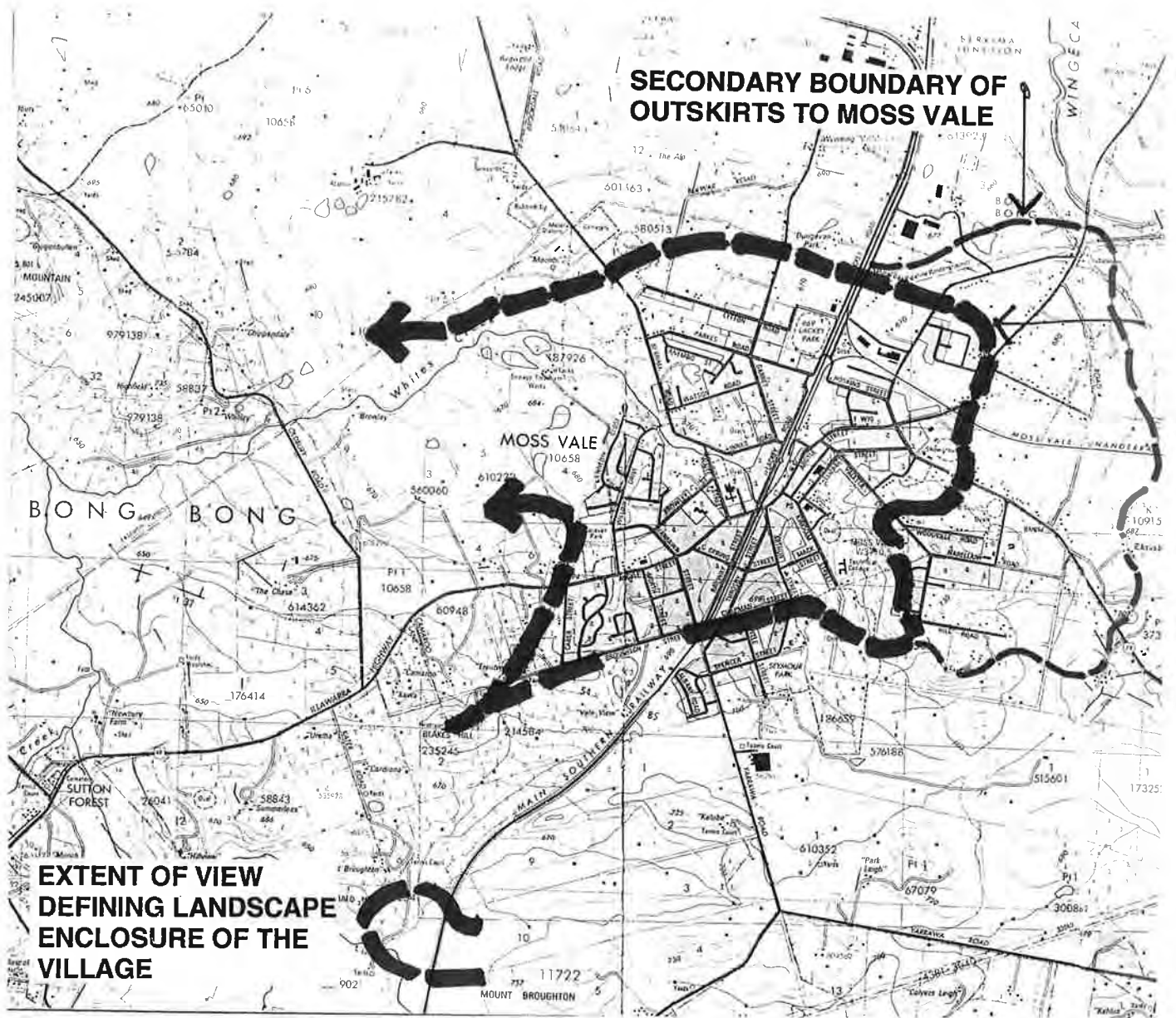


**FIGURE 4.4: BURRAWANG
KEY VILLAGE:
Landscape Catchment**



**FIGURE 4.5: MOSS VALE:
Landscape Catchment**

- Blake's Hill. This at present is a distinctive edge to the town. (See Figure 4.5))
- (ii) Retain roadside trees, both indigenous and introduced on all circulation routes.
 - (iii) Encourage a farm policy of planting a mixture of trees to reflect the existing rich pattern of the cultural landscape which is a statement of the values placed on the landscape by its owners.
 - (iv) Develop design guidelines to encourage appropriate siting and design for structures and buildings within the landscape.

Sutton Forest Village

- (i) Protect the existing layout, character and setting of the village by minimising any development.
- (ii) Preserve the historic character of the village and the significant ridges, particularly as the village is set in a key historic landscape unit. (See Figure 4.6)

East Bowral

- (i) Encourage retention and regeneration of indigenous trees as scattered timber and groups as a major landscape management goal.
- (ii) Protect existing Eucalypts along roads, for example Range Road. They form a screen to the rural residential development beyond.
- (iii) Discourage the use of white ranch style fencing which has appeared in some peripheral parts. This style of fencing is alien to the character and sense of place of the area.
- (iv) Set back all future subdivision from roads such as Kangaloon Road and screen by tree planting.
- (v) Complement existing subdivision patterns by reflecting the present scale in any new subdivisions.
- (vi) Adopt a landscape boundary combining visual, ecological and control values as a line beyond which no residential development including rural residential is permitted.

Jamieson Hill and Mt Gibraltar are important primary ridges to be protected as significant landscape components and backdrop to the urban area of Bowral.

Yarrunga Area

- (i) Encourage retention of existing indigenous vegetation and pine shelter belts to retain the present pattern of substantial forests and dense tree clusters.
- (ii) Promote regeneration of the treed areas and replant introduced tree groups as they decline with age.
- (iii) Consider this unit as an addendum to the list of key historic units in view of its history from 1860's selection and as an extension of Unit 1.

Bundanoon - Exeter Area

- (i) Encourage tree planting along roads, hobby farms, creeks and paddock boundaries in order to reflect the early historic character before modern tree removal and for land conservation reasons. The area is generally bereft of trees and suffers visually as a result.

Exeter

- (i) Ensure that new housing reflects existing form in roof pitch, housing scale, colours and siting within the block. (It is not suggested that future development should be prohibited from Exeter, however, the current pattern of modern brick houses with long elevations parallel to the street is inappropriate.)
- (ii) Preserve the open character of vacant lots. This can be done by careful siting and design guidelines for infill. For example protection of existing trees, appropriate scale housing and maintenance of setback and dwelling densities are infill principles that should be adopted.

Oxley's Hill

- (i) Promote tree planting to establish a more distinct cultural pattern for land conservation reasons in the western part of the area beyond Oxley Hill.

