

- Provide reference in DCP Chapter 76
 - *The Wyong Town Centre Conservation Area is one whole heritage item in its own right. The character of the Conservation Area comes from each of the many components of the area (buildings, landscape elements, fences, roads, railway etc) and the relationships formed between these components. Each component will vary in its contribution to the significance of the Conservation Area. This contribution needs to be assessed before the degree of change that can be accommodated can be determined. Depending on this determination, some components can be replaced (and may be encouraged to be replaced); some will need to be retained in their current form; while most will be able to grow and change to accommodate contemporary needs provided those changes are designed to also maintain the contribution of the property to the heritage significance of the Conservation Area.*
 - *Development in the Conservation Area is also guided by the provisions of the LEP and other Development Control Plans.*
 - *Council property in the form of roadways, street-trees, original kerbs, public reserves, letterboxes and the like similarly contribute to the significance of the Conservation Area and will be maintained accordingly.*
 - *Reinstatement of lost heritage-significant fabric (eg. windows, decoration, verandahs, garden elements etc) is encouraged.*
- Also include in DCP 76 Section 3.9 demolition:
 - *Applications for demolition are to be accompanied by:*
 - *(i) an assessment demonstrating that demolition will not erode the overall significance of the area or lead to a cumulative effect from similar actions;*
 - *(ii) building condition and/or economic viability reports, where necessary, to demonstrate retention is not viable;*
 - *(iii) an application for the development of an appropriate replacement building.*
 - *The relocation of heritage items is not supported as the relationship with the place of origin and the integrity of the building are lost.*
 - *The use of recycled buildings and relocated buildings within Conservation Areas will only be supported in circumstances where the scale, form, character and use are totally sympathetic with the significance of the area.*

Significance of the Heritage Conservation Area

- *The Wyong Town Centre is a fine representative example of a town centre that retains good examples of civic, commercial and residential development constructed up until c.1945 of high integrity. It remains largely intact in terms of retaining its historical subdivision pattern, its natural features located above the River, its built fabric and landscaping and the prominence of the Railway. Collectively, the built environment, transport links and natural features of the town centre contributes to it being a unique precinct that captures the historical development of an important town centre that retains its historical setting and character.*

- *The town centre retains examples of its historic development across a broad range of historic themes including Aboriginal heritage, European heritage, other cultural and social heritage, natural heritage, and themes such as transport, agriculture, commerce, education, health, government and law and order. The conservation area is of historic, aesthetic, technical and cultural significance. Given its level of intactness and integrity, it is of high local heritage significance.*

Performance Criteria & Controls for Heritage Items

- **Heritage Items and Potential Heritage Items**
- *The following applies to buildings that are listed as heritage items or identified as potential heritage items. The primary objective of all new work to these buildings should be the maintenance of the building's heritage value, scale, form and significant physical fabric and to ensure that the cultural significance of the place is retained and enhanced.*

Performance Criteria

- *New work to buildings identified as heritage items or potential heritage items is to demonstrate the following:*
- *(a) a focus on the restoration of original elements and features;*
- *(b) the retention of significant internal and external fabric of the building;*
- *(c) the removal of unsympathetic alterations and additions;*
- *(d) the appropriate use of materials and colours;*
- *(e) a high degree of restraint in terms of the level of alteration;*
- *(f) any future use of the place shall be chosen based on its ability to retain its cultural significance.*

Controls

- *Individual heritage items are to be retained.*
- *The original form of the building is to be respected.*

Performance Criteria & Controls for Neutral Items

These are buildings that neither contribute nor detract from the character of the conservation area. This grouping includes buildings that may relate to the areas historic development, but have been substantially altered. In such cases restoration may be preferable to new development, depending on the building's context and significance. The objective of all new work should be to enhance these buildings where appropriate and feasible. Removal is to be justified where restoration is not proposed.

Performance Criteria

Alterations and additions to buildings identified as 'neutral' should demonstrate the following:

- (a) the removal of unsympathetic alterations and additions;*
- (b) the appropriate use of materials and colours;*
- (c) a degree of restraint in the level of alteration to the buildings form.*

Controls

- *Individual buildings as 'neutral' are to be retained and enhanced unless it can be demonstrated that their removal will not compromise the significance of the area;*

- *Where retention is proposed the original form of the building is to be respected. Alterations and additions are not to dominate the original building form, but enhance it;*
- *Where demolition is proposed, justification for the removal of the building is to be demonstrated in accordance with Part 4.3 of this Plan.*

Special Performance Criteria & Controls for Non-contributory Items and replacement with infill development

These buildings present an aesthetic intrusion to the streetscape and conservation area due to their scale, bulk, setback, setting and/or inappropriate material choice.

Objective: *Redevelopment of these sites with sympathetic buildings is highly desirable.*

Objective: *New development should respond to the surrounding context and generally not seek to emulate the features of the detracting building it is proposed to replace.*

Objective: *New development that is sensitive to the heritage values and intrinsic character- scale, form and materials of the Conservation Area is encouraged.*

Performance Criteria

Alterations and additions to buildings identified as 'non-contributory' should demonstrate the following:

- (a) the removal of detracting elements;*
- (b) the enhancement of the building.*

New development should:

- (a) maintain opportunities for new buildings which address the character of the streetscape and Conservation Area generally;*
- (b) maintain the scale of existing buildings, where appropriate, or the predominant scale in the vicinity.*

Controls

- *Any demolition application shall be accompanied by an application for the development of an appropriate replacement building.*
- *Enhancement or replacement development is to involve the removal of detracting elements and not the repetition of them, so that the site is more responsive to the surrounding context;*
- *New development of the site is to respond to the character and significance of the conservation area by complying with the following:*

Guidelines for new Infill development

- *The design of new buildings should compliment and not adversely impact on the design characteristics of existing heritage items and contributory items in the street, particularly adjacent to the site;*
- *In the case of new retail/commercial buildings, the bulk of the building should be divided into narrow and vertical elements reflecting the width of traditional shopfronts and parapets. On corner lots buildings should be splayed to address the corner;*

- *In the case of new residential buildings, these should be sympathetic to the height, proportions, roof pitches and materials of Heritage Items and Contributory Items in the streetscapes in which they appear; and*
- *New buildings should not mimic traditional styles but rather be sympathetic in design to their context, through appropriate scale, form and materials.*

- **Add a new Clause 5.0: *The Cultural Landscape***

- 5.1 *Traditional Cultural landscapes***

There is increasing recognition within the general community that the special cultural landscapes that surround our cities and towns are highly valued resources which provide a range of experiences and add to our quality of life. A sustainable future is not restricted to natural resources but extends to the conservation and enhancement values, which can be made tangible through heritage, including cultural landscapes.

Cultural landscapes include homesteads and farmlands, as well as remnant native vegetation, Aboriginal sites and places, wetlands, early settlements, disused cemeteries, defunct industrial complexes and so on. These cultural landscapes preserve cultural values and ecological diversity, while offering economic gain through continued agriculture and tourism and considerable scenic and amenity value to local areas and daily life.

A holistic and complex understanding of the various cultural and political values enables a deeper understanding of the changes in the landscape. Appropriate timing for cultural landscape identification is also essential. Cultural landscape identification often occurs late in the planning process, resulting in reactive, rather than proactive cultural landscape management. It is recommended that cultural landscapes are considered in the early stages of the planning process. Planning should seek to retain cultural landscape values. Planning should also be done in consultation with heritage specialists and the local community, who understand the landscape.

There are various characteristics of a cultural landscape, which differentiate it from other heritage items or landscapes. The World Conservation Union (IUCN) has identified 16 characteristics of a cultural landscape/seascape in its guidelines. A cultural landscape or seascape:

- 1. is concerned with both people and their environment;*
- 2. is concerned with a range of natural and cultural values;*
- 3. focuses on areas where people/nature relationships have produced a landscape with high aesthetic, ecological, biodiversity and/or cultural values, and which retains integrity;*
- 4. is both a type of protected area with combinations of special qualities, and a management process to guide change;*
- 5. reflects a visionary and pro-active approach, aiming to enhance values rather than simply to maintain or protect existing assets;*
- 6. views communities, and their traditions, as fundamental to the success of the approach,*

- therefore stakeholder and partnership approaches are required, (for example, co-management);*
7. *recognises the value of, and the need to support, the stewardship role of the private landowner or manager (including that of Land Trusts or similar bodies);*
 8. *usually involves management arrangements that are determined by local circumstances and needs, and resolved through decision-making at local government or community levels;*
 9. *places a special emphasis on effective land use planning;*
 10. *depends therefore on the presence of transparent and democratic structures which support peoples' active involvement in the shaping of their own environment;*
 11. *brings social, economic and cultural benefits to local communities;*
 12. *brings environmental, cultural, educational and other benefits to a wider public;*
 13. *requires that all management activities be integrated, and promote sustainability;*
 14. *can be used to help resolve conflicts over resource management;*
 15. *can offer models of sustainability for wider application elsewhere in rural areas; and*
 16. *like all protected areas, requires effective management systems, including setting of objectives, planning, resource allocation, implementation, monitoring, review and feedback.*

It is also important to remember that unlike traditional built heritage structures, cultural landscapes exist both as an artefact and as a system. A cultural landscape will always comprise of at least some natural elements, meaning that it continues to evolve and change, and it involves many layers and shapes.

