what is being proposed for protection is actually of heritage significance. This means, for example, ensuring that if a precinct is proposed for protection it clearly meets heritage criteria, and not because of its urban amenity values that the community may wish to maintain. These amenity values can be maintained through other planning mechanisms. Such definitional accuracy promotes greater certainty within the community that what is identified for protection actually has heritage value. This in turn, will generate more support for heritage management initiatives, and is also likely to have more favourable outcomes to legal challenges.

Both property owners and approval authorities benefit from good heritage assessments. A good assessment provides guidance on the types of development that would be sympathetic to the heritage item. This means that proposals that have a minimal impact on heritage significance are more likely to be approved more quickly than those with a major impact.

WHY HAVE THE HERITAGE ASSESSMENT GUIDELINES BEEN DEVELOPED?
The guideline Heritage Assessments, which is part of the NSW Heritage Manual, seeks to develop a consistent and rigorous approach to assessing heritage significance, across all local government areas in the State. Councils are encouraged to refer to Heritage Assessments when dealing with heritage issues.

As well as establishing the NSW Heritage Assessment Criteria, Heritage Assessments explains what is meant by local, regional and state significance. These terms also indicate appropriate levels of management of heritage items. Proposals affecting regional and state items may require the concurrence of, or referral to, the Director-General of the Department of Urban Affairs and Planning, who will consult the Heritage Council.

Consistent use of the criteria in Heritage Assessments will promote greater certainty about heritage decision-making in the community.

Councils are encouraged to use the heritage assessment criteria to enable consistent information to be available across the State. The intention is enter all these items into the proposed NSW Heritage Database. This will allow more effective comparative analysis of heritage items.

FINDING THE RIGHT MIX OF HERITAGE PROTECTION MEASURES

Councils can choose from the protection mechanisms available in the relevant legislation to meet their particular needs. Finding the ‘right mix’ will promote the effective protection of the community’s heritage resources.

Listing Items and Areas in Statutory Plans

Most heritage protection in NSW is undertaken by local councils, through the preparation of LEPs based on heritage studies. Identified items and areas are listed in schedules and shown on maps to which standard heritage clauses apply (see Heritage Planning Practice Note Nos 1 and 2 in the NSW Heritage Manual).

There are also several REPs which list and protect items of local, regional and state heritage significance. The preparation of REPs is the responsibility of the Department of Urban Affairs and Planning. Consultation in relation to any heritage matters which may arise through the making of an REP will be through the statutory process.

Protecting Unlisted Items

The LG Act provides another mechanism for protecting buildings and structures of heritage significance. By developing policies to cover the approvals required, council can create ‘checking procedures’ to ensure any unlisted potential heritage resources are not demolished or inappropriately altered. Councils might still need to request emergency protection under sections 130 and 136 of the Heritage Act for other types of heritage resources under threat (for example, gardens, cultural landscapes, relics and moveable items) if these are not listed in a heritage LEP.

HERITAGE MANAGEMENT: THE NEXT STEP

Once heritage resources have been identified, assessed and given legal protection, they will need to be appropriately managed. There are a variety of statutory and non-statutory management mechanisms available to councils. How these are used will depend largely on the level of heritage significance and the circumstances of individual heritage items, as well as the level of resources available.

Some of the more important management mechanisms and principles are discussed below. The list is offered as a guide rather than a comprehensive review. Consulting with other councils, heritage advisors and heritage practitioners in government or private employment, will help in establishing the right approach for each local government area. Most importantly, councils should consult with members of the community, who can help identify what needs to be done, and how.

Lambton Colliery.
The owners of Lambton Colliery worked closely with Lake Macquarie Council, the community and the Department of Urban Affairs and Planning to ensure new residential subdivisions will respect heritage structures. The conserved structures are to be adapted for reuse as community facilities. Photo: Leanne Gould.
Encouraging Pre-Development and Pre-Building Application Consultations
Councils can encourage applicants to take responsibility for heritage items by requiring a statement of heritage impact prior to the assessment of a development proposal which may impact on its heritage. It also helps if councils require a conservation plan or conservation management plan for major works to heritage items.

Many councils encourage owners and developers to consult with them at an early stage of design development. The in-house skills of council officers can be used to achieve creative outcomes that take into account environmental issues, heritage conservation and economic concerns.

Considering Development Applications
When a development application (DA) is submitted, all relevant statutory provisions, council codes and policies, which include the requirements of LEPs, REPs and DCPs, will need to be considered. Council officers should consider establishing a checklist to ensure all relevant information is supplied and procedures followed. Heritage advisors and heritage advisory committees should also be consulted.

Councils should consider establishing these resources if they don’t already exist. Heritage advisor positions can be co-funded by council and the Heritage Council, as a temporary measure, pending the appointment of an in-house heritage officer.

