

COMPLIANCE TABLE – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER E11



CLAUSE	TPG NSW COMMENT	COMPLIES	
10.0 HERITAGE IMPACT ASSESSMENT			
<p>10.1 General</p>	<ul style="list-style-type: none"> • Any Development Application lodged for development works upon a site containing a heritage item or within a heritage conservation area must be supported by a Heritage Impact Statement or a Conservation Management Plan. The Heritage Impact Statement or Conservation Management Plan is required to be prepared by a suitably qualified and experienced heritage consultant and may also require input from a specialist structural engineer for any matters involving the structural integrity of the building. • A Conservation Management Plan may be required for any proposed development upon a site containing a heritage item on the State Heritage Register or where major alterations and additions are proposed to a heritage listed building or site. • A Heritage Impact Statement may also be required for any proposed development within close proximity to or within the visual catchment of a heritage item or heritage conservation area where in the opinion of Council, the proposal may pose some potential impact upon the setting or ongoing conservation of the heritage item or an adjoining heritage conservation area. In this regard, it is strongly recommended that prospective applicants should contact Council's Strategic Project Officer (Heritage) for advice as to whether a Heritage Impact Statement is necessary for any proposal within proximity to a heritage item or heritage conservation area. 	<p>Refer to SHI at Appendix M</p>	<p>✓</p>
<p>10.2 Heritage Impact Statement</p>	<ul style="list-style-type: none"> • The Heritage Impact Statement shall be prepared in accordance with any guidelines issued by the NSW Heritage Office for Heritage Impact Statements. The NSW Department of Planning (Heritage Branch) website is: www.heritage.nsw.gov.au. • A Heritage Impact Statement should perform the following four main functions: <ol style="list-style-type: none"> a) Assess and clearly state the heritage significance of the place; b) State the nature and extent of the proposed development. c) Consider and clearly state the impacts of the proposal on the significance of the place; and d) Make recommendations on ways of reducing or mitigating the impacts of the proposal. • The findings and recommendations of any Heritage Impact Statement should be reflected in the design for any proposed alteration or addition to a heritage item or building contained within a heritage conservation area or a building in vicinity of a heritage item or conservation area. 	<p>Refer to SHI at Appendix M</p>	<p>✓</p>
	<ul style="list-style-type: none"> • Heritage Impact Statement should address the following aspects / matters: <ol style="list-style-type: none"> a) For development that would affect a heritage item: <ol style="list-style-type: none"> i) The heritage significance of the item as part of the environmental heritage of the 	<p>Refer to SHI at Appendix M</p>	

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	<p><i>City of Wollongong;</i></p> <ul style="list-style-type: none"> <i>ii) The impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;</i> <i>iii) The measures proposed to conserve the heritage significance of the item and its setting;</i> <i>iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and</i> <i>v) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern.</i> <p><i>b) For any development proposed to be carried out in a heritage conservation area:</i></p> <ul style="list-style-type: none"> <i>i) The heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance;</i> <i>ii) The impact that the proposed development would have on the heritage significance of the heritage conservation area;</i> <i>iii) The compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development;</i> <i>iv) The measures proposed to conserve the significance to the heritage conservation area and its setting;</i> <i>v) Whether any landscape or horticultural features would be affected by the proposed development;</i> <i>vi) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and</i> <i>vii) The extent to which carrying out of the proposal development in accordance with the consent would affect any historic subdivision pattern.</i> <p><i>c) For any development that may affect a place of potential heritage significance:</i></p> <ul style="list-style-type: none"> <i>i) The heritage significance of the place as part of the environmental heritage of City of Wollongong;</i> <i>ii) The impact that the proposed development will have on the heritage significance of the place and its setting, including any landscape or horticultural features;</i> <i>iii) The measures proposed to conserve the heritage significance of the place and its setting;</i> <i>iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and</i> 		

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	v) <i>The extent to which carrying out of the proposal development in accordance with the consent would affect any historic subdivision pattern.</i>		
14.0 DEVELOPMNET IN THE VICINITY OF A HERITAGE SITE			
14.1 General	<ul style="list-style-type: none"> • <i>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. A rural homestead will also have a larger curtilage and setting than a dwelling in a residential street.</i> 	Refer to SHI at Appendix M	✓
14.2 Development Controls	<ul style="list-style-type: none"> • <i>Development on land adjacent to or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.</i> • <i>Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration:-</i> <ol style="list-style-type: none"> <i>a) The character, siting, bulk, scale, height and external appearance of the development;</i> <i>b) The visual relationship between the proposed development and the heritage item or heritage conservation area;</i> <i>c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</i> <i>d) The colours and textures of materials proposed to be used in the development;</i> <i>e) The landscaping and fencing of the proposed development;</i> <i>f) The location of car parking spaces and access ways into the development;</i> <i>g) The impact of any proposed advertising signs or structures;</i> <i>h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site;</i> <i>i) The impact the proposed use would have on the amenity of the heritage site; and</i> <i>j) The effect the construction phase will have on the well being of a heritage building.</i> • <i>Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area.</i> • <i>Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.</i> 	Refer to SHI at Appendix M	✓