*Cultural landscapes often also extend beyond land tenure boundaries. The identification of values within a cultural landscape should be identified firstly through historical research, **and then** compared to the features on the ground, rather than the reverse, which is often the case. Management strategies should consider the relationship between the heritage item within the curtilage and the landscape that contribute to its significance outside that identified curtilage.*

Controls

- *Development proposals are to be accompanied by research indicating the origins and historical development pattern;*
- *A formal Heritage Impact Statement is to be prepared and submitted with Applications for development*
- *Significant buildings, structures and landscape elements are to be retained with sympathetic adaptive re-uses*
- *New development is to be sympathetic in scale, form, character and materials*
- *New development is to allow a suitable curtilage around the significant retained elements*
- *Protect and enhance views to and from the significant elements*

- *Interpretation is to be provided to illustrate the heritage significance of the place*
- *Permit public access by arrangement*
- Add a new Clause 5.2
 - **5.2 Natural Heritage Principles**
Commentary
 - *Natural heritage incorporates a spectrum of values, ranging from existence value at one end through to socially-based values at the other. The fundamental concept of natural heritage, which most clearly differentiates it from cultural heritage, is that of dynamic ecological processes, ongoing natural evolution, and the ability of ecosystems to be self-perpetuating. At the cultural end of the spectrum, clear separation of cultural and natural values can be difficult, and more than one layer of values may apply to the same place.*
 - *The Australian Natural Heritage Charter was adopted in December 1996 following a two-year period of extensive national consultation. At that time the Australian Committee for IUCN (the International Union for the Conservation of Nature and Natural Resources) accepted responsibility for the promotion, promulgation, administration and future review of the Charter. The Charter is for use by all Australian organisations and individuals. IUCN is now known as the World Conservation Union.*
 - *The purpose of the Charter is to assist everyone with an interest in the significance and conservation of natural heritage to make soundly-based decisions on conservation of that heritage. It is intended to achieve a uniform approach to conservation of places of natural significance in Australia that can be applied to public and privately-owned places, to terrestrial, marine or freshwater areas, and to protected and unprotected areas.*
 - *The Charter is not intended to provide a detailed process for describing places for the purpose of listing them on heritage registers. It encompasses a wide interpretation of natural heritage and is based on respect for that heritage. It acknowledges the principles of intergenerational equity, existence value, uncertainty and precaution.*
 - **Objectives**
 - *Intergenerational equity means that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.*
 - *The principle of existence value is that living organisms, earth processes and ecosystems may have value beyond the social, economic or cultural values held by humans.*
 - *The principle of uncertainty accepts that our knowledge of natural heritage and the processes affecting it is incomplete, and that the full potential significance or value of natural heritage remains unknown because of this uncertain state of knowledge.*
 - *The precautionary principle is that where there are threats or potential threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*
 - *The Charter should be referred to when dealing with an item or area that has been identified as being of natural heritage.*

Controls

- *Development proposals are to be accompanied by research indicating the origins and historical development pattern of soft – plantings, and hard materials and finishes within landscapes;*
 - *A formal Heritage Impact Statement is to be prepared and submitted with Applications for development*
 - *Significant plantings, structures, water bodies and landscape elements are to be retained with sympathetic adaptive re-uses and complementary planting;*
 - *New landscape and planting and infill development is to be sympathetic in scale, form, character and materials*
 - *New development is to allow a suitable curtilage around the significant retained elements*
 - *New development is to enhance and improve natural systems through reducing erosion, pollution and other detracting activity*
 - *Protect and enhance vistas, views to and from the significant elements*
 - *Support fauna habitats within the natural system evident on the site and vicinity*
 - *Retain exotic planting where the planting has historic and aesthetic significance*
 - *Respect and complement the soils and hydrology in the vicinity*
 - *Interpretation is to be provided to illustrate the heritage significance of the place*
 - *Permit public access by arrangement*
-
- Add a new Clause 5.3

5.3 Aboriginal Heritage

Aboriginal heritage includes places which show evidence of Aboriginal occupation (called Aboriginal sites), as well as places which are of contemporary, spiritual or mythological importance according to Aboriginal culture or custom, but which contain no physical remains (called Aboriginal places). Aboriginal sites include items and remnants such as stone tools, weapons, engraving sites, midden deposits, scarred trees and sharpening grooves. Aboriginal places include natural features such as creeks or mountains, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance, such as Aboriginal Missions and post contact sites.

Aboriginal people are the cultural owners and managers of information relating to their heritage. People who are given information about Aboriginal history and heritage by members of any Aboriginal community must treat it with respect. Confidentiality agreements between Aboriginal people and those receiving the information should be honoured.

The principal laws which deal with Aboriginal heritage in New South Wales are the Environmental Planning and Assessment Act, the National Parks and Wildlife Act and the Heritage Act.

The Environmental Planning and Assessment Act 1979 (EP&A Act) requires that environmental impacts are considered in land use and planning decisions. There are three main areas of protection under the EP&A Act;

- *Planning instruments (such as LEPs) allow particular uses for land and specify constraints. Aboriginal heritage is a value which should be assessed when determining land use.*
- *Section 79c of the Act lists impacts which must be considered before development approval is granted. Aboriginal heritage is one of these possible impacts.*
- *State Government agencies which act as the determining authority on the environmental impacts of proposed activities must consider a variety of community and cultural factors, including Aboriginal heritage, in their decisions.*

The National Parks and Wildlife Act 1974 provides statutory protection for all Aboriginal relics and for all Aboriginal places. Areas are gazetted as Aboriginal places if the Minister is satisfied that there is enough evidence to show the area is or was of special significance to Aboriginal culture.

The Heritage Act 1977 protects the State's natural and cultural heritage, including archaeological remains. Aboriginal sites and relics are primarily cared for under the National Parks and Wildlife Act. If an Aboriginal site or place is of great significance, the Heritage Council can list it on the State Heritage Register.

Aboriginal sites in NSW are primarily protected under the National Parks and Wildlife Act. If you think you have found an Aboriginal heritage site, you should contact the relevant NSW Regional Aboriginal Heritage Division. If the site is under immediate threat, urgently contact the DECCW - NPWS Head Office or contact the Aboriginal Heritage Officer at the Heritage Branch for further advice.

- Add an additional; Clause to 4.1 Measured drawings and Change the heading *from Measured drawings to Making an Archival Record*
 - *The Archival record shall be consistent with the Guidelines provided by the NSW Heritage Council.*
- Add an additional Clause to 5.2 c on p. 21 after...*inter-war prosperity of the region as a recreation area.*
 - *Buildings of historic and aesthetic significance include dwellings and guesthouses constructed in both brick and timber frame. The timber framed buildings often included the new fibro sheet cladding and skillion roofed materials and style. Designs in this manner developed and persisted until the late 1950's. Commercial buildings of significance include substantial Hotels in the Art Deco and derived style.*

13.0 General Recommendations

The Wyong Shire Heritage Inventory

- 13.1 The Inventory of all heritage items is to be reviewed, amended and adopted by Council, *subject to the public consultation programme*;
- 13.2 The Revised Inventory of heritage items is to be advertised and public comment invited on the items, their significance and the identification of any gaps in the Inventory;
- 13.3 Council is to adopt the revised Inventory as Draft status prior to being incorporated into the schedule of the Wyong LEP 2011 (or equivalent). This is to ensure that owners do not take pre-emptive actions prior to the properties being given the additional protective measure of statutory protection via Gazettal;

LEP Heritage Clauses & References

- 13.4 Council is to adopt the standard Heritage Clauses recommended for Local Environmental Plans, including the Incentive Clauses, when the LEP is reviewed for the Wyong LEP 2011. These will therefore ensure compatibility with the Standard instrument order 2006 No. 155;
- 13.5 Council to review the LEP clauses, currently 32 – 36 in particular to allow for the following, as recommended within this heritage review:
- 13.6 A Definition and standard Clauses in relation to the proposed Conservation Areas;
- 13.7 Amend the Heritage Schedule to eliminate the redundant use of Regional significance and provide only State and Local significance;
- 13.8 Update to provide the correct references: Department of Planning, NSW Heritage Branch and NSW Heritage Council as relevant.

Development Control Pan

- 13.9 Council to review the DCP 2005 Chapter 76 related to Heritage with regard to the following matters:
- 13.10 The building types and recommendations in the current DCP are generic and require elaboration to better reflect the local Wyong area building materials, finishes and details;
- 13.11 The Statement of Heritage Impact definition should reflect and refer to the Heritage Branch standard;
- 13.12 The Archive definition should reflect and refer to the Heritage Branch standard;
- 13.13 The proposed Clauses in relation to the Wyong Town Centre are to be considered and reviewed in relation to the current Jackson Teece Study, with consideration to completing a detailed Main Street type study of the area in further detail to provide greater detail to the impacts of the Controls on the areas of the largely commercial centre

- 13.14 The Schedule is to be revised to eliminate the redundant use of Regional significance and provide only State and Local significance.

Heritage Management and Procedures

- 13.15 Council to identify an Officer from staff with the responsibility for the carriage of heritage related issues. The Officer should receive training through attendance at the Heritage Office Training functions in particular Heritage Inventory use;
- 13.16 The Department of Planning, NSW Heritage Branch is to be responsible for reviewing, commenting and adding the schedule to the NSW online inventory in due course;
- 13.17 There items recommended for further assessment as having State significance for listing on the NSW State Heritage Register: Budgewoi, Tuggerah and Wyrabalong Lakes and Lake Munmorah;
- 13.18 Wyong Council is to contract a Heritage Advisor to visit the Council on a regular basis and administer the standard duties specified by the NSW Heritage Branch;
- 13.19 Wyong Council is to instigate the local heritage fund at the current maximum level to promote good conservation projects within the Council area;
- 13.20 Council is to instigate a Heritage Committee to operate under the Local Government S355 guidelines and with the responsibilities established by the NSW Heritage Branch, including the following tasks:
- *Administer the Local Heritage Assistance Fund;*
 - *Organise an Annual Wyong Heritage Festival in conjunction with the National Trust which is currently run annually state-wide in April;*
 - *Seek private sponsorship for the proposed Heritage Festival and other Heritage related events and projects;*
 - *Assist the Council in rolling out a Shire-wide Interpretive panel programme for a 5 year implementation period with funding from the Local Fund and Corporate Sponsorship;*
 - *Support local Community organisations with a focus on heritage: the Historical Societies, Land Council and Family History Groups to develop a series of Heritage Trails and associated interpretive literature & websites;*
 - *Liaise with the Darkinjung LALC and the active Local Aboriginal Descendant Group, the Guringai Tribal Link Aboriginal Corp. to garner support for the establishment of Aboriginal Interpretive places within the Shire for the purpose of communicating more widely aboriginal cultural significance;*
 - *Establish and support a Heritage Tourism programme with brochures and web based information covering significant Heritage places within visitor areas over a 5 year programme;*
 - *Establish a Fund to support local groups in publishing community based histories and interpretation related to heritage: people, events and places;*
 - *Assist the Museum with the establishment of the new facilities for a Temporary Exhibition space and Exhibition programme related to local history.*

Education, Training and Promotion

13.21 Wyong Council to arrange seminars and workshops in conjunction with the Heritage Committee and NSW Heritage Branch for the provision of current trade, planning and professional advice for building owners, developers and interested parties.