An LEP or REP, if it incorporates the standard heritage provisions, provides comprehensive management tools for listed heritage items and areas, including:

- aims and objectives expressly related to heritage conservation
- the types of activities involving heritage items, areas and relics which require consent
- how to notify the community
- how and when to consult with the Heritage Council and the National Parks and Wildlife Service
- what type of supporting information is required
- consideration of development proposals and adjoining land
- flexible use, car parking and floor space ratio incentives
- conservation of building interiors (optional).

Considering Building Applications
The provisions of the LG Act enable a council to prepare heritage management policies to be applied when building applications (BAs) are considered, as well as any orders which may need to be issued. The Department of Local Government and Cooperatives can provide further information on creating such policies and what they can include.

Under the LG Act, DAs and BAs can be submitted simultaneously. This practice is to be encouraged, to simplify and streamline the heritage management system for all relevant parties.

Creating a Local Approvals Policy
Many councils have established a local approvals policy (LAP) for evaluating proposals affecting heritage items or areas. This should cover management issues, including the need for:

- provision of clear redevelopment proposals prior to demolition
- consistent assessment of heritage significance (for example, using the NSW Heritage Assessment Criteria)
- statements of heritage impact to accompany all proposals impacting on known or potential heritage items or areas — this is usually part of a statement of environmental effects
- evidence that adaptation or restoration is or is not feasible, where full or substantial demolition is proposed
- information on the financial viability of a proposal
- preparation of a conservation management plan, report or analysis
- advertising the BA if demolition of a significant heritage item is proposed.

Development Control Plans and Design Guidelines
A development control plan (DCP) can be prepared to specify more detailed management policies in relation to heritage items or areas identified in LEPs. Many of these matters can also be included in an LAP under the LG Act. DCPs can be included as a component of an LAP, adding to the streamlining of heritage decision-making.\(^\text{(3)}\)

(2) See Heritage Planning Practice Note No. 1 in the NSW Heritage Manual for the standard heritage provisions.
(3) See Development Control Guidelines, Best Practice Guideline (DUAP 1998).
A DCP can apply to a wide range of issues affecting heritage management, including:

- subdivision, density and site amalgamation
- height and setback controls
- landscaping, curtilages and visual buffers
- sunlight, views and privacy
- car parking
- the form, style, size and proportion of building elements
- colour schemes and finishes
- village settings and relationships
- street patterns and allotment layouts.

As DCPs must be considered by councils in determining DAs under section 90 of the EP&A Act, the Land and Environment Court will take them into account in assessing appeals. Community support for the DCP will add to the Court’s view of the plan’s credibility. This will, in turn, have the effect of promoting consistency in heritage management decision-making at all levels.

**Conditional Approval and Heritage Performance Standards**

In some cases, a council may wish to impose conditions on a DA or BA approval involving the conservation of a heritage item or area (for example, redevelopment being conditional on the restoration of a heritage item on the site). Negotiations with owners can result in mutually beneficial outcomes involving heritage matters. Clear agreement with the owner should be ensured through the certificate of title or by caveat.

Unnecessary delays can be reduced by establishing heritage performance standards or criteria for the assessment of alterations, extensions and new buildings. This will encourage applicants to comply with council policies by giving them confidence that their application will be processed quickly.\(^{(4)}\)

If the proposal meets council performance standards and does not involve a listed heritage item, a development application may not be required — the planning instrument should make this clear. The matter may then go straight to the BA process. Consent for demolition would still be necessary under the LG Act.

**Exemptions for Minor Works**

A more efficient heritage system can be promoted by encouraging exemptions for proposals which are not likely to have any adverse impact on heritage significance. This is the objective of clause 2(2) of the standard heritage LEP provisions.\(^{(5)}\) In this circumstance, the owner is not required to seek development consent. By using this procedure, the council will be able to apply greater resources to more important issues. It will also not need to refer minor matters to the Heritage Council for comment.

A similar approach can be applied to BA requirements under the LG Act. This can be achieved by specifying the circumstances under which approval is or is not required in an LAP.

Guidelines for applicants should specify the kinds of works that are exempt from approval requirements. It may be necessary to undertake research to be sure that what is proposed will not compromise heritage significance (for example, allowing dormer windows, or the demolition of outhouses). Any proposals which do not clearly meet the guidelines should be assessed by an experienced heritage officer or the heritage advisor to determine whether an exemption can be made without any adverse impact on heritage significance.

The Heritage Council has developed standard exemptions for items covered by PCOs and ICOs under the Heritage Act. These can be used as a guide to the kinds of works which may not require approval. Owners affected by PCOs and ICOs should be encouraged to apply for such exemptions.\(^{(6)}\)

**Statements of Heritage Impact, Conservation Policies and Conservation Management Plans**

Council are encouraged to require a statement of heritage impact before considering proposals that involve changes to a heritage item, particularly if the item has high heritage significance. A statement of heritage impact should accompany the DA or BA proposing to alter a heritage item.