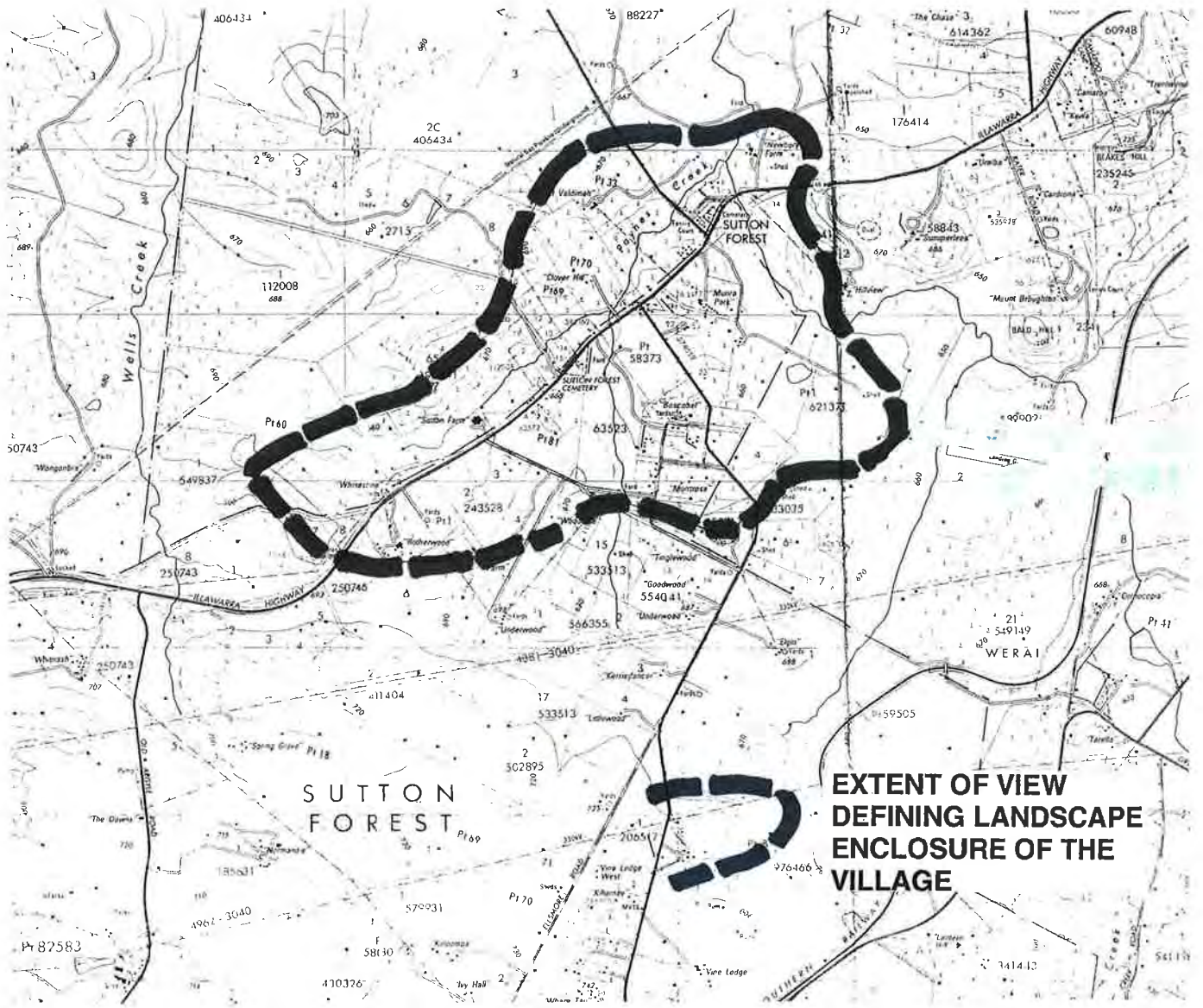


FIGURE 4.6: SUTTON FOREST
KEY VILLAGE:
Landscape Catchment

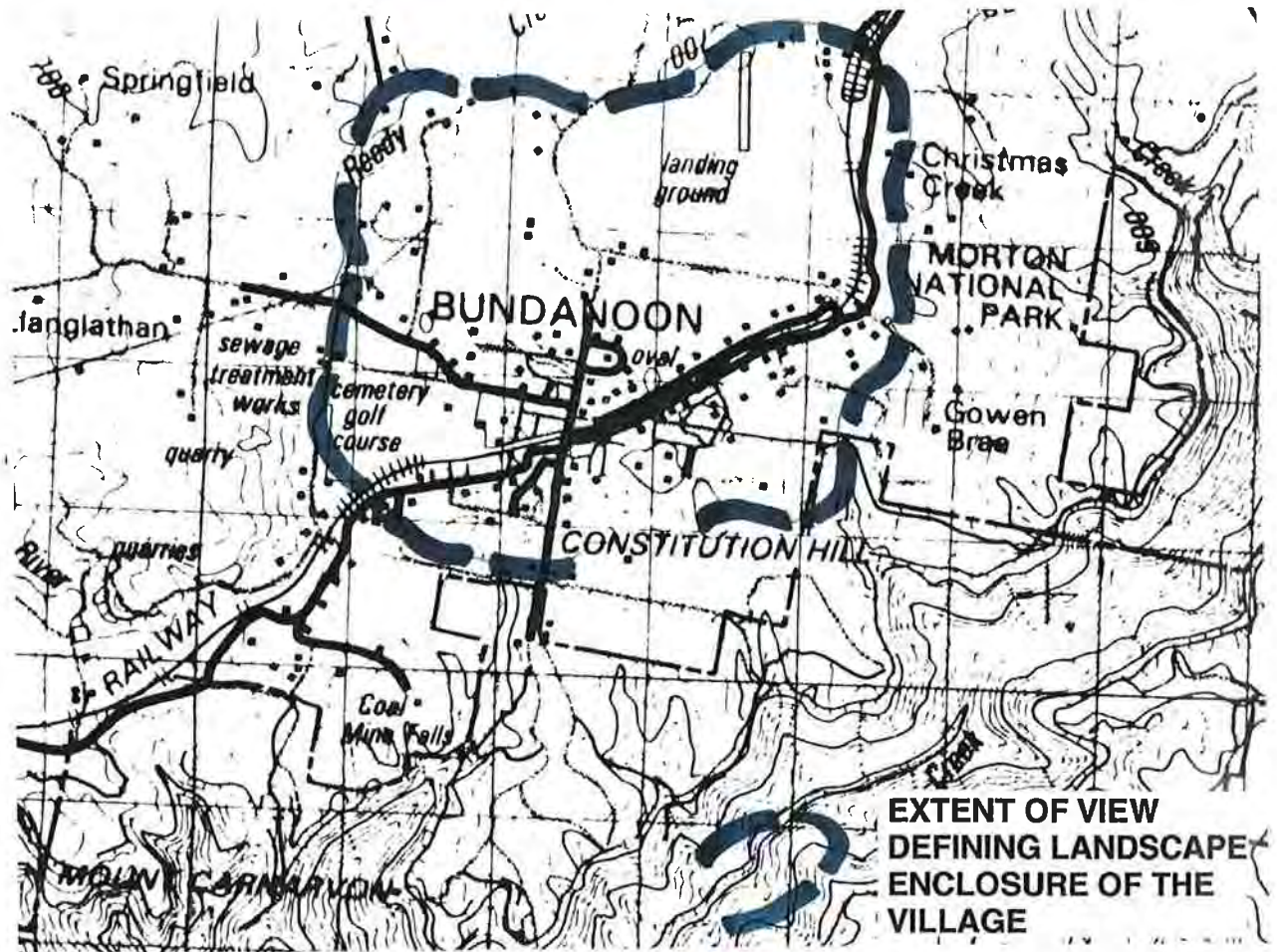


FIGURE 4.7: BUNDANOON:
Landscape Catchment

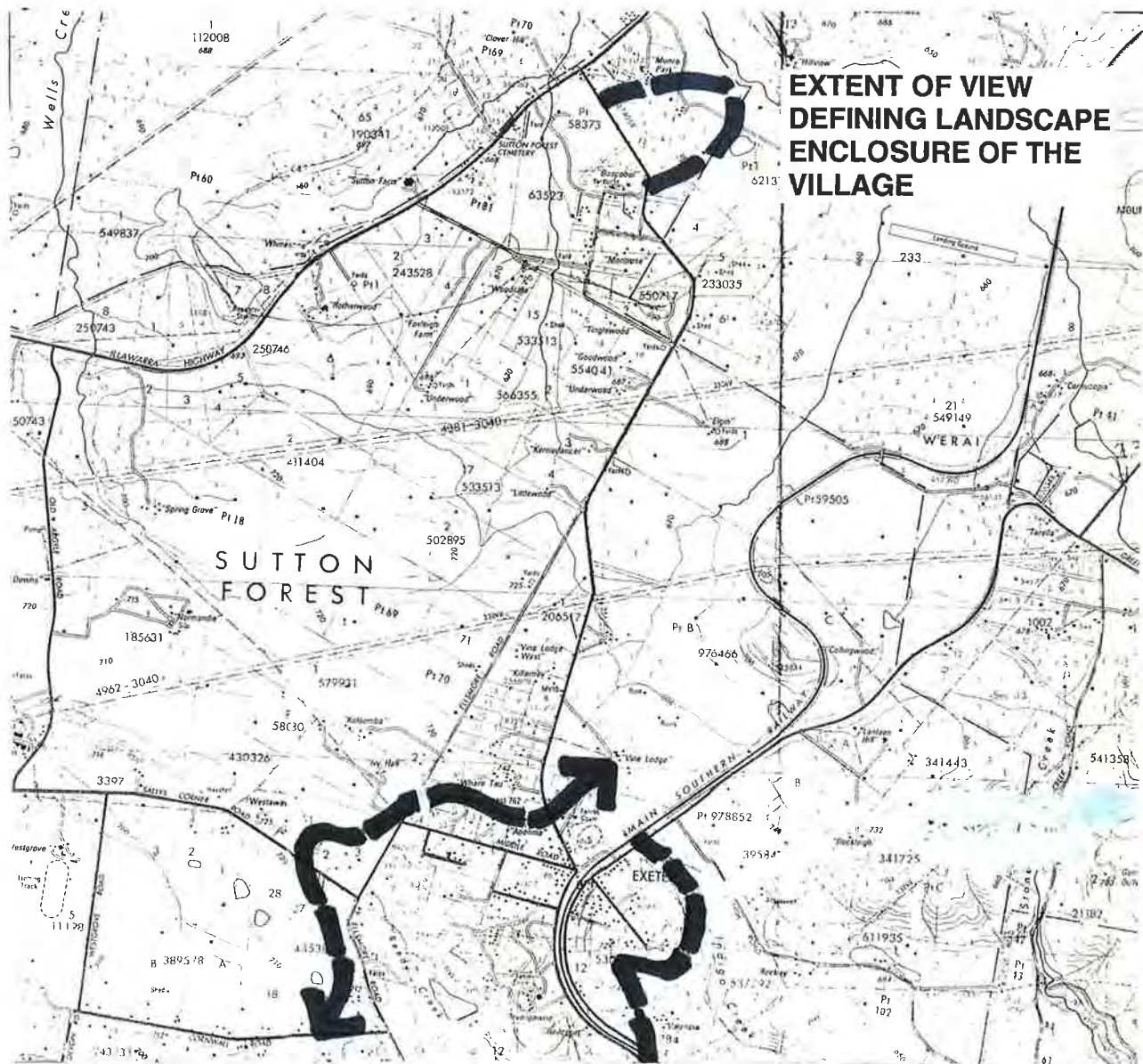


FIGURE 4.8: EXETER
KEY VILLAGE:
Landscape Catchment

- (ii) Protect the forest on the northern section on Ninety Acre Hill, on a permanent basis for nature conservation measures and to maintain its contrast culturally and visually to the cleared grazing areas. It is a reminder of the land avoided by the early settlers.
- (iii) Protect the setting of 'Wingecarribee' and the urban-rural edge of Bowral. Culturally and visually the rural landscape pattern of paddocks and trees, native and introduced, is regarded as significant to the character and morphology of Bowral and should be protected. The extent of this landscape setting is shown on the accompanying plan. (See Figure 4.9)

Penrose Area

- (i) Improve the visual character of this landscape unit by additional tree planting and regeneration. The landscape appears in a degraded condition due to the overclearing of vegetation and the lack of any significant pasture to take its place.