13.22 Wyong Council through the appropriate staff and Committees should support the production of heritage publications, newspaper articles and walks brochures based on the heritage study information:

Publications and web-based information – Wyong Council Thematic history as basis for brochures;

The Villages of Wyong: Walking guides, Interpretation and plaques

Conservation Areas

13.23 Consideration be given for the statutory listing of the following Conservation Areas:

- The Wyong town centre;
Statement of Significance
 - *The Wyong Town Centre is a fine representative example of a town centre that retains good examples of civic, commercial and residential development of high integrity, constructed up until c.1945. It remains largely intact in terms of retaining its historical subdivision pattern, its natural prominence located above the River, its built fabric, avenue tree planting and the prominence of the Railway and Station buildings. Collectively, the built environment, transport links and natural features of the town centre contributes to it being a unique precinct that captures the historical development of an important town and one which retains its historical setting and character. The town centre retains examples of its historic development across a broad range of historic themes including Aboriginal heritage, European heritage, other cultural and social heritage, natural heritage, and themes such as transport, agriculture, commerce, education, health, government and law and order. The conservation area is of historic, aesthetic, technical and cultural significance. Given its level of intactness and integrity, it is of high local heritage significance.*

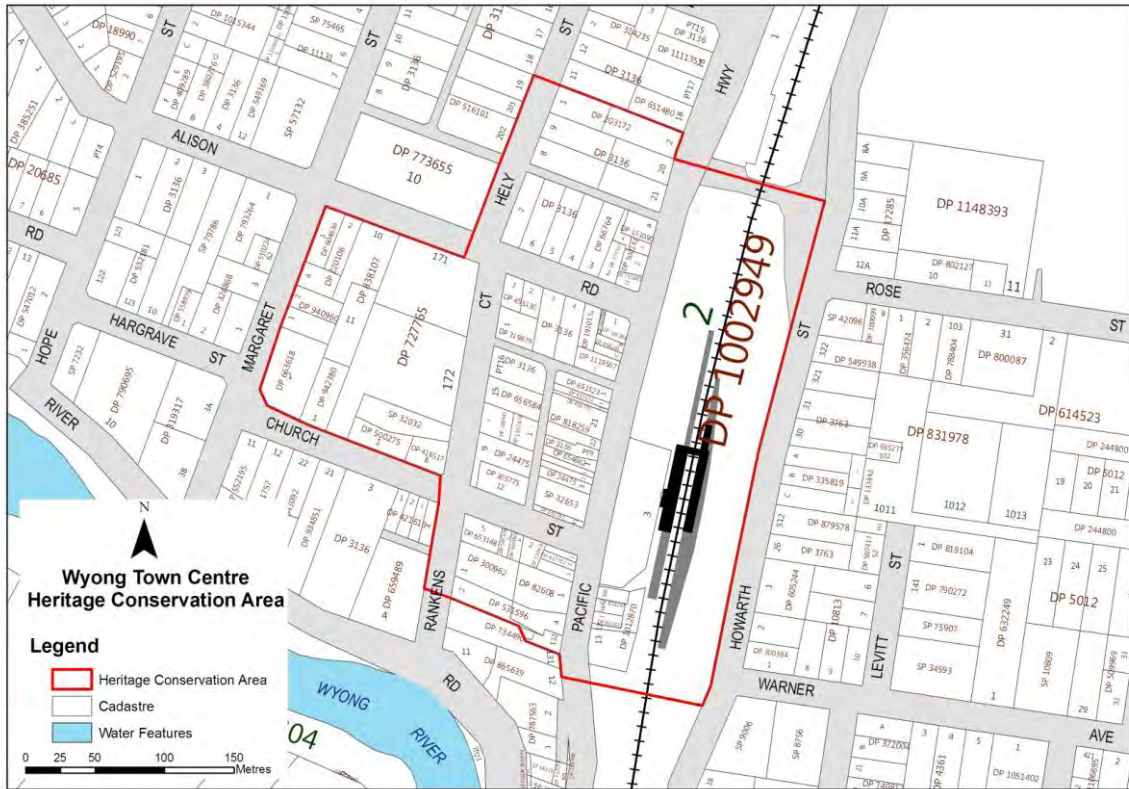
- The South Tacoma area
Statement of Significance
 - *The Wyong Tacoma area is a fine representative example of a residential riverside precinct that retains good examples of housing constructed up until c.1939 of high integrity. Two elements of the streetscape remain largely intact in terms of retaining their historical subdivision pattern; the natural features located adjoining the River, built fabric with garden settings and the public landscaping to the river. Collectively, the buildings and gardens and natural features of the riverside contribute to it being a distinctive precinct that captures the historical development of a representative type of residential river-frontage that retains its historical setting and character. The two streetscapes comprising the conservation area have historic, aesthetic, natural and cultural significance. Given the level of intactness and integrity, the area is of high local heritage significance.*

- Oaklands Avenue, The Entrance.
Statement of Significance
 - *The Oaklands Avenue area is a fine representative example of a residential precinct that retains good examples of housing constructed up until c.1950 of high integrity. The streetscape remains largely intact in terms of retaining the historical narrow lot subdivision pattern, the natural features located on rising ground away from the river, and simply built vernacular house designs with short garden settings. Collectively, the buildings and gardens contribute to it being a distinctive precinct that captures the historical development of a representative*

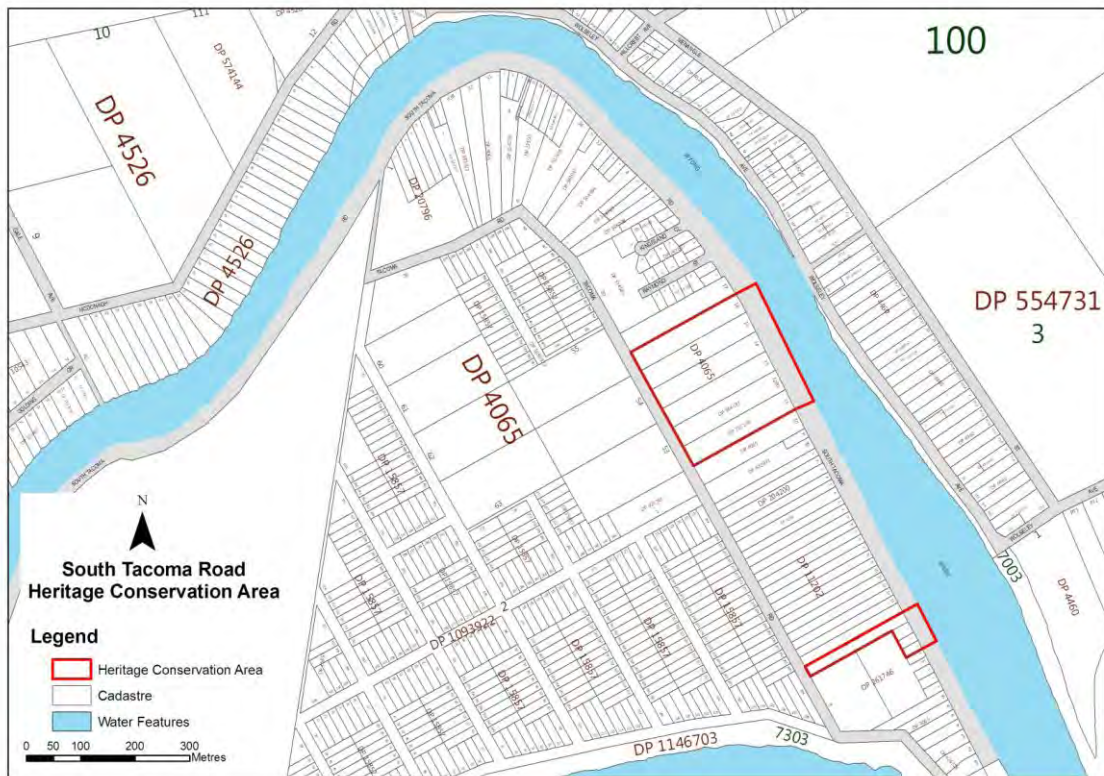
type of residential development that retains its historical setting and character. The streetscape is linear and single sided and provides the conservation area with historic, aesthetic and cultural significance. Given the level of intactness and integrity, the area is of high local heritage significance.

14.0 Appendix 1: Conservation Area Maps

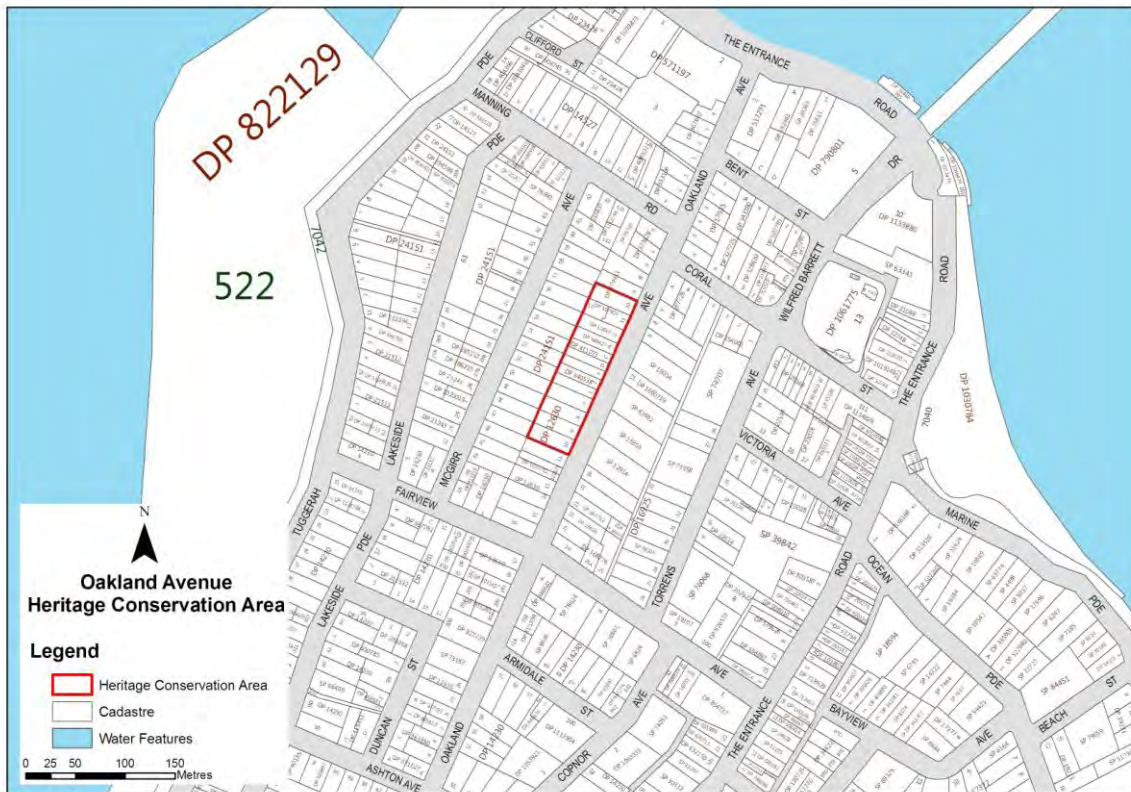
14.1 Wyong Town Centre Heritage Conservation Area



