



**HERITAGE
STRATEGY
2017 - 2020**

BROKEN HILL
CITY COUNCIL

**AUSTRALIA'S FIRST
HERITAGE LISTED CITY**

QUALITY CONTROL		
TRIM REFERENCES	D17/11575	
KEY DIRECTION	Our Environment	
OBJECTIVE	3.3 – Proactive and Responsible Planning supports the community and the environment	
FUNCTION	Built Environment	
STRATEGY	3.3.1.2 – Implement the recommendations of the Heritage Strategy in relation to all objectives to preserve and enhance the heritage of the City	
RESPONSIBLE OFFICER	Manager Planning Development & Compliance	
REVIEW DATE	March 2017	
COMPANY	Broken Hill City Council	
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DATE	ACTION	MINUTE NO.
29/3/2017	Public Display	45500
31/05/2017	Adopted	45543
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ASSOCIATED DOCUMENTS		

Table of Contents

1. INTRODUCTION	4
2. RECOMMENDATION 1 - Establish a Heritage Committee to Deal with Heritage Matters in our Area	4
3. RECOMMENDATION 2 - Identify, List and Legally Protect Heritage Items in the Local Government Area.....	5
4. RECOMMENDATION 3 - Appoint a Heritage Adviser to assist the Council, Community and Owners of Heritage Items	5
5. RECOMMENDATION 4 - Manage Local and State Heritage in a Positive Manner	6
6. RECOMMENDATION 5 - Continue the Local Heritage Incentives Fund to Provide Small Grants to Encourage Local Heritage Projects and also Training Programs for Stone and Masonry Conservation	7
7. RECOMMENDATION 6 - Run a Main Street Program which Upgrades the Physical Environment of Main Streets in Broken Hill	8
8. RECOMMENDATION 7 - Present Educational and Promotional Programs	9
9. RECOMMENDATION 8 - The Broken Hill City Council to Lead by example by Properly Managing Places Owned or Operated by Council	9
10. RECOMMENDATION 9 - Promote Sustainable Development as a Tool for Heritage Conservation.....	10

1. INTRODUCTION

On 20 January 2015, Broken Hill became Australia's First National Heritage listed City.

The City of Broken Hill is of outstanding heritage value to the nation for its significant role in the development of Australia as a modern and prosperous country. This listing recognises the significance of over 130 years of continuous mining operations, its contribution to technical developments in the field of mining, its pioneering role in the development of the Workplace Health and Safety Standards, and its early practice of regenerating the environment in and around mining operations.

Located approximately 1140 km north-west of Sydney; 840 km north-west of Melbourne and 510 km north-east of Adelaide, the City of Broken Hill is significant for its unique mix of architecture and mining infrastructure; set amongst a dramatic desert landscape. This strategy has been prepared to meet the requirements of the New South Wales Heritage Office three year funding agreement to support local government heritage management in New South Wales.

This Strategy focuses on the built heritage within the City and does not include Aboriginal heritage. The Strategy has been endorsed by the Broken Hill City Council on 31 May 2017.

The purpose of this document is to provide a summary of strategies that the Broken Hill City Council will employ to guide heritage management for the financial years 2017/2018, 2018/2019, 2019/2020. The nine recommendations of the Heritage Branch publication 'Recommendations for Local Council Heritage Management' have been reviewed and utilised in the preparation of this heritage strategy

2. RECOMMENDATION 1 - Establish a Heritage Committee to Deal with Heritage Matters in our Area

A heritage committee was established in 2016 as a \$355 Committee of Council with the focus on promoting Broken Hill as Australia's First Heritage Listed City.

Aim:

Increased community participation, awareness and appreciation of heritage in Broken Hill

Actions:

- Establish a suitable committee framework with the view of promoting and enhancing Broken Hill's National Heritage Listing and keeping the enthusiasm current.
- Active consultation with various stakeholder representative bodies to ensure community participation, awareness and appreciation of heritage.
- Liaise with relevant historical groups; including the National Trust (Broken Hill Branch), Broken Hill Historical Society, the Working Group of the Aboriginal Land Council, owners of heritage items and other interest groups. These groups are to be informed of specific heritage matters that will be of interest to the group or individual.

3. RECOMMENDATION 2 - Identify, List and Legally Protect Heritage Items in the Local Government Area

Aim:

Increased knowledge and proactive management of heritage in Broken Hill LGA.

Actions:

- Review heritage items on the Broken Hill Local Environmental Plan 2013 for currency and possible new items to be included.
- Consult with Mining Companies to complete their Heritage Conservation Strategies.
- Heritage Advisor to assist Council with Court appearances acting as an expert witness.
- Prioritise the most significant local heritage items in Broken Hill through a community consultation process – to establish a 'top 30' list.
- Continue with electronic formatting of heritage listed items and inclusion of electronic photographs into the Council database.
- Respond to any threats for demolition of heritage places, either listed; or within Conservation Areas.
- Provide input to the Heritage Branch in the identification and listing of State significant buildings/places within the City of Broken Hill.