Canyonleigh Area

- (i) Encourage retention of all trees particularly on the ridges
- (ii) Retain the trees flanking all roads

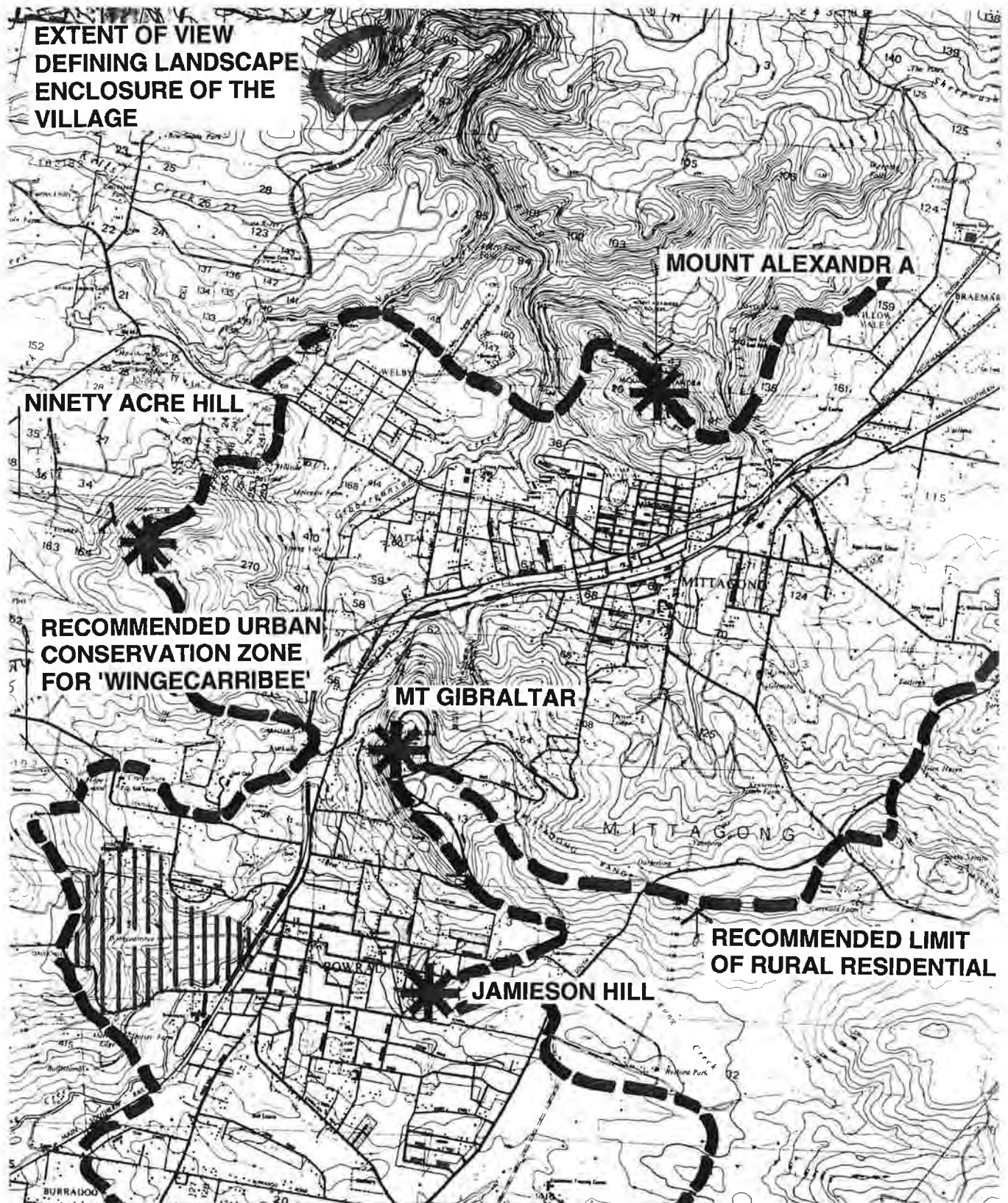


FIGURE 4.9 **BOWRAL &
MITTAGONG:
Landscape Catchment**

4.3 STATUTORY MEASURES

Basis for Recommendations

The statutory recommendations discussed in this section of the Study have been developed through:

- an understanding of heritage requirements arising from the significance of Wingecarribee's heritage resources.
- an assessment of the problems threatening heritage conservation in Wingecarribee observed by the survey teams during the preparation of the Inventory.
- an examination of Council's existing planning policies and controls which could directly or indirectly affect identified items and conservation areas.
- discussions with Council's planning staff on Council's planning, building and works administration and implementation.
- discussion with other government agencies affecting Council's administration; and,
- an assessment of potential conflicts between conservation needs and local and state government planning programmes.

Statutory processes, as they relate to heritage planning and management in Wingecarribee, are identified in the Sections which follow for each of the three main applicable bodies of legislation. Statutory measures are then recommended for implementation at the State, regional or local level as appropriate.

Environmental Planning and Assessment Act 1979

The EP&A Act is responsible for striking a balance between development and environmental protection. It achieves this through State policies; local and regional plans; the development approval process and the environmental impact assessment process. The Department of Planning is responsible for State and regional planning; local councils are responsible for local planning.

There are no State Environmental Planning Policies (SEPPs) for heritage conservation purposes.

Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs) are now the most widely used method to control demolition and development of heritage items. All these planning instruments, however, also have the potential to affect heritage items and areas in adverse ways.

(a) State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) which have the potential to affect individual heritage items and heritage conservation areas in Wingecarribee have been identified. They are:

- SEPP No. 25 - RESIDENTIAL ALLOTMENT SIZES AND DUAL OCCUPANCY DEVELOPMENT & SUBDIVISION, which does not apply to conservation areas, however, this SEPP does permit dual occupancy subdivision of Items of Environmental Heritage not located in conservation areas. The policy could have major impact on individual items as well as on the overall character of key historic urban areas in Bowral, Moss Vale and Mittagong.
- SEPP No. 32 - URBAN CONSOLIDATION, does apply to conservation areas and items of environmental heritage. The policy could have a major impact on existing Heritage Conservation Areas in Berrima, Bowral, Moss Vale and Mittagong and on the character of other key historic urban areas. The policy should be reviewed to specify "heritage" as a particular "head" of consideration in determining whether to proceed with a REP.

(b) Illawarra Regional Environmental Plan

The Illawarra Regional Environmental Plan No 1 (IREP No 1) gazetted on 12 April, 1986, contains heritage provisions for the conservation and protection of a number of items of European built heritage in the local government areas of Wollongong, Shellharbour, Kiama, Shoalhaven and Wingecarribee. The items scheduled for the Tablelands sub-region are, in the main, reflected in the Wingecarribee Local Environmental Plan Heritage Schedules. A

review of IREP No 1 is proposed. Only heritage items of Regional or State heritage significance will be listed using the draft SHIP criteria to determine the level of significance of heritage items.

(c) Wingecarribee Local Environmental Plan 1989 (as amended)

The EP&A Act places much of the responsibility for conserving the environmental heritage on local government through the local environmental plan making process. Under Section 117(2) of the Act, the Minister has directed [Direction No G.21 - 16th August 1985] that where an LEP applies to land which contains items of environmental heritage, provisions for their conservation must be included in that LEP.

While the Wingecarribee LEP 1989 is not a specific heritage conservation plan, it contains the appropriate heritage conservation provisions recommended as standard clauses provided by the Heritage Branch of the Department of Planning. Schedules 2, 3 & 4 list individual items and Urban Conservation Areas respectively. Owners of these scheduled items or those within Conservation Areas, are required to obtain consent from Council prior to undertaking changes to the item listed.

A draft LEP has already been prepared for Environmental Protection 7b Zones which incorporates the key cultural landscape units and aims to retain the cultural heritage significance of these areas (See Figure 4.10). To achieve the heritage aims, land use activities considered inappropriate by virtue of the scale of operation or use, are restricted.

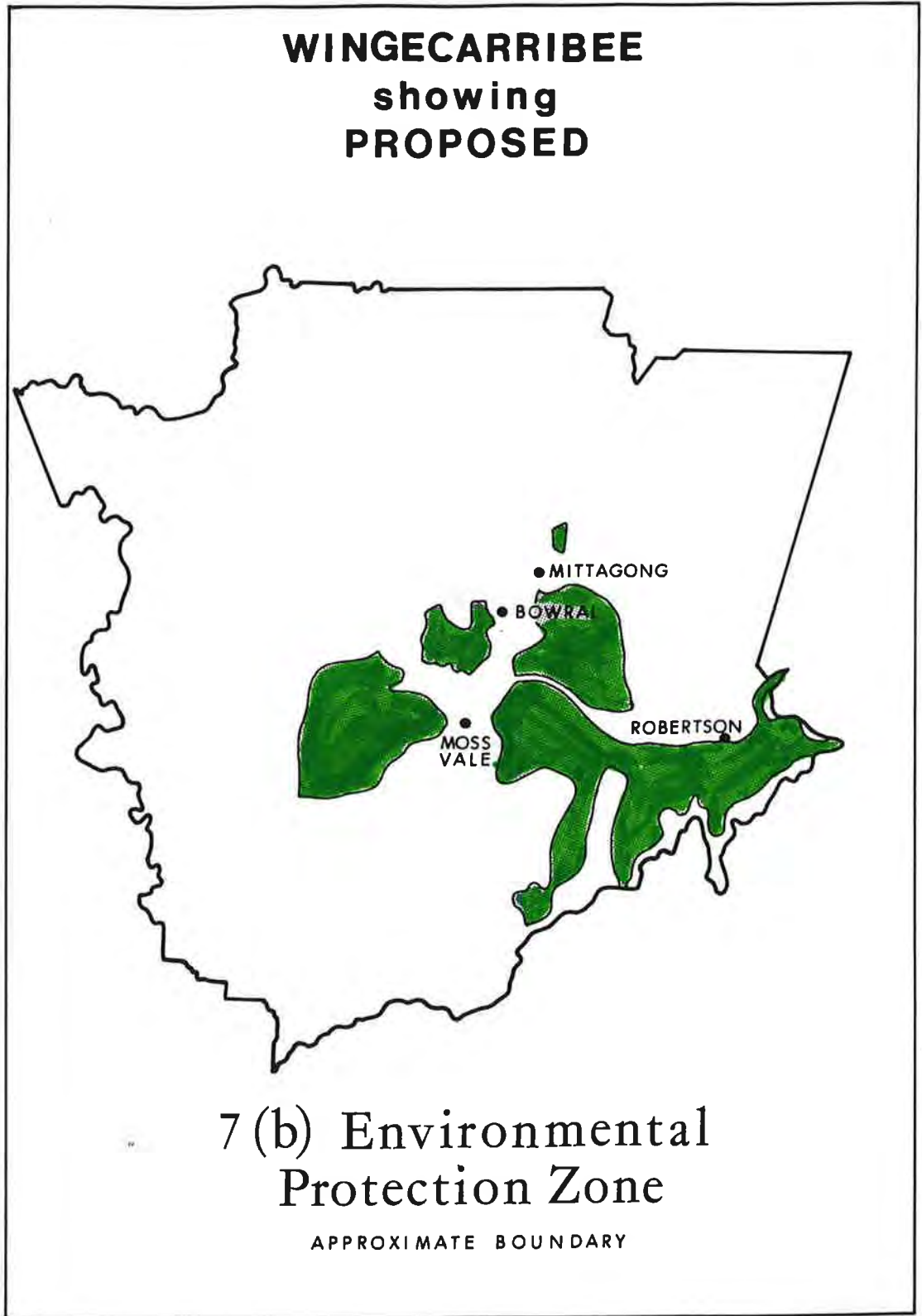
Under the current zoning arrangements some zones, such as Zone 2a in Bowral and 3a in Berrima, do not afford the opportunity to protect heritage items and Conservation Areas cannot achieve conservation objectives because of the implications of the zone. 1a and 1b zones generally are not consistent with the long term conservation of items within these areas.