14.2 South Tacoma Road Heritage Conservation Area



14.3 Oaklands Avenue Heritage Conservation Area



15.0 Appendix

15.1 Appendix1: The Heritage Inventory – Items considered for Listing

The following are those sites which have been identified during the review as having a level of heritage significance and are included in the Heritage Inventory but their level of heritage significance is not sufficient to warrant Statutory listing on the LEP.

The purpose and functions of maintaining such an Inventory are as follows:

- to provide records of places which have been assessed;
- to allow for the future upgrading of a place to Listed status should further information be revealed or conservation works be carried out to increase the level of significance through an enhanced aesthetic character;
- to allow opportunities for future owners to enhance the significance through initiating conservation works as part of a Development Application;
- to allow Planning and Council officers to enter details of a property on to the Inventory, when they visit and assess a site or place as having potential heritage significance. The site and Inventory listing would then be referred to the Heritage Officer for further expert assessment

The impact of the places being listed on the Inventory would be that when Development Applications were submitted or during a Pre-DA consultation, the Inventory would be checked and the listing information on the subject property would be provided to the Applicant for their consideration. A Heritage Impact Statement would not be required with a DA submitted for a property on the Inventory.

Wyong Heritage Inventory
List of Items

Heritage Item	Street Address	Suburb
"A" Shop	The Entrance Road	Long Jetty
8 Norfolk Island Pines	Waterfront Plaza, The Entrance Road	The Entrance
Aboriginal Scar Tree	Opp. Chittaway Bay Motel, Burregah Road	Chittaway Bay
Alison Homestead	1 Cape Road	Wyong
All Saints Anglican Church	289-291 The Entrance Road	The Entrance
All Saints Anglican Church	Anzac Road	Tuggerah
'Amaroo' - Dwellings	Gladstan Avenue, Cnr. Tuggerah Parade	Long Jetty
Arthur Mollett Reserve	Church Street	Wyong
'Bangalow' - Dwelling	RMB 1187 Yarramalong Road	Wyong Creek
'Bangalow Creek' Farm House	119 Cutrock Road	Ourimbah
Bird Island Nature Reserve		Budgewoi
Boat shed and Norfolk Island Pines	10 The Entrance Road	The Entrance
Boatshed and Landing	14 South Tacoma Road	South Tacoma
'Bowenfels'	13 Hutton Road	The Entrance North
Bridge Club	415 The Entrance Road	Long Jetty
Brisbane Water Ambulance Station	128 Pacific Highway	Wyong
Brownlee's Sawmill	2 Brownlee Street	Ourimbah
Budgewoi Lake		Budgewoi
Buff Point Vacant Land	Scenic Drive	Buff Point
Bulk Store Building	464 Ruttley's Road	Manning Park
Bunya Bunya Pines (Araucaria Bidwillii)	Lake Street	Budgewoi
Butchery	The Entrance Road, Cnr Lake Street	Long Jetty
CARNIVAL incl. Carousel & Bruder Organ	46 Marine Parade	The Entrance
'Castle Rose'	54-56 Buff Point Avenue	Buff Point
Catholic School House	40-48 The Entrance Road	The Entrance
Chapman's Store, including ancillary building	14-16 Alison Road, Cnr. Hely Street	Wyong
Charmhaven Zone Substation	Pacific Highway/Mataram Road	Charmhaven
'Cheppy Wood' - Dwelling	2 Lett Street	Gorokan
Church	76 Hutton Road	The Entrance North
Church (former) - Dwelling	44 Tumbi Road	Tumbi Umbi
Church (former) - Dwelling	685 Pacific Highway	Kanwal
Cloud Valley Farm	231 Ravensdale Road	Ravensdale
Commercial Office Building	21 Rankens Court, Cnr. Bakers Lane	Wyong
Community Hall	The Entrance Road, Cnr. Campbell Street	The Entrance
Concrete Groyne	off Marine Parade	The Entrance
Court House (former)	17 Alison Road	Wyong
Day-care Centre	Oakland Avenue, Cnr. Norberta Street	Long Jetty
Dooralong Community Hall	Dooralong Road	Dooralong
Dooralong Public School	1046 Dooralong Road	Dooralong
Drinking Fountain	Adj. Surf Club, Marine Parade	The Entrance
Drinking Fountain	Railway Square, Pacific Highway	Wyong
Dwelling	42 Oaklands Avenue	The Entrance
Dwelling	40 Hutton Road, Cnr. Roberts Street	The Entrance North

Wyong Shire Council
Heritage Review

Wyong Heritage Inventory
List of Items

Heritage Item	Street Address	Suburb
Dwelling	229 Tuggerawong Road	Tuggerawong
Dwelling	37 Dening Street	The Entrance
Dwelling	24 Gordon Road	Long Jetty
Dwelling	59 Oaklands Avenue	The Entrance
Dwelling	51 Oaklands Avenue	The Entrance
Dwelling	749 Pacific Highway	Kanwal
Dwelling	27 Oaklands Avenue	The Entrance
Dwelling	141 Stella Street	Long Jetty
Dwelling	6 Archbold Road	Long Jetty
Dwelling	44 LakesideParade	The Entrance
Dwelling	12 Leppington Street	Wyong
Dwelling	Hutton Road	The Entrance North
Dwelling	Hargraves Street, Cnr Hutton Road	The Entrance North
Dwelling	31 Oaklands Avenue	The Entrance
Dwelling	5 Bay Road	The Entrance
Dwelling	20 Leonard Street	The Entrance North
Dwelling	24 Pacific Street	Long Jetty
Dwelling	28 Greenacre Avenue	Lake Munmorah
Dwelling	24 Trelawney Street	Killarney Vale
Dwelling	34 Margaret Street	Wyong
Dwelling	13 Anzac Road	Tuggerah
Dwelling	204-214 Pacific Highway	Watanobbi
Dwelling	25 Pacific Highway	Ourimbah
Dwelling	1021 Dooralong Road, Opp. Hall	Dooralong
Dwelling	34 Geoffrey Road	Chittaway Point
Dwelling	24 Moloki Avenue	Chittaway Bay
Dwelling	208 Buff Point Avenue	Buff Point
Dwelling	6 Moronga Street	Bateau Bay
Dwelling	30 Fravent Street	Toukley
Dwelling	674 Pacific Highway	Kanwal
Dwelling	585 Pacific Highway	Wadalba
Dwelling	186 Buff Point Avenue	Budgewoi
Dwelling	Lot 9 Warnervale Road	Warnervale
Dwelling	58 Swadling Street	Long Jetty
Dwelling	11 South Tacoma Road	South Tacoma
Dwelling	245 Tuggerawong Road	Tuggerawong
Dwelling	4 Leppington Street	Wyong
Dwelling	16 Byron Street	Wyong
Dwelling	37 Byron Street	Wyong
Dwelling	66 Wahroongah Road	Wyongah
Dwelling	RMB 1455 Ravensdale Road	Ravensdale
Dwelling	30 Florida Street	The Entrance North
Dwelling	Adj. 'Tahru' 371 Ravenswood Road	Ravenswood
Dwelling	104 Tuggerah Parade, Cnr Archbold Road	Long Jetty
Dwelling	41 Gordon Road	Long Jetty
Dwelling	96 Peach Orchard Road	Ourimbah
Dwelling	70 Jensen Road, Opp Braithwaite Rd	Wadalba
Dwelling	13 Norah Avenue	Charmhaven
Dwelling	16 Manly Parade	The Entrance North
Dwelling	17 Bondi Street	The Entrance North