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\(^{(4)}\) See Performance Based Conditions of Consent, Best Practice Guideline (DUAP 1995).

\(^{(5)}\) See Heritage Planning Practice Note No. 2 in the NSW Heritage Manual.

and should assess the proposal in relation to a conservation management plan, conservation policy or statement of heritage significance.

The statement of heritage impact should relate to a statement of significance for minor works, or to a conservation policy or conservation management plan for major works. The statement of heritage impact need not be a lengthy or expensive document, but should be tailored to the nature of the circumstances and the significance of the item or area involved. Where a proposal is inconsistent with policy or is likely to have adverse heritage impact, arguments will need to be provided as to why the proposal is necessary for the future viability of the heritage item or area or why more sympathetic solutions have not been adopted.\(^{(7)}\)

**Protecting Interiors**

Most heritage controls only apply to exterior or structural aspects. However, there may be instances where an interior of a building has heritage significance and warrants protection. There is an optional clause in the standard heritage provisions which allows council to list and protect significant interiors through a LEP.\(^{(8)}\)

**Development in the Vicinity of Heritage Items**

It is essential to consider the impact of development proposals on land adjoining heritage items and areas. Inappropriately located and unsympathetic development can often adversely impact on heritage significance, as well as detract from the community’s ability to enjoy the heritage item or area.

Clause 6 of the standard heritage provisions in *Heritage Planning Practice Note No. 2* requires council to ensure the impact of adjoining development on heritage significance is taken into account through the DA process. This applies to heritage items, heritage conservation areas, archaeological sites and potential archaeological sites. Council approvals policy under the LG Act can provide the same level of consideration for the BA process.\(^{(9)}\)

**ARCHAEOLOGY**

It is essential that approval is obtained for any proposal to excavate, disturb, move or discover a relic. This applies to Aboriginal, non-Aboriginal and maritime relics.

The standard heritage provisions (see *Heritage Planning Practice Note No. 2*) define a relic as:

‘…(a) any deposit, object or material evidence (which may consist of human remains) relating to the use or settlement of the area of [insert name of local government area], not being Aboriginal habitation, which is more than 50 years old; or

(b) any deposit, object or material evidence (which may consist of human remains) relating to Aboriginal habitation of the area of [insert name of local government area] whether before or after its occupation by persons of European extraction.’

In the case of a non-Aboriginal relic, whether on land or underwater (including rivers, harbours, lakes and enclosed bays), the council cannot grant consent to a proposal unless it is satisfied that any necessary excavation permit required under the Heritage Act has been granted. If a relic is found, the council will need to notify the Heritage Council of its intention to grant consent and take into account any comments from the Heritage Council. The council may decide to issue or refuse a permit.

In the case of an Aboriginal relic, similar procedures apply, but the relevant authority is the Director-General of the National Parks and Wildlife Service under the *National Parks and Wildlife Act 1974*.

These requirements, which cover both known and potential archaeological sites and relics, are part of the standard heritage provisions for LEPs covered by *Heritage Planning Practice Note No. 2*. In either case, an appropriate assessment of significance and likely impact should be undertaken. The Heritage Office’s historical and maritime archaeologists can advise on these requirements and processes. The National Parks and Wildlife Service can assist with Aboriginal sites and relics.

\(^{(7)}\) See *Statements of Heritage Impact*.
\(^{(8)}\) See *Heritage Planning Practice Note No. 2*.
\(^{(9)}\) See *Heritage Conservation Areas and Heritage Curtilages* (HO/DUAP 1996).
Under the LG Act, councils may prepare LAPs which set out specific matters for consideration in relation to applications for demolition, building or works. One of these matters could be procedures for dealing with applications involving archaeological sites or relics.

How to Use Archaeological Zoning Plans
Archaeological zoning plans can be used to identify sites which are likely to have the highest potential archaeological significance. The preparation of these plans requires extensive research, which is likely to be expensive. Archaeological zoning plans, however, are particularly beneficial in areas subject to high development pressures, as they provide greater certainty for all sectors of the community, and can reduce delays when an archaeological site is uncovered during redevelopment. Archaeological zoning plans have been developed for the Sydney and Parramatta CBDs.\(^\text{(10)}\)

NOMINATED HERITAGE ITEMS
The management of heritage assets is a shared responsibility — between the community for whom it is being conserved, local councils who are in the best position to communicate with the community, and relevant government departments (especially for items owned by the State or Commonwealth).

Successful outcomes for proposals affecting heritage items can be negotiated at a local level. A new guideline has been developed for councils and the general public to follow when they are concerned about the future of a heritage item, whether it is listed or not.\(^\text{(11)}\)

The guideline encourages nominations to be made to the local council or relevant government agency. If there are concerns for the item following these negotiations with the local council (or government agency), a submission can be sent to the Heritage Council. Advice and a model letter is included in the guideline. The Heritage Council will assess the situation and consider whether action under the Heritage Act is warranted.