As part of the heritage study process, the LEP was reviewed and the need for a number of amendments and additions were

identified. It is recommended that the Wingecarribee LEP 1989 (as amended) address the following matters:

- Review of the existing LEP Heritage Schedules to ensure:
 - addition of those individual items and conservation precincts contained in Part B of the Inventory which were surveyed during the course of the heritage study and considered as appropriate items for immediate inclusion;
 - further investigation and consideration of the Part B Inventory items noted, but not surveyed during the heritage study;
 - amendment of the boundaries of the Bowral Urban Conservation Area, following further investigation;
 - a review of the zoning within Berrima Conservation Area;
 - inclusion of new heritage conservation areas for residential and commercial precincts in Mittagong; residential and commercial precincts in Moss Vale; and, the villages of Exeter, Burrawang and Sutton Forest, following more detailed assessment of these areas; and,
- New Environmental Protection 7b zone provisions for the Joadja Conservation Area.

For items on the LEP Heritage Schedules, the incentive clauses included in the heritage provisions may be utilised. In Ku-ring-gai where adaptive re-use through such incentive clauses has been adopted, *"it has been discovered that it is important to keep the specific aim of the exercise in focus, that is, the conservation of the building"*². It is recommended that Council consider adopting the requirements which apply in Ku-ring-gai where Council requires a statement that the building is no longer



**FIGURE 4.10: ENVIRONMENTAL
PROTECTION 7B ZONE IN
WINGECARRIBEE**

Source: Wingecarribee Council

suitable for a use permissible in the zone or its previous use. In this regard economic factors and the current state of the building are often taken into account. Additionally, the Council has required as a condition of consent a management plan to be submitted to outline the conservation works that will be carried out as a result of consent being granted under the incentive clauses. This measure has been taken to ensure the new use promotes the conservation of the heritage item.

(d) **Development Control Plans (DCPs)**

The provisions of an LEP may also be further amplified by the preparation of a Development Control Plan. Section 90 of the Act, while emphasising that each development must be determined on its merits, recognises development control plans as a guide to making decisions. A DCP is able to spell out Council's attitudes to development and in this case, heritage conservation, for both the community and developers. The preparation of a Development Control Plan as a conservation tool is seen as being consistent with the promotion by the Department of Planning of a more flexible and positive approach to planning.

Thus, in association with the abovementioned LEP, preparation of development control plans (DCPs) is also recommended by the Department of Planning. These plans at minimum, should contain clear objectives aimed at encouraging the conservation of historic items and precincts and landscapes within Wingecarribee. They may supplement the provisions of the LEP by spelling out, where relevant, detailed development standards and design guidelines which are considered appropriate, without the inflexibility of a LEP. The DCP prepared for Berrima Village (DCP No. 14) has been prepared along these lines. Preparation of DCPs also allows for the ongoing review and subsequent changes and/or additions to the list of items of the environmental heritage of Wingecarribee.

By setting out policies and other requirements relating to the care of heritage items and development in the vicinity, and

related matters each DCP provides the minimum requirements for Council to consider in assessing development proposals relating to heritage items. Council may refuse consent to a development which does not comply with the DCP, or may modify the development by way of conditions so that it does comply. The DCP is also used to determine how a development satisfies the aims of the LEP.

Amendments to existing DCP's listed below to incorporate heritage objectives are recommended. The heritage objectives should be based on the Statement of Significance contained in inventory listings or on recommendations contained in this report. Some additional research and assessment of significance may be necessary in certain instances. For example, review is needed for:

- . DCP No. 20 Cluster Houses in Residential Zones
- . DCP No. 16 Rural and Residential Standards

Review of the existing heritage conservation DCP for Berrima Village (DCP No. 14) is also needed to address the issues which have arisen in the course of its implementation. For individual buildings all design aspects should be assessed including attention to the traditional considerations of:

- . type of built form;
- . style;
- . proportion;
- . spacing and rhythm;
- . height;
- . shape and silhouette;
- . texture;
- . colour;
- . setback;
- . alignment;
- . massing and scale;
- . disposition and proportioning of openings;
- . play of light and shade;
- . ration of solid to void; and,
- . materials.

The essence of these design considerations is to emphasise simple building maintenance rather than radical changes and if any changes were to be effected, additions or alterations should only be made where absolutely necessary, and in sympathy with the class, type, period, style and detailing of that building. As such, the use of foreign verandah forms, 'iron lace' where there originally was none, metal columns in imitation of the Greek and Roman orders, imitation tiles and metal window frames play little part in the conservation of places of cultural significance. Guidance for successful new work is to be found in the context of setting of items; the visual 'grain and texture' of significance streetscapes and the village as a whole.

For the village as a whole, aspects to be addressed should include recognition of the subdivision pattern and vacant spaces; village boundaries; and, landscape patterns.

New heritage conservation DCP's with objectives and similar design considerations as above, are recommended for:

- . Environmental Protection 7b - Landscape Conservation zones to provide objectives for the cultural landscape units;
- . Joadja Conservation Area;
- . Bowral Urban Conservation Area;
- . Mittagong Town Centre;
- . Sutton Forest;
- . Exeter; and,
- . Burrawang.

(e) **Development Application Requirements For Heritage Items**

To achieve the proper care of heritage items, in such a way that is not too onerous on owners/applicants, it is necessary for Council to provide guidance for people submitting applications which involve changes to items listed on Schedules 2, 3 & 4.

The owners/applicants should be made aware of the matters which will be considered by Council and the process that will be followed in determining applications. If this is done, the owner/applicant can gain an understanding of what is required and prepare the application accordingly.

Some Councils provide supplementary notes with Development Application forms, outlining the requirements for specific types of development. It is recommended that notes on Development Application Requirements be prepared for:

- individual heritage items
- items within particular urban and rural heritage precincts.

These Development Application Requirements should include general reference to the value of heritage items and their contribution to the character of a precinct and/or, Wingecarribee and specific advice about the submission of applications involving changes to Heritage items, and applications relating to land adjoining a heritage item.

In addition to the usual plans, applicants should be required to submit:

- . historical information about the property, including the date of the building/s and major changes (if known).
- . a plan showing the property as it is now, including the layout of the building/s and the location of principal features of the grounds - paths, planting beds, major trees etc.
- . a description of the proposed changes and why they are needed, and how those changes are likely to impact on the significance of the item.

Advice should also be provided for Part B items when possible.

In order to avoid lengthy delays for an applicant applying for development consent for minor works, Council could consider a combined DA/BA system to reduce processing time for minor applications.

(f) Section 149 Certificates

Annexure information to Section 149 Certificates form issued by Council includes heritage information as allowed under the amended Environmental Planning and Assessment Act Regulations of February 1986. This includes advice that for heritage items, development consent for demolition is required. Additional advice such as objectives for Landscape and Conservation Areas could also be included where appropriate.

Under Section 149(5) Council may now include advice on the effect of the recommendations of the Heritage Study on identified heritage items.

(g) Tree Preservation Order

Council currently has a Tree Preservation Order which applies to the Conservation Areas at Berrima and Bowral; the escarpment at Robertson; and, Burradoo and serves to retain the overall character and amenity of areas where trees in private gardens make an important contribution.

As part of this Heritage Study, a number of landmark trees or vegetation groups (hedges, windbreaks and avenues) have been identified within Wingecarribee. Apart from significant individual trees, many hedges and windbreaks may not be protected by this order. In addition to their use for conservation of individual tree specimens, implementation of this mechanism should be considered for key cultural landscapes, including formal hedge planting and windbreaks. It is also recommended that Council consider extending the Tree Conservation Order to cover areas such as:

- . Burrawang, Exeter and Mittagong;
- . other new conservation areas; and,
- . Environmental Protection 7b Zones.

Heritage Act, 1977

This Act was introduced with the principal objective of conserving the important components of the State's heritage for the future. The Act established the Heritage Council of New South Wales whose function is to administer legislative provisions of the Act.

The Heritage Act is concerned with achieving balanced conservation. It deals with the most basic protection of heritage items against damage and demolition through to restoration and promotion. The Act can affect properties both publicly and privately owned. While the Heritage Act has mainly been administered to conserve European cultural heritage, archaeological relics and natural areas, it can also be applied to places of Aboriginal significance and to moveable items.