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Heritage Item	Street Address	Suburb
Dwelling	38 Bondi Street	The Entrance North
Dwelling	41 Coogee Avenue	The Entrance North
Dwelling	Oaklands Avenue, Cnr. Armidale Street	The Entrance
Dwelling	58 Wahroonga Road	Wyongah
Dwelling	4 Winbourne Street	Gorokan
Dwelling	28 Hope Street	Wyong
Dwelling	15 Leonard Street	The Entrance North
Dwelling	16 Mary Street	Gorokan
Dwelling	34 Mary Street, cnr. Lakeview Avenue	Gorokan
Dwelling	127 Pollock Avenue	Wyong
Dwelling	133 Pacific Highway	Ourimbah
Dwelling	100 Shirley Street	Ourimbah
Dwelling	12 Church Street	Wyong
Dwelling	34 Hope Street	Wyong
Dwelling	36 Grandview Street	Long Jetty
Dwelling	20 Oaks Avenue	Long Jetty
Dwelling	115 Stella Street, Cnr Nirvana Street	Long Jetty
Dwelling	39 Stella Street	Long Jetty
Dwelling	35 Toowoan Bay Road, Cnr. Watkins Street	Long Jetty
Dwelling	13 Elsiemer Street	Long Jetty
Dwelling	110 Tuggerah Parade	Long Jetty
Dwelling	101 Swadling Street	Long Jetty
Dwelling	90 Glenning Road, Cnr Livistonia Road	Glenning Valley
Dwelling	2 Lake Street	Long Jetty
Dwelling	102 Swadling Street	Long Jetty
Dwelling	27 Pacific Highway	Ourimbah
Dwelling	49 Surf Street	Long Jetty
Dwelling	92 Pacific Street	Long Jetty
Dwelling	548 Jiliby Road	Jiliby
Dwelling	160 Tuggerah Parade, Cnr. Venice Street	Long Jetty
Dwelling	5 Bent Street	The Entrance
Dwelling	69 South Tacoma Road	South Tacoma
Dwelling	42 South Tacoma Street	South Tacoma
Dwelling	28 Anzac Road	Long Jetty
Dwelling	126 Stella Street	Long Jetty
Dwelling	96 Stella Street	Long Jetty
Dwelling	1 Hargraves Street	The Entrance North
Dwelling	39 McLachlan Street	Long Jetty
Dwelling	11 Campbell Avenue	The Entrance
Dwelling	26 Lindsay Street	Long Jetty
Dwelling	37 South Tacoma Road	South Tacoma
Dwelling	57-59 Lakeside Parade	The Entrance
Dwelling	29 Pacific Highway	Ourimbah
Dwelling	73 Pacific Highway	Ourimbah
Dwelling	36 Hutton Road	The Entrance North
Dwelling	113 Tuggerah Parade	Long Jetty
Dwelling	363 The Entrance Road, Cnr. Gordon Road	Long Jetty
Dwelling	88 Tuggerawong Road	Wyongah
Dwelling	20 Elsiemer Street	Long Jetty
Dwelling	25 Ravensdale Road	Ravensdale

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Heritage Item	Street Address	Suburb
Dwelling	30 Mardi Road	Mardi
Dwelling	25-27 Surf Street	Long Jetty
Dwelling	6 Gordon Road	Long Jetty
Dwelling	1 The Corso	Gorokan
Dwelling	212 Tumbi Umbi Road, Cnr. Eric Malouf Close	Tumbi Umbi
Dwelling	Jiliby Road, Cnr Watagan Forest Drive	Alison
Dwelling	48 Alison Road	Wyong
Dwelling	16 Pinaroo Street	Gwandalan
Dwelling	23 Pacific Highway	Ourimbah
Dwelling	RMB 1860 Ourimbah Creek Road	Palm Grove
Dwelling	450 Ourimbah Creek Road, Cnr. Bumbles Creek Rd	Ourimbah
Dwelling	2 Burns Road	Ourimbah
Dwelling	10 Lawson Street	Norah Head
Dwelling	19 Nichols Avenue	Gorokan
Dwelling	2 Crystal Street	Wyong
Dwelling	142 Tuggerah Parade	Long Jetty
Dwelling	1 Gladstan Avenue	Long Jetty
Dwelling	21 Bellevue Street	Long Jetty
Dwelling	33 Margaret Street, Cnr. North Road	Wyong
Dwelling	29 Howarth Street	Wyong
Dwelling	21 Hargraves Street	The Entrance North
Dwelling	12 Hargrave Street, Cnr Hope Street	Wyong
Dwelling	88 Tuggerah Parade	Long Jetty
Dwelling	13 Byron Street	Wyong
Dwelling	46 Alison Road	Wyong
Dwelling	Pacific Highway, Cnr. Minnsota Road	Wadalba
Dwelling	RMB 1160 Yarramalong Road	Wyong Creek
Dwelling	8 Hope Street	Wyong
Dwelling	RMB 5200 Peach Orchard Road	Ourimbah
Dwelling	11 Howarth Street	Wyong
Dwelling and outbuildings	85 Jensen Road	Wadalba
Dwelling, with new residence adjacent	1089 Dooralong Road	Dooralong
Dwellings	131 Tuggerah Parade, Cnr. Thompson St	Long Jetty
Dwellings	1-5 Bent Street	The Entrance
Dwellings	124-126 Ocean Parade	The Entrance
Dwellings	54-56 Lakeside Parade	The Entrance
Dwellings	119-123 Eloora Road	Long Jetty
Dwellings	5 and 7 Byron Street	Wyong
Dwellings	Tuggerah Parade, Cnr. Stella Street	Long Jetty
Dwellings	84 Stewart Street	The Entrance North
Dwellings	2 Elsiemer Street, Cnr. Tuggerah Parade	Long Jetty
Dwellings	27, 33 Hutton Road	The Entrance North
Dwellings	13 South Tacoma Road	South Tacoma
Dwellings	2-12 Gordon Road	Long Jetty
Dwellings	18-20 Gordon Road	Long Jetty
Dwellings	65-67 Oaklands Ave, Cnr Fairview Avenue	The Entrance
Dwellings	45-49 Oaklands Avenue	The Entrance
Dwellings	33-43 Oaklands Avenue	The Entrance
Dwellings	20-22 Oaklands Avenue	The Entrance

Wyong Shire Council
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Wyong Heritage Inventory List of Items		
Heritage Item	Street Address	Suburb
Dwellings	129 Tuggerah Parade	Long Jetty
Dwellings	8-10 Panonia Road	Wyong
Ebenezer's Cottage' - Dwelling and Sawmill	608 Yarramalong Road	Wyong Creek
Eleanor Duncan Aboriginal Health Centre	1 Pacific Highway	Wyong
Electricity Substation No. 12610	18-20 Wyong Road	Bateau Bay
Ex-Government Facility	8 Alison Road	Wyong
Factory	680A Pacific Highway	Hamlyn Terrace
Family Day Care	33 Alison Road	Wyong
Farm building	225 Hansens Road (adjacent to)	Tumbi Umbi
Farm Homestead Complex	89 Carters Road	Lake Munmorah
Farm House, Silos and Farm Shed	798 Yarramalong Road	Wyong Creek
Felton Mathew's Tree	Old Maitland Road	Kangy Angy Mountain
'Fernbank'	756 Yarramalong Road	Wyong Creek
Fire Station	5 Hely Street	Wyong
Flats	32 Hely Street	Wyong
Garage	43 Panonia Road	Wyong
General Store	6 Warner Avenue	Wyong
Government Housing	Owen Avenue	Wyong
'Gracemere' - Dwelling	20 Kidman's lane	Wyong Creek
Grand Hotel	126 Pacific Highway	Wyong
Group of Araucaria Trees	35 Chittaway Road	Ourimbah
Group of Palm Trees	Stimson's lane	Tumbi Umbi
Group of Trees	Karagi Point Reserve Hutton Road	The Entrance North
Group of Trees - Newale State Colliery	Rutleys Road	Mannering Park
Group of Trees (Araucaria Heterophylla)	Swadling Reserve Bay Road	Long Jetty
Group of Trees/Palms	Pacific Highway	Wyong
'Hillside' - Dwelling	RMB 5035 Peach Orchard Road	Ourimbah
'Hillview' - Dwelling	1376 Yarramalong Road	Wyong Creek
'Hillview' - Dwelling	356 Ourimbah Creek Road	Ourimbah
Holiday Cottages	2-4 Coral Street	The Entrance
'Homeleigh' - Dwelling	1650 Yarramalong Road	Yarramalong
Homestead Complex	37 Howes Road	Ourimbah
Hoop Pines	1860 Ourimbah Creek Road	Ourimbah
'Iona'	610 Yarramalong Road	Yarramalong
Jilliby Cemetery	15 Jilliby Road, Cnr. Hue Hue Road	Jilliby
Jilliby Public School	352 Jilliby Road	Jilliby
Kanwal General Store, Attached Residence	68 Craigie Avenue	Kanwal
'La Costa' - Dwellings	154 Bay Road	Long Jetty
Lake Munmorah		Budgewoi
Lake Munmorah Zone Substation	392 Pacific Highway	Lake Munmorah
'Linden Park' Homestead Complex	357 Jilliby Road	Jilliby
Linga Longa' Guest House - Dwelling	1614 Yarramalong Road	Yarramalong
Livestock Farm Buildings	Opp. 922 Jilliby Road	Jilliby
Long Jetty	Tuggerah Parade, opp. Archbold Street	Long Jetty
Long Jetty Hotel	407 The Entrance Road, Cnr Pacific Street	Long Jetty
Long Jetty Vet Clinic	The Entrance Road, Cnr. Archbold Street	Long Jetty
Majestic Cinema	54 The Entrance Road	The Entrance
'Marabilla' - Dwelling	710 Yarramalong Road	Wyong Creek