The Heritage Council, which has a consultative role for major development affecting items of state heritage significance, also has a role in promoting sound management practices for all heritage items.

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\(^\text{(10)}\) For further information see Historical Archaeological Sites: Investigation and Conservation Guidelines (DOP/HC 1993), A Code of Practice: Historical Archaeological Excavations (DOP/HC 1993) and Archaeological Assessments (HO/DUAP 1996).

\(^\text{(11)}\) See Heritage Nominations in the NSW Heritage Manual.
NOMINATING ITEMS TO BE INCLUDED IN AN LEP

The Heritage Office has developed criteria to help determine whether an item is best managed by the local council and included as a heritage item in an LEP. The criteria for determining this are:

- the item is likely, on further investigation, to be a heritage item as defined by Heritage Assessments
- the item is not under immediate threat of harm and one of the following applies:
  - the item is already included in and given adequate protection by an LEP or REP
  - the item is recognised in a heritage study or the council or government department has agreed to include its consideration in a heritage study or in the schedule accompanying an environmental planning instrument
  - the matter is already being dealt with by the owner and the local council with due consideration of the item's heritage significance and with regard for the demolition control provisions of the LG Act.

Councils are encouraged to appoint staff who have the skills to negotiate solutions to problems involving heritage concerns.

PROMOTION AND EDUCATION

WHY CONSULT THE COMMUNITY?

The success of heritage initiatives depends on community support. Initiatives will have greater success if the community is involved in the heritage process, from investigation and assessment, through to protection and management.

If a heritage study is being undertaken, ensure the community understands both why it is being done and what it will mean when it is completed. The community has the greatest knowledge about what is of heritage significance. This knowledge should be gathered through consultations during a heritage study. This can best be achieved by wide publicity, for example, sending out newsletters to all sectors of the community at key stages and holding workshops to explain the process.\(^{(12)}\)

The same principles apply to any other heritage management processes, such as the preparation of an LEP or DCP under the EP&A Act, or a policy under the LG Act. Ensure that draft and completed documents are widely publicised, so that the general public as well as councillors and council staff know what is happening. This will help to minimise any misconceptions and concerns which may arise. It is also important to ensure all relevant agencies such as the Heritage Council, the National Trust, local historical and other community organisations, are consulted.

HOW CAN HERITAGE BE PROMOTED?

Heritage policies work best when community promotions encourage cooperation and conflict resolution. Time and resources spent in this area will pay dividends. Promotional initiatives include:

- employing a heritage advisor through the Heritage Assistance Program
- conducting heritage seminars and workshops on topics of interest to the community, for example, how to conserve your house
- producing a newsletter on heritage initiatives and incentives
- producing brochures on interesting walks through local heritage areas
- creating design guidelines (or a DCP) to illustrate heritage principles and strategies
- publishing information on the local government area’s history and heritage resources
- establishing a community heritage committee.


The Heritage Office can assist councils in conducting heritage training seminars for councillors and staff. Here a seminar is in progress for Parramatta City Council staff at Elizabeth Farm. Photo: Stuart Humphreys.
The Benefits of Funding Corowa's Local Heritage. Substantial conservation work has been possible in Corowa in recent years due to the help given to the shire council from the Heritage Assistance Program. Funding has supported a heritage main street study, the employment of a heritage advisor and a local heritage fund. During the second year of funding more than $257 000 was spent restoring buildings identified in the heritage study (this included 30 buildings receiving dollar-for-dollar grants from the local fund totalling $16 000). The work has encouraged many other property owners in the town to undertake restoration programs, including the painting of dwellings, fencing, conservation works and landscaping, all of which significantly enhance the overall appearance of the town. Photo: courtesy Corowa Shire Council.

Another way to promote heritage conservation is by offering incentives to the community. There are a range of options available, including statutory ones through standard heritage provisions in Heritage Planning Practice Note No. 2. Others include:

- allowing special planning considerations for heritage items such as change of use and parking considerations when the conservation of the item is dependent on this
- introducing a local heritage fund through the Heritage Assistance Program to assist owners undertake maintenance and repair work
- providing rate relief to owners of LEP-listed heritage properties
- undertaking a Mainstreet project (see Main Street NSW [Anglin and Associates 1989], a handbook available through the Department of State and Regional Development)
- promoting cultural heritage tourism
- designing distinctive plaques for heritage buildings and sites
- providing an interpretation of significant heritage items and sites
- establish council's heritage competitions and award schemes.
REFERENCES


Department of Urban Affairs and Planning 1995, Performance Based Conditions of Consent, Best Practice Guideline, DUAP, Sydney.