The Act enables the Heritage Council to place certain types of orders on buildings, works or places to prevent the demolition, destruction or harm of these buildings, works or places. As discussed in Section 4.1 of this report, archaeological sites or relics, both above and below ground, may also be the subject of conservation orders under Section 136, Section 130 or interim or permanent conservation orders under Sections 26 and 44 respectively.

There appears however, to be no situation which warrants the immediate imposition of any conservation orders on any heritage items/places identified during the Study. Council should be aware of the potential use of Orders. The philosophy that a development can only proceed with the construction of a new building is often false, displaying little imagination. It is often the case that with little or no extra money, the re-use of an existing structure can be incorporated into the development or change of use of a property. In the extreme cases where a building poses an active danger to public health and safety, or where demolition is the only alternative, careful consideration should be given to the building which will replace the original item.

Of particular importance to certain places in Wingecarribee such as Joadja, are the provisions which relate to historical archaeological (non-Aboriginal) items. The Heritage Act 1977 makes special provisions for the protection of non-Aboriginal archaeological resources under Section 139 (requiring an excavation permit from the Heritage Council to disturb an archaeological site

or relic) and Section 146 (requiring the notification of the Heritage Council if archaeological relics are discovered during excavation activity.) Because of the important historical archaeological resources in Wingecarribee at places such as Joadja and at other individual properties, it is important that these procedures be understood and implemented. This means that, for items/places which have been identified as having archaeological potential, an archaeological assessment will be required to precede development or any form of disturbance of a site.

Moveable heritage items (which are not of Aboriginal origin and are over 50 years old) are also considered as relics under the Heritage Act if they have individual heritage significance or have a strong association with a building, work, place or former use. Moveable items can be of any nature, from bricks, hand tools and building material to mine equipment and industrial machinery. For most items of moveable heritage in Wingecarribee it is the association with the previous use of the site that is important. Away from the location in which it is found, most of these items would lose their significance.

Care should be taken then, not to disturb or remove material from archaeological sites in Wingecarribee, whether above or below ground, or whether fixed or moveable resources, as this is not allowed under the Heritage Act.

Australian Heritage Commission Act 1975

As discussed in Section 4.1, this Act established the statutory body known as the Australian Heritage Commission. One of the tasks of the Commission is to compile and maintain a Register of the National Estate. On nomination of places to the Register, information is retained on the Commission's data-base as an aid to research. Whilst approval of a place for entry onto the register carries no legal constraints on owners of private property, or on State or local Governments, entry does mean that the place is eligible for assistance to undertake conservation studies, maintenance and repairs subject to certain conditions. Should taxation concessions be introduced by the Federal government as an incentive for conservation, then entry on the register will be one of the main criteria employed.

A number of places identified during the study are considered to be of aesthetic, historic or social

significance at the national level. It is, however, recommended that all inventory items in Part A be submitted to the Commission. It is understood that no further assessment work would be needed to meet the commission's requirements and that a covering letter would be sufficient for nomination purposes without the need to complete nomination forms because the SHIP requirements mean that the necessary details are included already. The Commission would then enter all information onto the database and select items meeting their criteria for consideration for inclusion in their Register. Given that only a small allocation of council staff resources is needed and the potential benefits are worthwhile it would be useful for Council to pursue this action.

4.4 EDUCATION AND INFORMATION

Introduction

Implementation of statutory mechanisms/planning measures to protect environmental heritage resources will not necessarily ensure adequate conservation of items. The Wingecarribee Council is ideally placed to encourage community involvement and to develop an awareness of Wingecarribee's heritage resources and an understanding of conservation processes and procedures.

Principles and Procedures

The effectiveness of Council depends upon the ability of the staff and the elected representatives to use the planning measures expertly and sensitively through the consistent application of conservation principles and the orderly use of the proper procedures, not only in dealing with development proposed by ratepayers, but in maintaining Council's own properties and designing its own works.

Conservation refers to the processes of looking after places and items of environmental significance. The main aim of these processes is to minimise adverse effects on the item, its physical fabric or its context or setting. The processes include maintenance and activities such as preservation, restoration, reconstruction and adaptation. Usually a combination of more than one of these processes is required in a particular situation.

Guidance and information about conservation principles and procedures can be obtained from a document called "The Burra Charter". (see Appendix B). This publication and its associated guidelines are widely accepted by government bodies and private practitioners as the authoritative guide for conservation activity. It is recommended that the Charter and its Guidelines be adopted by Wingecarribee Council as its principles for the administration of heritage matters. Council can ensure that conservation activities are incorporated in both the capital works program and in the long term management of environmental resources in accordance with the Burra Charter. Seminars and other in-house staff training programs should be devised for relevant functional areas of Council to inform and educate officers about conservation principles and processes.

There are also established procedures for making decisions about a place of environmental heritage. These are set out in the standard heritage conservation provisions of a Local Environmental Plan, and in the Burra Charter, and they are covered in depth in the National Trust publication The Conservation Plan Revised, by Dr J S Kerr³.

These procedures require that, before any decision can be made about a place - what changes should and should not be permitted and how they should be accommodated - the environmental heritage significance of that place must be assessed. This is best done with the help of the applicant, using the information required for the lodgement of Development Applications. For many items contained in the Heritage Inventory, Council already has an adequate coverage of the information required for the assessment of heritage significance. A determination must be made whether this is adequate to deal with the particular proposal under consideration. For places where existing Inventory records are not sufficient information will need to be provided to cover the:

- . physical description, involving a site inspection;
- . historical development; and,
- . evaluation of heritage significance.

Aspects covered should, at least, cover the information required for each heritage inventory item.

It is imperative that the distinction between the assessment of significance and the subsequent planning or management decision is observed. Once armed with a detailed understanding of the value or significance of the place, Council is in a position to make appropriate decisions about its future; e.g. if the style and design of a house emphasised uninterrupted roof lines (e.g. a large bungalow) a roof extension/dormer window would not be appropriate.

Staff Expertise

Heritage conservation is now part of Council's day to day decision making and planning practice (see ministerial directive, August, 1985). It is important that all staff are cognisant of these principles and procedures. The Circular

accompanying that S.117 Direction also points out that successful conservation depends on close co-operation between Planning, Health, Building and Engineering sections of Council's staff.

The Planning staff have the task of assessing the significance of each heritage item whenever changes are proposed to it and they are assessing the effect of the proposed changes on the significance of that item. In Ku-ring-gai, experience has shown that applicants rarely make an attempt to assess the significance of an item in submitting an application and even rare is the undertaking of a full conservation plan. It is probably unreasonable to expect a full assessment of heritage significance where the work involved is of a minor nature, or to require a full conservation plan for privately owned dwellings. However, the planner must have a feel for the significance of a property in the assessment of any application⁴.

Staff also need to be aware that strict application of the fire regulations of Ordinance 70, Local Government Act, may not be sympathetic to heritage items. This is not a frequent issue in a rural area. When this issue arises, however, staff should contact the Fire Advisory Panel, recently established by the Heritage Council to assist local councils and owners to explore alternative ways of dealing with fire regulations to the benefit of building and owner alike.

The Health and Building staff need to be aware that, although throughout the Shire dwelling houses in residential zones and some in rural zones, are permitted without planning consent, the Local Environmental Plan will require an assessment of the effect of any proposed new development on scheduled heritage items and heritage items in the vicinity.

The building staff will also need to be able to recognise the value of unscheduled buildings and unlisted Part B items and use their persuasive powers to ensure that sensitive changes are made to them, and that alternatives to their demolition are thoroughly considered.

The Parks and Gardens, and Engineering staff propose and implement Council's works program. Where this affects heritage items or is in the vicinity of heritage items it is essential that the works are carried out in accordance with the Burra Charter. As the Charter points out, conservation involves the least interference of the

fabric of a place and as a result is often much less costly than the 'enhancement' programmes that councils often pursue in the name of heritage. Council must carry out good conservation practice if it is to expect the same of the general community.

Advice on Heritage Matters

Obviously it takes expertise and experience to do this well. Heritage administration does involve extra work for all of Council's staff and professional techniques need to be augmented.

Heritage Advisory Services have been established by a number of local councils as diverse as Maitland, Hawkesbury and Broken Hill, to provide expert assistance to Council staff and owners of heritage places. Council has recently arranged to obtain the services of a part-time heritage advisor for Mittagong. The most common arrangement is for the adviser, often, but not always, an architect with an expertise in heritage conservation, to spend a set period of time, such as a half day a week, in the Council offices. In the case of Wingecarribee access to archaeological expertise and to a landscape architect's experience is an important consideration.

The work of heritage advisors has included dealing with building and development applications on heritage items, discussions with owners, giving advice on appropriate tradesmen, materials and construction techniques. The Heritage Adviser could also assist with the preparing of briefs for tasks recommended in this report.

Experience has shown that such advisory services are an effective way of encouraging people to consult Council before they put time and effort into proposals. Often low cost solutions can be devised. Council officers also benefit from on the spot advice. Funding for heritage advisers can be provided on a dollar for dollar basis by the Heritage Council of NSW and the local government authority concerned. Wingecarribee Council should consider extending the Mittagong heritage advisory service to provide appropriate expert advice for the Wingecarribee LGA.

Another approach adopted by a few local Councils has been the formation of an Environmental Heritage Advisory Committee under Ordinance 1 of the Local Government Act

1919. One such Committee has been operating successfully in Hunters Hill for over ten years. Its membership consists of a representative of the National Trust of NSW, the RAI, three local citizens whom council considers have appropriate qualifications or experience (nominations for which are called by advertisement in local newspapers) and one member of the council, who is the chairman.

The committee deals with applications referred to it by the Council which involve heritage items scheduled in the planning instrument for demolition or renovation control. The owner or applicant is afforded the opportunity of discussing the proposal with the committee which subsequently makes a recommendation to council for decision.