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Heritage Item	Street Address	Suburb
McKinnon Hall	19 Rankens Court	Wyong
Methodist Church (former)	19 Rankens Court	Wyong
Milepost	Opposite Railway Station Pacific Highway	Wyong
Mr Parry's Jetty	Tuggerah Parade, Opposite Gladstan Ave	Long Jetty
Munmorah State Recreation Area	Elizabeth Bay Drive	Budgewoi
'Nellie Ville' - Dwelling	35 Chittaway Road	Ourimbah
Nissan/Quonsett style Shed	Opposite 30 (RMB 312) Mardi Road	Mardi
Norah Head	Bush Street	Norah Head
Norah Head Lightstation Group	40 Bush Street	Norah Head
Noraville Cemetery, Edward Hargraves' Grave	Wilfred Barrett Drive, Cnr. Oleander Street	Noraville
Noraville General Store	446 Main Street, Cnr Pandora Parade	Noraville
Noraville Zone Substation	Brisbane Street/Wilfred Barrett Drive	Noraville
Noraville, House and garden	3-7 Elizabeth Drive	Noraville
Old Maitland Road	Old Maitland Road	Kangy Angy Mountain
Old Ravensdale Road	25 Ravensdale Road	Ravensdale
Old Tuggerah Jetty	Lake Road	Tuggerah
Our Lady of the Rosary Catholic Church	The Entrance Road	The Entrance
Ourimbah 132 kV Transmission Substation	Yates Road/Ourimbah Creek Road	Ourimbah
Ourimbah Methodist Church	111 Pacific Highway	Ourimbah
Ourimbah Post Office (former)	700 Ourimbah Creek Road	Palm Grove
Ourimbah Public School	121 Pacific Highway	Ourimbah
Ourimbah Railway Station & House	1 Mill Street	Ourimbah
'Palmdale House' Including Grounds	148 Palmdale Road	Palmdale
Palmdale Road Bunya Pines	Palmdale Road	Palmdale
Physiotherapy Centre	364 The Entrance Road	Long Jetty
Police Station	Denning Street, Cnr Short Street	The Entrance
Police Station and Quarters	10-12 Alison Road	Wyong
Possum Park	Weemala Street	Budgewoi
Post Office and Attached Residence	Opp. School Dooralong Road, adj. 1061	Dooralong
Post Office and Residence	1 Station Street	Ourimbah
Ravensdale Public School (former)	227 Ravensdale Road	Ravensdale
Restaurant/Residence	11-29 The Entrance Road	The Entrance
Retail Store and Residence	1377 Yarramalong Road, Opp. Bumble Hill Rd	Yarramalong
Road Bridge	200m E of Priest's Ridge Rd, Brush Creek Rd	Cedar Brush Creek
Road Bridge	Kidman's Lane (off Yarramalong Road)	Wyong Creek
Road Bridge over Deep Creek	Collies Lane	Mardi
Robley House - Eye Surgery	24-26 Hely Street	Wyong
Rubber Tree (Ficus Elastica)	Ocean Street, Opp. Lake Street	Budgewoi
Rural Bank (former)	98 Pacific Highway, Cnr Bakers Lane	Wyong
'Salmon House' (former) - Dwelling	1208 Yarramalong Road	Yarramalong
Savoy Theatre (former)	The Entrance Road, Cnr. Thompson Street	Long Jetty
Shed	Adj. Retail shop Yarramalong Road	Yarramalong
Shed	Adj. Hopetoun School Pollock Avenue	Wyong
Shop	73 Bay Road	Blue Bay
Shop	264-266 The Entrance Road	Long Jetty
Shop	74 Pacific Highway	Wyong
Shop	21 Pacific Highway	Ourimbah
Shop	16 Hargraves Street	The Entrance North

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Heritage Item	Street Address	Suburb
Shop and Residence	1 Coral Street	The Entrance
Shopping Complex	Railway Square, Pacific Highway	Wyong
Shops	52 Pacific Highway	Wyong
Shops - Group	The Entrance Road, Cnr. Thompson Street	Long Jetty
Silo and Dairy Shed	2 Watagan Forest Drive	Jilliby
Silos	457 Ravensdale Road	Ravensdale
Slab Hut	526 Ravensdale Road	Ravensdale
South Tacoma Public School (former)	Rear 40 South Tacoma Road	South Tacoma
St Andrews Presbyterian Church	134-136 The Entrance Road	The Entrance
St Anne's Church (former)	1052 Dooralong Road	Dooralong
St Barnabas' Church and Cemetery	RMB 1359 Yarramalong Road	Yarramalong
St Cecilia's Catholic Church Group	21-23 Byron Street	Wyong
St James Anglican Church	29 Byron Road	Wyong
St Josephs Convent at St. Cecilia's School	Panonia Road	Wyong
Stone Fence	Waterfront Plaza, The Entrance Road	The Entrance
Stone House, timber slab barn and fencing	611 Brush Creek Road	Cedar Brush Creek
Strathavon Country Club'	31 Boyce Avenue	Wyong
Streetscape	64-70; 78 Pacific Highway	Wyong
'Sunnybank' - Dwelling	16 Chittaway Road	Ourimbah
'Tarella' - Dwelling	14 South Tacoma Road	South Tacoma
Taylor Chambers	141, 143, 147 The Entrance Road	The Entrance
The Entrance Bridge	Wilfred Barrett Drive	The Entrance
The Entrance Hotel	The Entrance Road	The Entrance
The Entrance Ocean Pools	Ocean Parade	The Entrance
The Entrance Surf Club	44 Marine Parade	The Entrance
The Entrance Vacant Land	17-21 Gosford Avenue/Bondilla Road	The Entrance
The Entrance-Long Jetty Uniting Church	202-204 The Entrance Road	The Entrance
The Lakes Hotel	199-209 The Entrance Road	The Entrance
'The Palms' - Dwelling	12-14 Palm Springs Avenue	Glenning Valley
Toowoan Bay Gospel Chapel	102 Bay Road	Blue Bay
Toukley Bridge		Toukley
Tuggerah Lake		The Entrance
Tuggerah Lakes Golf Course - Trees	Shelly Beach Drive	Long Jetty
Tuggerah Pioneer Dairy	2 Lake Road (Enter off Bryant Drive)	Tuggerah
Tuggerawong Progress Hall	Adj. Bus-stop, Tuggerawong Road	Wyong
Tuggerawong Public School	222 Tuggerawong Road	Tuggerawong
Turton Building	54 Pacific Highway, Cnr. Church Street	Wyong
Utility Structure	Cnr. Mill Street and Brush Road	Ourimbah
Utility Structure	1A Jaques Road, Cnr. Glen Road	Ourimbah
Vales Point Power Station	Rutleys Road	Mannering Park
Vales Point Zone Substation	Rutleys Road	Mannering Park
Wallahah Creek Bridge	Pacific Highway	Charmhaven
Warnervale Public School (former)	75 Warnervale Road	Warnervale
Warnervale Regional Uniting Church	271-273 Warnervale Road	Hamlyn Terrace
Warnies Railway Cafe and General Store	1-13 Warnervale Road	Warnervale
Water Reservoir	61-67 Gilbert Street	Long Jetty
Woodbury's Inn Park	62 Yarramalong Road	Wyong Creek
World War 1 and 2 Monument	Wyong Town Park, Rankens Court	Wyong
World War 1 Monument	The Entrance Road, Cnr. Marine Parade	The Entrance

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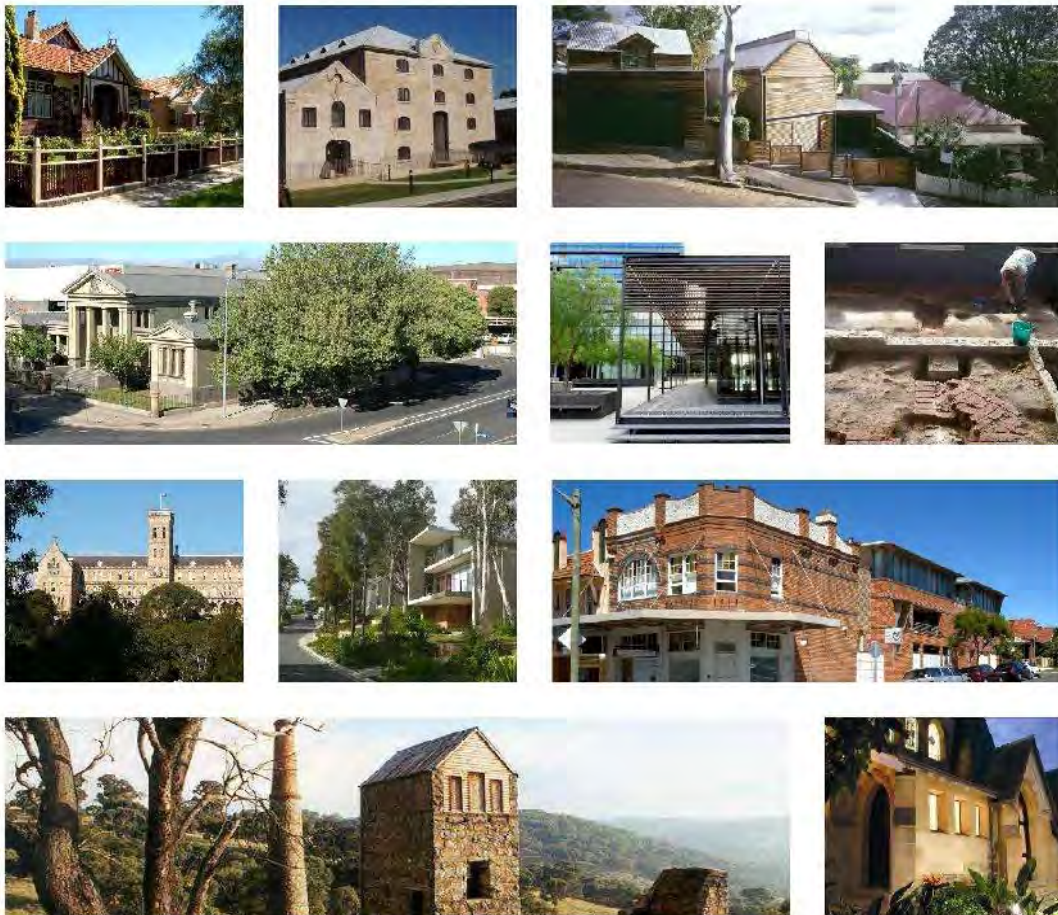
Heritage Item	Street Address	Suburb
World War 1 Monument	1 Mill Street (near Railway Station)	Ourimbah
Wye Colliery - Landscape	Rutleys Road	Mannering Park
Wyong Creek Community Hall	Yarramalong Road	Wyong Creek
Wyong Creek Public School	583 Yarramalong Road	Wyong Creek
Wyong Customer Substation	Donaldson Street	Wyong
Wyong Memorial Hall	Anzac Avenue	Wyong
Wyong North Sawmill	380 Pacific Highway	Wyong North
Wyong Public School (former)	8 Rankens Court	Wyong
Wyong Railway Station & Cottage	Pacific Highway	Wyong
Wyong Shire Council Building	2 Hely Street, Cnr. Anzac Avenue	Wyong
Wyong Underbridge	Concrete Bridge At 98.779 Km	Wyong
Wyong Zone Substation	320 Pacific Highway West	Wyong
Wyrabalong National Park	Wilfred Barret Drive	Noraville
Yarramalong Cemetery	1474 Yarramalong Road	Yarramalong
Yarramalong Public School	1560 Yarramalong Road	Yarramalong
Yarramalong School of Arts	Yarramalong Road, Cnr Leewood Close	Yarramalong

15.2 Appendix 2: Heritage Advice

The following brochure is provided by the NSW Heritage Office and is available on the NSW Heritage Office web site.



Heritage listing





Produced especially for owners of heritage properties, this leaflet answers commonly asked questions about listing. It explains the benefits and effects of listing in New South Wales. It also gives owners a practical insight into how to make sympathetic changes.

What are heritage listings?

New South Wales has two main types of heritage listings known as *heritage items* and *conservation areas*. Heritage listings flag that a place or object has heritage significance.

Four main statutory lists contain heritage listings for places that are significant locally, state-wide, Australia-wide and/or world-wide. Locally significant heritage places are listed on local council Local Environmental Plans. The State Heritage Register lists our State's most significant heritage places and objects known as items of state heritage significance. Nationally significant places are listed on the National Heritage List. Places of world-wide significance like the Sydney Opera House are inscribed on the World Heritage List.

Heritage places from all four lists collectively demonstrate the unique history and achievements of the people of NSW and Australia. As physical links to Australia's past, heritage places trace the transition of Australia from its ancient indigenous origins to a penal outpost of Great Britain to the advanced culture of today's developed nation.

How does heritage benefit you?

The heritage places of NSW not only reveal the story of Australia's past; they safeguard and enrich our present and future.

For our environment, sustainable development begins with recycling—heritage buildings and their embodied energy included. Recycling heritage buildings reduces our consumption of resources and ecological footprint. Re-using instead of demolishing an average 19th century terrace is equivalent to saving 15,000 litres of petrol or five car trips around the planet in embodied energy. The Heritage Council's expert committees give free technical advice on sustainably upgrading heritage buildings for contemporary needs. Advice is given



Retaining our limited heritage resources is green, sustainable, an investment and community building.



From top: Cadia copper mine's Engine House near Orange, c.1867; St Patrick's seminary, Manly, 1885, now converted to a college; New houses and subdivision of St Patrick's grounds retain its significant setting and trees; A characteristic Federation residence, c.1910.



Listing keeps heritage places authentic, alive and useful.



From top: Walsh Bay Wharves, c.1921, once a major shipping port, now a vibrant apartment, theatre and restaurant precinct; Virgin Megastore, Sydney, converted from a major bank headquarters, c.1925; Megastore interiors; The Mint, Sydney, c.1855, where colonial coins were made, now offices.

on upgrading historic buildings for disabled access, fire safety, building code standards and new services in ways which retain their heritage significance.

For our economy, heritage attractions underpin tourism, enhancing long-term growth. Heritage places provide the material to promote our State and neighbourhood profiles. Limited in supply, the rarity and authenticity provided by heritage places are attractions that cannot be built or recreated anywhere else.

Not long ago, areas like the Rocks and Paddington were considered 'slums' slated for demolition. Since listing and conservation, their value has appreciated enormously. The Rocks now supports Sydney's tourism industry, boosting the economy.

For individuals, the benefits extend beyond the timeless character often found in heritage places. Studies show heritage properties can attract higher resale values. Price premiums attracted by heritage character and listing can also extend to adjoining properties. Listing gives owners greater certainty the heritage qualities of the area are protected. Sensibly maintained, the old keeps its appeal in the long-term and only grows in rarity with age.

For communities, heritage plays a major role in the appeal and life of neighbourhoods. Even heritage places with no current use or in a neglected state can provide the impetus for revitalising a neighbourhood. The adaptive reuse of heritage buildings like Walsh Bay's finger wharves shows how retaining the old as part of a new use creates unique precincts and renews community life and enjoyment of the place.

Heritage places create and support jobs in your community. As well as jobs for specialist repair tradespeople and heritage consultants, heritage places support jobs for architects, planners, builders, building material suppliers, real estate employees, and the many people working in tourism for heritage sites, hotels, food and travel.

In other words, retaining our limited heritage resources is green, sustainable, an investment and community building. Owners, businesses, residents and visitors all benefit as a result.

Why list?

Listing is the way our heritage places are identified and managed. This safeguards the environmental, economic and social benefits of this limited resource for present and future generations.

As with zoning, certainty is the driving reason for listing. By flagging our heritage places, listing gives owners and the community certainty about what is a heritage place. It provides advance knowledge about the approvals process, and confidence that future changes to listed places and surrounds will be

sympathetic ahead of important decisions such as purchasing.

Early listing avoids the uncertainty, delays, unforeseen costs and unnecessary conflict that can result when heritage is identified late in the development process. For example, temporary heritage listing known as Interim Heritage Orders, cannot apply to locally significant places already listed as local heritage items or state significant places already listed on the State Heritage Register.

Listing is the established world-wide method for managing heritage. Before listing existed in NSW, community protests about widespread heritage destruction resulted in the building union 'green bans' of the 1970s. This saved the Rocks and other heritage places from demolition at the time and ultimately led to our State's first contemporary laws for heritage listing in 1977, the *Heritage Act*.

What does listing mean?

By providing a balanced framework for managing change, listing keeps heritage places authentic, alive and useful. Australian heritage places are not inflexibly bound or 'mothballed' by listing. Listing will not stop all change or freeze a place in time. Listing is a beginning—the first step in protecting our significant places—not the end result. Statutory listing protects our State's heritage places in three basic ways: recognition, approvals and support.

1. Recognition

Listing gives public recognition to heritage places under Australian or State law. Listing as a heritage item or area is a mark of community distinction that can be useful for promoting resale or business. It will not change property ownership or open private property to the public. Listing produces information about the history and significance of a place to help owners understand and manage their property. This information is published on the online heritage database at www.heritage.nsw.gov.au/shi.

For owners who wish to attract visitors, state listing also gives heritage bed and breakfasts, pubs or other heritage attractions free promotion on the heritage tourism website: www.visit.heritage.nsw.gov.au.

2. Approvals for change

Listing permits sympathetic development of heritage places through an approvals process. The process to gain approval ensures changes retain the significance of heritage places.

State listing normally prevents demolition and neglected maintenance. NSW listings do not otherwise prescribe how a place can or cannot be changed. Any change to a listed place can be assessed for approval.



Listing will not stop all change or freeze a place in time.



From top: NSW Parliament House, converted from the 1816 Rum Hospital; Sydney Harbour's Fort Denison, c.1862, once a colonial fort, now an events venue; Restored façade of the partly burnt-down George Patterson House, Sydney, c.1895, showing the old and reconstructed parts; Above interiors converted into a bar using the old ruins as a feature.



Listing gives owners improved access to heritage grants.



From top: Babworth House, 1915, a mansion converted into five flats; New kitchen/living addition opening onto the rear gardens of above; Convict-era hospital relics, c.1818, at the old Parramatta hospital site now converted into the Parramatta Justice Precinct; Above relics are displayed in a glazed café building in front of the new Justice Precinct buildings.

Changes are assessed on their merits when owners submit development applications. In this assessment, the relevant government agency decides whether the proposed works will have an acceptable impact on the heritage significance of the place. Owners have an opportunity to submit their own assessment in the 'statement of heritage impact' before this decision is made. Upgrading kitchens, bathrooms and services and rear extensions to meet contemporary standards are commonly approved changes.

Minor works, day-to-day repairs and maintenance rarely need approval because they will normally fulfil criteria for exempt development. There is no obligation to restore a listed place. No approval is needed to sell or lease a listed place.

Tips for sympathetic alterations are shown in the table over the page. Interested owners can also access free best practice guidelines from the Heritage Council to help with these works at www.heritage.nsw.gov.au/conservation.

For pre-application advice on proposed changes contact the relevant government agency:

- Local: for places listed on the Local Environmental Plan, call the local council's heritage planner.
- State: for places listed on the State Heritage Register, call the NSW Department of Planning's Heritage Branch on (02) 9873 8500.
- Federal: for places listed on the National or Commonwealth Heritage Lists: call the Heritage Division of the Department of Sustainability, Environment, Water, Population and Communities on 1800 803 772.

3. Support

Listing gives owners improved access to heritage grants, free advice from local council's heritage planners on how to make sympathetic changes, and often allows a wider range of uses than the current zoning would otherwise permit. NSW grants for conservation works are described further at www.heritage.nsw.gov.au/funding. Some local councils also offer local heritage grants. Find out by contacting the council's heritage planner.

Free technical advice is available to owners of state-listed places for upgrading historic buildings from the Heritage Council's expert technical committees. They provide advice on upgrades for disabled access, fire safety, building code standards and the introduction of new services for contemporary residential or business needs. Advice is also given on conserving historic building materials.

Heritage listing can reduce council rates and land tax when owners apply for a 'heritage valuation' from the NSW Valuer General's Office. An existing heritage valuation will be shown in the 'Notice of Valuation' issued for council rating purposes.

What is listed?

Places and objects are listed when they have what is known as *heritage significance*. Ancient, old and modern places are all listed. These demonstrate the length and breadth of Australia's rich history.

Heritage significance and listing is not only about buildings. Landscapes, gardens, parks, farms, streets, towns, Aboriginal sites, archaeological relics, bridges, dams, railway stations, shipwrecks and objects are also listed for their heritage significance. This includes both privately and publicly owned places and objects.

The heritage significance of a place is measured using seven standard Heritage Council criteria. Local councils survey their areas for listing locally significant places and objects using these same criteria. Any person can also nominate a place for listing to the local council, NSW Heritage Council, and Australian Heritage Council for locally, state or nationally significant places respectively. Consulting owners and the community is a key part of the listing process for all types of statutory listing in NSW.

Desirable areas often feature large numbers of heritage listings – an indicator they have a great deal worth keeping. However, few places are listed overall. Across New South Wales less than one percent of properties are listed heritage items.

To find out how many heritage places you have listed in your local neighbourhood and how these places are significant, search the NSW online heritage database at: www.heritage.nsw.gov.au/shi or the Australian heritage places inventory at: www.heritage.gov.au/ahpi/index

Listing effects in brief:

- Heritage significance is recognised by law.
- Brings greater certainty that future changes will be sympathetic.
- Physical changes may need approval.
- Conversion to new uses can be approved.
- Complete demolition is normally prevented for state-listed items.
- Normal maintenance is required for state items.
- Does not alter ownership.
- Does not oblige owners to restore or open their place to the public.
- No approval needed to sell or lease the place.
- Owners can apply for heritage grants.
- See www.heritage.nsw.gov.au for more details.