Council should consider the formation of a Heritage Advisory Committee which would consider applications referred to it by Council officers and would also supervise the work of the adviser. This committee would meet as required and would make recommendations to relevant Council and Sub-Committees.

Use of the Heritage Inventory

A comprehensive inventory of over six hundred (600) places of heritage interest has been prepared for listed items (Part A) and items proposed to be incorporated into the amended Heritage Schedule once fully assessed (Part B). (See Appendix B)

Entries on the Schedule are places where heritage significance needs to be given appropriate consideration when decisions need to be made about the future of the place. The inventory as a whole provides a means of alerting the community to items which may need to be assessed in further detail before changes occur which will effect the item.

When required the type of action which is appropriate for heritage items will vary. A major factor is the nature of the significance of a place. Active conservation measures may involve restoration of a particular feature such as a verandah in order to re-enforce architectural or aesthetic values. Some historical evidence may provide data which is of such importance that it needs to be stabilised and protected from change with the minimum of intervention to the fabric and/or setting of the places. In other cases the

action may be to document and record the remaining evidence on a site before new development proceeds and the evidence is removed.

The information provided by the study inventory at this stage of its preparation does not always provide an adequate basis for the detailed assessment of significance. In many cases a more detailed assessment must precede decisions which relate to local planning activities and specific works and actions which affect heritage items. As more detailed surveys are undertaken the inventory can be extended to become an information bank for use as a planning and research tool. As a data file, good use can be made of this information if it is stored on a computer data base which can be accessed from relevant functional areas of Council's administration. (Council staff have a critical role in conservation).

Thus, officers need to be conversant with the Heritage Inventory as well as the recommendations of the Heritage Study. Every effort should be made to discuss conservation requirements with proponents of development or change affecting a place on the inventory before concept planning and detailed documentation begins. The point of first contact in these instances is usually the Building Inspector or the Health and Building Department. Staff should have a knowledge of the Inventory as well as the LEP and relevant DCPs so that they can explain the situation and refer intending applicants to the planning staff where necessary. The knowledge and persuasive skills of Council's building and planning officers provide the best means of devising the best possible compromise in many instances where guidance and encouragement can be given to applicants at an early stage in the planning and building process.

Continuing Research and Survey

Because of the limited opportunities to research and survey many places in great detail during the heritage study period, it was considered important to provide a framework for ongoing activity in this area. A number of study 'tools' such as the:

- . Thematic Structure;
- . Thematic Stocktake; and,
- . Inventory (Part B)

should prove useful in this respect.

Some research and survey activity which is urgent or fundamental to planning and management initiatives should be undertaken at the initiative of Council. In some cases funding should be sought from the State Government. In particular, Council should take steps to ensure that Part B of the Inventory is considered in more detail and the assessments completed.

Research Activities

There are a number of useful research projects which can be undertaken by local citizen groups such as the Historical Societies and by professional organisations such as the local chapter of the Royal Australian Institute of Architects, the landscape architects group, the engineers and the surveyors. Relevant projects identified include:

- Researching the themes identified in the Thematic 'Stocktake' to provide additional information.
- Collecting historical plans or photographs which may contain important information about industries such as cheese and butter factories; about people such as the nurserymen and gardeners (e.g. C Crowe, P Sorenson); and about places which need more details such as early roads (e.g. Shierlaw Road and the old Argyle Road);
- Carrying out surveys to further identify important buildings, structures, sites or traditional industries. Some key places in need of initial survey include:
 - timber mills;
 - dairy farming sites;
 - coal mining sites;
 - Chinese market gardens in Mittagong, Avoca and Glenquarry;
 - pastoral activities; and,
 - orchards.
- Recording the memories of elderly people who are familiar with aspects of Wingecarribee's history, particularly those with long standing family connections.
- Making photographic records on measured drawings of items and places of significance listed on the inventory, showing the size and dimensions of the subject and how it was used and worked. Comparison of these

places with similar places elsewhere in Wingecarribee, the region and the State is also urgently required to establish how exemplary, how unique, how early, how representative etc., each scheduled item is. Railway stations and schools need to be assessed in this way (e.g. Werai);

- Recording significant trees and vegetation groups.

Conservation Guidelines and Brochures

Buildings

Council has already produced and distributed an excellent introductory brochure, '*Conservation in Berrima*', as an outcome of the Berrima Heritage Study. This type of activity should be encouraged to continue. Many conservation brochures and guidelines produced by Councils focus on architectural styles and other aspects of built form. This is appropriate where there is widespread uniformity of style or materials in the built environment. Similar guidelines could be produced for other existing or proposed urban conservation areas.

Just as important, however, is the need to encourage people to recognise and respect the period features and the simplicity or complexity of their houses as appropriate. Guidance on suitable fence styles for particular architectural styles is one example. Awareness of the need to maintain the integrity of a building is particularly important in Wingecarribee where restoration and refurbishment of properties is extensive and where there is a mixture and diversity of periods and design. Often the buildings are excellent examples of their kind and care should be taken if changes are proposed.

Landscapes

Given the unique nature of Wingecarribee's rural landscapes, it is considered important that Council also publish information about the key rural landscape units as follows:

- Publicity brochures giving guidelines on tree protection, tree regeneration and general site planning guidelines with advice on materials suitable for, and sympathetic to the character of the area, together with historical notes, would be useful for the East Bowral Landscape Unit.

- . Information on the regeneration of existing eucalypts and the replanting of pine shelter belts and avenues, including an outline of the heritage values and reasons for such replanting, in the Wingecarribee Landscape Unit;
- . A brochure outlining trees suitable, both visually and botanically, for roads, hobby farms, creeks and paddock boundaries would be useful for the Bundanoon-Exeter Area, to reflect on the earlier historic character before more recent tree removal; and,
- . A similar brochure for the Penrose Area to encourage improvement of the visual character by additional tree planting and regeneration.

General

More generally, the preparation of brochures to explain the principles of conservation and to promote an understanding of the range and quality of the heritage resources of Wingecarribee, is also an important consideration. Emphasis should be given to promoting an understanding of the key rural landscapes as a historical record so they are seen not simply from a visual point of view.

Heritage Library

A collection of published material is an excellent means of providing reference material to encourage a wider understanding of heritage conservation and to supply expert advice on particular issues. It is recommended that Council make resources available so that appropriate reference material can be obtained and organised so that it is readily accessible to Council staff.

In addition, Council could support the proposed National Trust Heritage Information Centre to be established in Harper's Mansion, Berrima, by providing copies of any suitable publications.

Seminars and Staff Education

There is a need to familiarise Council staff and Councillors with the Heritage Study to introduce the items/places identified and their cultural heritage significance and to discuss ways and means of implementing the study and priorities for action. A meeting/seminar to brief staff should be held on the completion of the Study.

Council should take every opportunity to increase the skills of its planning, building and engineering staff by supporting their attendance at relevant seminars and conferences and their enrolment in conservation courses such as the Master of the Built Environment course at UNSW or the Master of Architecture (Conservation) course at the University of Sydney.

Existing opportunities such as the seminars initiated by Arrow to enable the community to discuss local issues with Council staff, also provide an excellent forum for heritage matters.

Council Ownership

Council is in a position to demonstrate a strong commitment to heritage conservation by having a positive attitude to public buildings and other items of heritage under Council ownership or control. Inventory items in the ownership or care of the Council include:

- . Bowral Library
- . Stafford Community Cottage
- . Bowral Memorial Hall
- . Leighton Gardens and Band Rotunda
- . Old Mittagong Council Chambers
- . Mittagong Memorial Hall
- . Mittagong Library
- . Alexandra Park and Band Rotunda
- . Fitzroy Ironworks site
- . Exeter Community Hall
- . Pound Green, Berrima.

Policies for the care and management of these items and features should be prepared by Council and procedures established so that before any changes are made to any of these items the heritage value can be fully assessed and understood.

Council also needs to ensure that public works carried out in the vicinity of heritage items or precincts, are done so with an understanding of the particular heritage requirements of the locality.

4.5 CONSERVATION INCENTIVES

State government incentives

Heritage Assistance Program

The major direct heritage financial program in New South Wales is the Heritage Assistance Program (HAP) administered by the Department of Planning. This program also incorporates the National Estate Grants Program provided by the Commonwealth Government.

This program has been established to assist local government to carry out its important role in assisting the promotion and conservation of heritage items.

Grants are available for heritage studies, main street studies, appointment of heritage advisers, the establishment of local heritage funds and promotional projects. Funding is also available to assist the restoration of local government-owned or controlled heritage items.

Printed material containing information on any of these matters is available from the Program Coordinator at the Department of Planning. Applications are called in February and March.

NSW Heritage Small Grants Program

This program is to assist all owners of heritage properties to obtain professional advice or to carry out emergency work. Funding under the program may also be available where application through the February/March program is not warranted and/or may be detrimental to the project.

Assistance of up to \$5,000 is available on a \$ for \$ basis unless the applicant can demonstrate that the project would not be viable on this basis.

Applications can be made all year.

Heritage valuation for items covered by PCO's.

All permanent conservation order properties are given a heritage valuation for the purpose of reassessing local rates and land tax.

Waiving of restrictions

Section 129 of the Heritage Act enables the Minister to waive any restriction on a property

subject to an interim or permanent conservation order, where such action is necessary.

Advice

The Heritage Council's Fire Advisory Panel provides advice on achieving appropriate and potentially lower cost solutions to fire safety in heritage buildings.

Council Incentives

In addition to these State incentives, Council could consider providing a number of direct and indirect incentives to support heritage conservation.

Local Heritage Assistance Fund

One successful practice used elsewhere is the establishment of local heritage funds to provide direct grants and loans to heritage owners to assist with the maintenance of heritage items. Local fund grants are usually made available from a council for approved maintenance work, usually on a dollar for dollar basis with an annual limit per property.

Blacktown and Gosford Councils have council funded heritage assistance programs. The other programs are jointly funded with the NSW government through the Heritage Assistance Program managed by the Department of Planning. Applications for funding from the Heritage Assistance Program are sent to all local councils once a year usually in March/April. These options should be considered in the light of Council's overall project funding position. Guidelines for establishing, administering and assessing applications for Local Heritage Assistance Funds are available from the Heritage Branch of the NSW Department of Planning.

Differential Rating

Councils sometimes provide rate discounts for heritage properties. Only one council (Ku-ring-gai) has resolved to introduce a heritage rate rebate of 10 per cent. This is given in recognition that the maintenance of older buildings requires special care in relation to heritage materials and design above that required for other buildings. In Wingecarribee it would be appropriate to consider extending differential rating incentives to heritage gardens, especially those which are open to the public. It would also be appropriate to consider

rating strategies to assist farmers to continue to farm and care for their land.

Heritage D.A. Fees

Consideration could be given to either waiving or reducing development application fees for appropriate projects. To provide a positive image for development control work in relation to heritage, neither Ashfield and Manly Councils charge development application fees on heritage projects.

Local Heritage Awards

Council is encouraged to consider re-establishing heritage awards for significant conservation activities and works as well as a garden awards scheme. These awards could be given in different categories (e.g. residential, commercial, etc.) and presented during Heritage Week. The award could be a simple certificate, or a plaque or a monetary or other gift. Mudgee Council runs a successful scheme in relation to Gulgong.

Service clubs or other interested community groups may also initiate awards. The local Rotary Club in Hunters Hill has initiated the Community Townscape Awards, recognising home owners for their contribution to the enhancement of the suburb. They are not intended as architectural or design awards but as recognition of the interest, effort and expenditure on their properties by residents. The community has the visual benefit of the resulting improvement to the quality of the townscape. There are four categories of awards: gardens, buildings, heritage maintenance and a special category for group effort. The judging panel includes a landscape architect, a town planner and architect, a local citizen and horticulturalist and a member of the Rotary Club.

Trade Registers

Council should also consider encouraging local businesses to establish registers of professionals and tradespeople who can assist in carrying out conservation work. This register should include suppliers (both local and outside firms). Workshops for tradesmen such as signwriters, bricklayers and carpenters would also provide an incentive.

Plaques

Council could consider instituting a plaques scheme for recognised heritage buildings. Woollahra Council, for example, has arranged for a plaque to be erected on all items included on the National Estate Register. It would be desirable for plaques to be issued for all items protected by the LEP. This could be achieved if a simple system was adopted and if it was spread over a number of years. It would also be appropriate for Council to make some of the plaque attachments an occasion for a ceremony - perhaps conducted during Heritage Week.

Main Street Studies

Council could apply for funds to progressively undertake further Main Street studies in Wingecarribee and other similar studies to provide free advice to owners on how to restore buildings.

Tax Concessions

There are presently no tax concessions for heritage work provided by the Commonwealth Government. In the case of community projects, the National Trust has a facility to provide deductibility for donations. The Department of Planning has recently arranged for the grant funding of a National Trust officer to ensure that maximum access is provided to this facility.

4.6 PRESENTATION AND PROMOTION

The importance of community involvement in achieving conservation goals has already been emphasised. One way to encourage such involvement is to develop an appreciation of heritage resources and an understanding of the reasons for conservation. Items and areas which are understood and enjoyed by the community are vital components of the conservation process.

Interpretation Programs

Community understanding and awareness can be fostered through interpretation programs and projects which seek to make selected aspects of Wingecarribee's heritage resources available for education, heritage promotion, research and recreational purposes. In simple terms, interpretation involves using physical evidence in association with other documentation to piece together (i.e. interpret) and tell (i.e. present) the story of a particular place or subject either on site or in resource centres such as museums (e.g. the Berrima Courthouse and Bradman Cricket Museum).

The "story" of Wingecarribee when seen in this context has the potential to be presented in a more comprehensive and interesting way for both visitors and local people at individual heritage places. Increasing interest is being shown by a wider range of tourists seeking a "different" experience compared to the opportunities generally available. Because of the range of factors to be considered, it is recommended that a Local Tourism Plan be developed for Wingecarribee to recognise a range of different experiences for visitors and to ensure that heritage resources are respected.

Further presentation and interpretation of the cultural heritage resources will undoubtedly encourage more visitors because of the nature of the experience provided. Due to the fragile nature of some heritage resources, this means that it is essential to have in place management strategies to ensure that visitors understand and respect the significance of the heritage resource. Any development such as provision of new tourist or recreational facilities or alterations to existing structures and landscape elements should respect the heritage resources in these locations. This includes the design and siting of new elements which should respond to the heritage characteristics but not seek to imitate or re-create

historical structure. While it is recognised that one of the motivating factors for visiting heritage resources is the entertainment value, it should be borne in mind that the need to retain the significance of the heritage site should have priority over commercial imperatives⁵. It would, in fact, be preferable in a number of cases, to avoid new development in order to maintain the integrity and authenticity of these places.

For interpretative purposes, selection of places should be based on the capacity of items to illustrate the heritage values attributed to it. This capacity depends on a number of factors including:

- the type of evidence;
- accessibility of the place to the public;
- proximity to other similar heritage resources;
- physical location;
- relative importance of subject themes illustrated; and
- resilience of the fabric and setting of the place to withstand visitor use.

A number of opportunities exist in Wingecarribee to enrich the community's understanding of its heritage. These interpretative opportunities are identified below.

Groups

Within Wingecarribee there are discrete clusters of buildings and/or features that present more than one theme or value. Examples of such places which provide opportunities for interpretation include:

- Key Rural Landscapes
- Joadja
- Bowral Conservation Area
- Berrima
- Mittagong Ironworks sites (including "New Sheffield")
- Country Estates
- Streetscapes that show sequences of buildings and phases of development (e.g. Main Streets in Burrawang and Robertson)

- Tourist hotels and historic visitor attractions in Bundanoon.

Networks

A number of interpretative opportunities have been identified where places of heritage interest are part of a network of associated places having links which include the type of evidence, associations with people and events, and which illustrate common development themes. They include:

- Gardens of similar periods or styles;
- Domestic and retail buildings which show the development of distinctive local building styles in Mittagong, Robertson, Berrima, and Burrawang;
- Numerous former inns, inn sites and coaching stops;
- Structures and works such as which illustrate the provision of major transport infrastructure associated with the Great South Road and the Great Southern Railway;
- Street trees and public plantings;
- Industrial places associated with the various facets of the coal and dairying industries;
- Cemeteries considered among the finest examples of early layout, planting and siting principles;
- Buildings designed by prominent architects. They include the major country estate residences, town houses and institutional buildings by architects from the colonial period to recent times such as:
 - Edmund Blackett
 - H G Mansefield
 - Leslie Wilkinson;
- Places associated with early colonial settlers and prominent property owners of the late 19th century such as:
 - the Atkinsons
 - William Cordeaux
 - the Throsby family
 - the Badgerys

- the Fairfax family
- the Horderns
- the Hoskins
- the Oxleys.

Heritage Walks/Trails

Within Wingecarribee there is already a well developed network of formal heritage trails and walks. Examples include the Boxvale Walking Track developed by the Department of Lands.

The Department of Lands has expertise in this area and may be willing to fully or partly fund trail markers and brochures in less settled areas of Wingecarribee. In urban areas, householders would be encouraged to participate by documenting the history of their properties as part of a community project. The Bowral Conservation Area and the "New Sheffield" Area in Mittagong would make two good starting points.

In addition there is scope for heritage bicycle trails to be developed through liaison with the Southern Highland Bicycle Users Group.

A heritage garden tour has already been conducted during the course of the heritage study. The aim of the tour was to view gardens which were not necessarily in a good condition, but which still retained "good bones" and their main design features and plantings. The aim was to encourage owners to respect the legacy of the past while recognising that gardens are continually evolving. An annual event of this nature would be worthy of support.

PLATE 83: Alnwick, Robertson, an example of local building styles



Photograph:

J Winston-Gregson

PLATE 84: Former Cutter's Inn

PLATE 85: Former Oaklands Inn, Mittagong



Photographs:

J Colleran

4.7 OTHER PUBLIC AUTHORITY INITIATIVES

A number of heritage places are owned or used by the State Government in Wingecarribee. A relatively high level of state government ownership of places of heritage significance is evident in Wingecarribee. (A number of entries on the Inventory (Part A) are owned or controlled by the State government.) This is mainly attributable to the high number of railway items/places and the concentration of child welfare institutions in Wingecarribee.

These and other places of heritage interest need to be included on the list of State government properties of heritage importance. This list is maintained by the Public Works Department (PWD) to assist in preparing a program of conservation work. The courthouses at Bowral and Berrima are maintained by the PWD as part of this system as are Police Stations at Robertson and Mittagong, and the Mittagong Training Centre Group.

It is also important that the relevant property/facilities planning sections of government departments be notified where departmental properties are of heritage significance. For example, the Education Department owns several schools/schoolhouses of heritage significance in Wingecarribee at Robertson, Moss Vale, Berrima and Bowral, and Australia Post has three working post offices (Bowral, Berrima and Moss Vale) of heritage significance. Although the Moss Vale Post Office is not currently listed, it is a potential heritage item which should be added to the Wingecarribee LEP Heritage Schedule.

There are also a number of landmark buildings, a cluster of related structures and a number of industrial works associated with State and regional railway history which are prominent in Wingecarribee. It is recommended that these buildings, structures and works be brought to the attention of the State Rail Authority - National Trust Liaison Committee dealing with railway heritage matters so that these heritage items/places will be considered for entry to the State Rail Authority's Section 170 Register.