¹ Of 3.5 million total land parcels in NSW, less than one percent are listed as statutory heritage items. These include approximately 26,000 local, 1,600 state and 20 national items. Figures are derived from data from the NSW online heritage database as of May 2010.



Across New South Wales less than one percent of properties are listed heritage items.



From top: Canterbury Sugar Mill of c.1841 restored after fire and converted to apartments; The mill before restoration; Another contemporary apartment conversion of the c. 1920 McCafferys Stables at Pyrmont; New mezzanine level, kitchen and living space inserted into the stables building.



Above: Demonstrating these tips in practice for a church conversion into two homes: Toxteth Church, Glebe. The new internal structure inserted into the old church for new mezzanine levels was built in a way that allows its future removal without damaging heritage fabric (tip 8). The old roof structure is used as a feature in the new design (tip 3). A rear modern pavilion addition is discrete and lightweight (tip 4). Open courtyards separate the church and hall from the new addition, allowing the old building to remain prominent (tip 6).

Heritage renovating tips[†]:

Some common tips to help you renovate or extend your heritage place sympathetically:

1. Start with good advice: from the local council's heritage planner or a heritage consultant. This will help you understand your place, find out about available grants, the approvals process, information required, and how to develop sympathetic renovations.

2. Find a good fit: Fit the planned use to the site, building and room – whether the current use or a compatible new use. *Examples:* A bad fit is trying to fit four bedrooms and garage into a single-storey terrace on a small site. A good fit (or compatible use) is placing new kitchens or bathrooms into existing service rooms to limit damage to fine old interiors.

3. Keep authenticity: Aim to retain inside and outside heritage features (like fireplaces, decorative ceilings, windows, roofs and fences) as part of new work. Reuse rather than remove or replace sound heritage materials. To maintain the value of your investment and avoid expensive future repairs use maintenance guides at www.heritage.nsw.gov.au/conservation.

4. Position discretely: Place extra living space and changes to the rear or least-conspicuous position to maintain the main public appearance, setting and features of the place. *Examples:* Place additions and parking behind the building facade line. Converting the attic into an extra room may be an option where roof dormers can be fitted discretely at the rear.

5. Continue patterns: In modern or traditional additions, reflect forms and patterns of the adjoining old building without imitating its exact details to harmonise new with old. *Examples:* Window sill lines, materials, roof forms, building proportions and fences are typical patterns to follow in new additions.

6. Separate new forms: Separate the mass of new buildings from the old so the old remains prominent. *Examples:* Using the main heritage building as the starting point, step-down the height of additions (wall and roof ridge heights), increase building set-backs, or use a pavilion style addition with a separate roof and low link to the old building (see example on left).

7. Reveal heritage features: Removing unsympathetic alterations and restoring original features like open verandahs and fences can transform a place's appearance and appeal.

8. Make change reversible: meaning new work can be removed later without damaging the old. *Example:* Do not paint unpainted sandstone or face brick walls because paint cannot be removed without scarring. Impervious paints and sealants can also damage older masonry by spreading rising damp.

See more in *New Uses for Heritage Places* and *Design in Context* at www.heritage.nsw.gov.au/publications.

[†] These tips are not compulsory or inflexible. They do not replace other professional guidelines, planning controls or direct the consent authority's assessment of proposals.

Listing myths and facts snapshot:

Myth 1: "Listing stops change or inhibits growth"

Facts: Listing will not stop change. Changes may need approval. Any change can be assessed for approval. The approvals process promotes sympathetic changes to retain the authenticity of heritage places. Listed places can be converted to new uses and upgraded with approval. New bathrooms, kitchens and living space are commonly approved changes. Talk to the local council's heritage planner for advice on these or other changes. You can continue smaller works to listed places without approval like most day-to-day gardening, cleaning, painting interiors and basic maintenance when it fulfils criteria for what is known as *exempt development*. No approval is needed to sell or lease listed places. Managing our limited heritage resources in this way can drive revitalising unique precincts and long-term growth, including improved environments, property values, and visitor numbers.

Myth 2: "Listing devalues property"

Facts: Studies¹ show listing has no effect on property value in most cases, and sometimes improves resale value. Listed residences with well maintained heritage features have been found to attract a price premium compared to equivalent non-listed places in independent studies¹. Period features and other heritage attributes often feature prominently in property advertisements because of this appeal.

Myth 3: "Listing turns my place into a museum"

Facts: Listing does **not** oblige owners to restore or open a place to the public like a museum, dictate the use owners propose or freeze a place in time. More flexible than zoning, listing can actually allow more uses than the zone would otherwise permit. Finding a viable use is a priority for listed places. Only normal day-to-day maintenance is required for state-listed places, safeguarding your property as an investment.

Myth 4: "Listing penalises me and my property"

Facts: Listing gives you improved access to heritage grants, greater flexibility for uses including uses otherwise prohibited, and often reduced land tax. Listing also gives a local council greater control over preventing inappropriate neighbouring development—all advantages only for listed places.

Myth 5: "Listing complicates renovations."

Facts: Listing gives you advance notice about the issues and process for gaining development approval, including better access to heritage grants and free advice from local council professionals. Fewer delays and better design outcomes often result. Listing reduces the risk of delays and community protests when heritage values are identified late in the development process. Heritage consultants can help you through this process, however are not needed for all applications. Find out what information and advice you need for your renovations from the council's heritage planner.



From top: New buildings harmonising with the old (tip 5). The first two are a rear addition reflecting the height, building form, window proportions, lines and materials of the Federation corner store; Second steps its height and setbacks down from neighbouring Victorian buildings, uses similar forms to the adjoining, and integrates the garage discretely recessed below a verandah so it does not dominate (tip 6); The final building reflects Colonial forms, roofs, materials, heights and setbacks in the neighbourhood.



From top: Further new buildings harmonising with the old from different periods and purposes. The height of the first new home is single-storey adjacent to single-storey Victorian neighbours (tip 6). Materials and roof forms reflect surrounding buildings used in subtly different ways to distinguish the new buildings from the old (tip 5); The second is a new building adjoining a historic warehouse and Victorian hotel in Surry Hills; Last two are Orange Courthouse's rear additions continuing the old building's materials and building forms (tips 4 & 6).

Myth 6: "Listing is unfair interference"

Facts: Like zoning, listing is necessary government planning required by law for orderly development. Listing is part of good planning. Everyone gets a say before listing; owners and neighbours included. Listing decisions are made independently by government after considering public comments and using state-wide heritage standards. Professional heritage assessment against standard criteria guides these decisions. In this measured way, the heritage of your area is known and earning the rewards for its owners like greater protection against inappropriate neighbouring development, flexible uses, and tax breaks.

Myth 7: "I will look after my place better unlisted"

Facts: While you may be the best possible custodian for your heritage property, without listing no-one can guarantee future owners will look after it as well. If not listed, then you are also denied the benefits in 4.

Myth 8: "Listing reduces development potential"

Facts: While potential varies between sites, independent reviews of some Braidwood property concluded the state listing had **no impact** on development potential. Zoning, physical site constraints, limits on impacting neighbours and the environment, and other controls all mean development potential is not endless to begin with. Heritage concerns can still be raised by the community or council for unlisted places when development is proposed. Prior listing just makes the development process smoother; a known quantity. Illustrations in this guide show considerable development realised for listed places through adaptive re-use. For a typical listed home, a sympathetic modern rear addition for extra living space, sometimes taking advantage of an extra basement level, a second storey in the attic space or a granny flat may be possible.

Myth 9: "Listed places cannot be bulldozed"

Facts: State listing normally prevents demolition. The Heritage Council cannot approve demolition of a state-listed item. However, in some circumstances listed places can be partly demolished with approval, such as to remove detracting additions. If a listed place has lost its heritage significance or long-term conservation is no longer necessary, the place can be removed from the heritage list or demolished with government approval after assessment and advertising for public comments.

Myth 10: "Only the old, grand or beautiful is listed"

Facts: Seven different heritage criteria mean places can be significant for reasons other than age and beauty. Criteria such as design quality ('aesthetics') and connection to important people and events ('associations') mean that the fairly recent and old, modest and grand, plain and beautiful alike can form part of our history and heritage.

Myth 11: "Too much is listed"

Facts: Of 3.5 billion land parcels in NSW, less than one percent are listed heritage items, including less than 30,000 total heritage items.²

Endnotes

1. Some recent Australian studies, study evaluations, and case law which conclude listing has a positive or no effect on property values and economic viability include:
 - Abelson, P. & Dominy, C., *The Economics of Heritage Listing*, 2001 (on benefits, costs and economic viability of development).
 - Australian Government Productivity Commission, *Conservation of Australia's Historic Heritage Places Inquiry Report, Appendix C, Effect of heritage listing: a hedonic study of two local government areas*, 2006 (on property value).
 - Cotterill, D., Sinclair Knight Merz, *Value of Heritage to the City of Ballarat-Case Study*, not dated (on property value).
 - Deodhar, V., *Does the housing market value heritage? Some empirical evidence*, 2004 (on property value).
 - Heritage Victoria, *Heritage listing and property valuations in Victoria*, 2001 (on property value).
 - Moore, T, *Land and Environment Court of New South Wales judgement, Helou v Strathfield Municipal Council [2006] NSWLEC 66*, 2006 (on amenity and costs of heritage compared to knock-down and rebuild).
 - Newell, G., Wills, P., & Eves, C., *Heritage Australia: A Review of Australian Material Regarding the Economic and Social Benefits of Heritage Property*, 2005 (on property value, jobs, other general benefits).
2. Figures are approximate for the purpose of indicating the percentage of NSW property listed, based on data available at the time of publication from the NSW online heritage database as of 2010.



Above: Significant established trees retained by the careful design of a new housing subdivision in the grounds of St Patrick's Estate, Manly—Australia's first national Catholic seminary—here being enjoyed by a member of the next generation.

Provenance

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