4.8 COMMUNITY & PRIVATE INITIATIVES

National Trust

Although listing on the Register of the National Trust of NSW carries no statutory obligations it is important to ensure that the list is up dated because of its use as a reference for research purposes and as a criteria for some forms of assistance to owners.

National Trust listings for Wingecarribee would benefit from additional listing information. Currently the Register lists places with predominantly architectural and aesthetic values. Survey work undertaken for the Heritage Study identified a number of places not on the Register which represented the history of development of Wingecarribee including the garden heritage. There is a need therefore to develop a more balanced selection of places listed on the Register.

It is recommended that the local branch of the National Trust be encouraged to prepare nominations for the places listed on Part B of the study inventory. In addition, some places with a National Trust listing could be re-assessed. A more comprehensive description of their significance can be provided to reflect the present values which are attributed to these places.

The Parks and Gardens Committee is currently compiling listing proposals for gardens throughout the State. It is recommended that Council encourage the Committee to list the gardens already assessed as part of the Wingecarribee Heritage Study.

Royal Australian Institute of Architects

The Royal Australian Institute of Architects maintains a register of Twentieth Century buildings (RSTCA) which are of architectural, historic and aesthetic value. This list is recognised by the Heritage Council, the National Trust and the Australian Heritage Commission as an authoritative statement of the importance of a particular building in representing prominent Twentieth Century architecture.

All places currently listed are noted on the Inventory. About 18 buildings are currently listed and more could be considered for listing. Items on the RSTCA which are not included in the LEP Heritage Schedules are:

- . Bundanoon Hotel
- . Wongabri, Bong Bong
- . St Aiden's Church, Exeter
- . St Aiden's Church Hall
- . Bidura, Bowral

The Australian Garden History Society

As well as listing by the National Trust, recording and assessment of heritage gardens by the Southern Highlands Chapter of the Australian Garden History Society should be facilitated and encouraged by Council. Many members of the group have an intimate knowledge of gardens and plantings in Wingecarribee.

Institution of Engineers

The Institution maintains a record of places of engineering significance. Because of the technical excellence and seminal nature of the transportation and mining (coal and iron) structures in Wingecarribee, the Institution could be encouraged to review relevant Inventory listings to provide the benefit of the professional expertise of its members.

Church Ownership

Over 30 religious institutions/church buildings and a number of associated cemeteries are recorded in the heritage inventory. Many of these heritage items are considered to have architectural qualities of State significance and/or are associated with prominent architects.

Encouragement should be given to the proper care and maintenance of these items.

4.9 RECOMMENDATIONS

This section contains the various recommended actions which should be taken by Wingecarribee Council, by other public authorities, by community groups and by residents to conserve and make the best use of Wingecarribee's heritage.

COUNCIL ACTIONS

1. That Council adopt the sets of proposed objectives for the conservation of the environmental cultural heritage of Wingecarribee and for Key Cultural Landscapes to provide a framework for the planning, administration and works activities of Council. (See pp. 169-178).
2. That Council amend Schedules 2, 3 & 4 - Items of Environmental Heritage of Wingecarribee LEP (1989) (as amended) to address recommended changes (See p. 180) to the list of items and conservation areas.
3. That Council adopt requirements for the use of the heritage incentive clauses of the LEP as recommended. (See p. 180).
4. That Council recommend approval for the demolition of a heritage item, only as a last resort, when no other alternative is available. In considering applications for demolition, Council should have regard to plans indicating the type of building that is to replace the original item.
5. That Council amend existing DCPs Nos 20 and 16 to incorporate heritage objectives and review DCP No 14 (See p. 182-183).
6. That Council include heritage objectives in new heritage conservation DCPs prepared for towns and rural landscapes in Wingecarribee. (See p. 183).
7. That Council prepare supplementary notes on Development Application Requirements for individual heritage items and items within urban and rural heritage precincts. (See pp.183).
8. That Council consider a combined DA/BA system for minor works to heritage items/places.
9. That annexure information to Section 149 Certificates issued by Council include heritage information. (See p. 184).
10. That Council utilise and extend the existing Tree Preservation Order together with conservation practices to ensure that individual trees and vegetation groups of heritage significance are retained and maintained in good health. (See p. 184).
11. That Council liaise with the Heritage Branch of the Department of Planning to discuss the implications of the Heritage Act in relation to archaeological heritage resources under Section 139 and 146 of the Act in order to establish a sound basis for its conservation planning and management activities.
12. That Council advise the Australian Heritage Commission that a number of places identified during the study are considered to be of aesthetic, historic or social significance at the national level, and that those places should be considered by the Commission for inclusion in their Register. In addition, all Inventory information should be forwarded to the Commission to be retained on their database for research purposes.
13. That Council adopt the Burra Charter and its principles for administering heritage matters in Wingecarribee.
14. That Council follow the procedures for assessing any changes to a heritage item as set out in the standard heritage conservation provisions, the Burra Charter and the 'Conservation Plan Revised', by Dr

J S Kerr, published by National Trust.
(See p. 187).

15. That Council's Planning and Building staff make full and consistent use of Section 90 of the Environmental, Planning and Assessment Act, and Section 313 of the Local Government Act in dealing with all environmental management matters relating to heritage and make full use of the individual statements of significance for Inventory items and the summary statements of significance for areas and groups to assist in the process. (See p. 188).
16. That Council's Planning and Health and Building Departments ensure that their attitudes to conservation are positive. Encouragement should be given to people undertaking sympathetic development and discouragement to those whose proposals work against conservation goals.
17. That flexibility available in Ordinance 70 should be used to avoid damage to Wingecarribee's heritage in cases of the change of use of existing buildings.
18. That Council ensure a close working relationship between its Planning, Building, Engineering and Administrative staff on all matters relating to the heritage resources of Wingecarribee.
19. That heritage items owned or controlled by Council be properly restored and maintained, setting a good example to private owners and stimulating interest in heritage conservation. (See p. 191).
20. That Council make an application to the Heritage Council of NSW for financial assistance in the appointment of a recognised conservation practitioner who would act as a Heritage Adviser for Wingecarribee. (See p. 188).
21. That Council should continue developing its own expertise in the field of heritage advice and the training of staff members to act as an on-the-spot assistants to the heritage adviser.
22. That Council establish an Environmental Heritage Advisory Committee/s. (See pp. 189).
23. That Council create a data file of heritage information contained in Inventory records which can be accessed from relevant functional areas of Council's administration. (See p. 189).
24. That Council make provision for ongoing review of Inventory items and for assessment of those items currently entered in Part B of the Inventory.
25. That Council seek funding for further field survey and research activity as recommended. (See p. 190).
26. That Council prepare a Landscape Management Plan to complement the statutory measures provided for key rural landscapes and urban areas.
27. That Council prepare informative guidelines and brochures, for visitors and private owners, on the conservation and maintenance of heritage items, and the care of archaeological resources. Buildings, rural landscapes and gardens should receive special attention. (See pp. 190-191).
28. That Council organise a Heritage Library as a reference resource for staff and support community heritage resources centres. (See p. 191).
29. That Council promote heritage seminars and other public forums to familiarise staff, councillors and citizens with the Heritage Study and general heritage practices.

30. That Council consider setting in place measures that will provide a range of conservation incentives to assist all involved in the conservation and interpretation of Wingecarribee's heritage including rural property owners. (See pp. 192-193).
31. That Council consider establishing awards for Heritage Conservation. (See p. 193).
32. That Council encourage local businesses to establish registers of professional tradespeople and suppliers who can carry out and assist in conservation work.
33. That Council prepare a Local Tourism Plan based on an understanding of Wingecarribee's heritage resources including, groups, networks and outstanding examples of heritage items. (See p. 194-195).
34. That Council encourage community involvement in achieving conservation goals through fostering interpretation programs and projects which seek to make selected aspects of Wingecarribee's heritage resources available for education, heritage promotion and recreational purposes.
35. That Council advise the Public Works Department of those places identified as being owned or used by the State Government within the Wingecarribee Area, and recommend that investigation of their conservation needs to be carried out. (See p. 197).
36. That Council advise the various property planning sections of relevant government departments of the places owned or used by those departments within the Study Area, for inclusion in Section 170 Registers.
37. That Council encourage the State Government buildings of heritage significance to be conserved and remain in active use. Should a use cease, the Council should encourage the government to ensure that the new owner or new use is sympathetic to the heritage significance of the building or place.
38. That the National Trust be encouraged to review the Register as it applies to Wingecarribee. (See p. 198).
39. That relevant local citizen groups be encouraged to undertake appropriate research activities as identified within the Heritage Study. (See p. 190).
40. That Council encourage the Institution of Engineers to consider further documentation of places of engineering significance in Wingecarribee.
41. That Council encourage the continued listing and documentation of the 20th century buildings of architectural significance by the RAI A for inclusion on their register.
42. That Council assist and encourage the private and community garden groups to continue the interpretation and public tours of the gardens of Wingecarribee.
43. That the Council consider the implications of SEPPs 25 and 32 with regard to heritage items and conservation areas and make representation to the Department of Planning as deemed appropriate. (See p.179).
44. That Council advise the Department of Planning of the need to update the Illawarra REP Schedule of Heritage Items.

Endnotes:

1. The Ku-ring-gai Heritage Strategy was selected for a RAPI planning award. In judging the award the panel expressed that the Ku-ring-gai Heritage Strategy was "a model approach which could be followed, with appropriate modifications, in many areas. It is of help to the Council, the community, and the principles and practice of heritage conservation."
2. Winterbottom, D., 'Heritage Restriction or Encouragement', *New Planner, December 1991*, p.3.
3. Kerr, Dr J.S., *The Conservation Plan Revised*.
4. Winterbottom, D., 'Heritage Restriction or Encouragement', *New Planner, December 1991*, p.3.
5. See discussion on the use of heritage sites by the tourist industry in an article by J. Longworth, 'Preserving the Iron Horse' in, *Australian Planner*, June 1991.