4. RECOMMENDATION 3 - Appoint a Heritage Adviser to assist the Council, Community and Owners of Heritage Items

Aim:

To increase community participation, proactive heritage and urban design management in Broken Hill

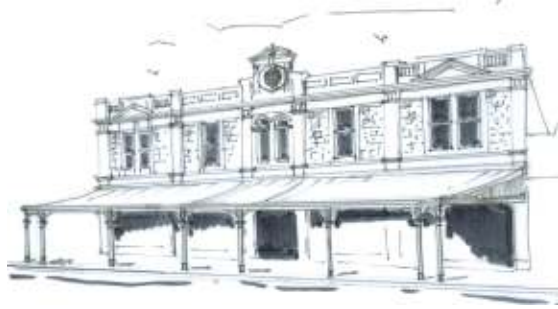
Actions:

The Broken Hill City Council will continue its Heritage Advisory Service at the current level of operation. This is now its 30th year of operation. Currently a Heritage Adviser visits Broken Hill approximately nine times a year, it is proposed to continue with this valuable service.

- Appoint a Heritage Advisor for the period 2017 – 2020.
- Provide advice to Council to assist with the assessment of applications likely to impact on the heritage significance of buildings and places.
- Continue to provide advice for pre Development Application (DA) meetings.
- Continue to provide advice for design of new development in a heritage context.
- Continue to provide designs for new verandahs; including preparation of sketches and drawings in Argent Street, Oxide Street and others (example of a current project is the Pirie Chambers Building in Argent Street).



Pirie Building - Existing condition



Sketch verandah reinstatement

- Actively promote and identify sources of funding for projects, such as state or federal government initiatives and assist property owners with the filling out of forms, explaining eligibility and the like.
- Actively promote and identify conservation projects (building maintenance and repairs) and assist with works.
- Continue to provide input into the review of Council policies and standards relating to heritage management and urban design.
- Identify key buildings requiring conservation and upgrading.

5. RECOMMENDATION 4 - Manage Local and State Heritage in a Positive Manner

Aim:

1. Proactively manage heritage and urban design within Broken Hill.
2. Promote the conservation and maintenance of Broken Hill's heritage.
3. Provide policies and plans appropriate to the assessment of applications within conservation areas; or which relate to places of heritage significance.

Actions:

- Continue the training program initiative of the Heritage Near Me Week. Follow up possibilities at the Gaol for training programs at the Gaol. Also, investigate if the if Pirie building façade can be done as a training program (part two – part funded by Heritage Near Me and owner).
- Ensure that any demolition work of a heritage item includes a heritage impact assessment; and then consider, where appropriate; retention of useful materials, particularly stone, for conservation works.
- Investigate the establishment of a stone bank for depositing of useful stone for future building projects.
- Digitise Barrier Daily Truth early articles as part of the Living Museum Project (note that copyright permissions have been obtained and cleared).
- Consult with other local historical organisations in relation to historical material which can be digitised and preserved for future use subject to funding availability.
- Vacant shopfronts - Investigate feasibility of a program similar to Newcastle NSW "Renew Newcastle: Creating Creative Enterprise Hubs: A Guide by Marcus Westbury."
- Investigate the re-establishment of the delegation for processing of development applications associated with State Heritage Items.

- Ensure that Aboriginal Heritage is also well managed in the area, liaise with relevant agencies to ensure this occurs so that heritage is not seen as split into sections. (acknowledging that Aboriginal Heritage is protected under the National Parks and Wildlife Act)
- Provide property owners with advice on heritage controls, construction methods and/or incentives that may apply to their heritage item.
- Provide updated heritage guidelines and fact sheets for builders and owners.

6. RECOMMENDATION 5 - Continue the Local Heritage Incentives Fund to Provide Small Grants to Encourage Local Heritage Projects

Aim:

Increased community participation and proactive conservation and management of heritage within the Broken Hill region.

Actions:

Continue with comprehensive system of funding as follows.

Heritage Assistance Grants Policy

This policy aims to provide financial assistance to residents and businesses to beautify our City and maintain its heritage appeal through the provision of grants and loans to paint and maintain houses and buildings in Broken Hill with historical significance.

The policy provides two specific streams of Heritage Restoration Assistance funding, those being:

- Verandah Restoration.
- Painting and Minor Restoration Works.

The program will consist of two streams of heritage funding, those being:

- Stream 1 - Verandah Restoration.
- Stream 2 - Painting and Minor Restoration for Residential and Commercial Buildings.

Stream 1 – Verandah Restoration - The Verandah Restoration Program will provide assistance through 80% loan funding and 20% grant funding, to assist applicants in restoration and construction of verandahs with heritage significance.

Council will accept applications for the Verandah Restoration Program at any time throughout the year.

Stream 2 – Painting and Minor Restoration Works - Council will advertise the Painting and Minor Restoration Works Program on Council's website and in the local media.

Council will accept applications for grant and loan funding under Stream 2 at any time throughout the year. A grant amount of up to \$1,500 per property will be available, subject to this amount not exceeding 50% of total approved works.

A loan amount of up to \$3,000 per property will be available, subject to this amount not exceeding 50% of total approved works. Applicants are eligible to apply for both the grant and the loan.

7. RECOMMENDATION 6 - Run a Main Street Program which Upgrades the Physical Environment of Main Streets in Broken Hill

Aim:

Council, owners and the community actively participate in attractive and well-managed heritage main streets.

Actions:

- Continue with verandah revival program through Council's heritage grants and loans incentives.
- Council are working towards achieving initiatives described in the Broken Hill Living Museum and Perfect Light Plan. Works that are currently in progress include the following:
 - Wayfinding and Whole-of Destination Interpretive Framework - this framework will offer a considered approach to realising Broken Hill as a Living Museum and as a place where creativity can be expressed openly and with originality. The interpretation and wayfinding will activate the imagination, encourage exploration and amplify the Broken Hill story. The priority areas for this project are the Argent Street Mineral and Art Intersections, BHP Chimney Ruin of First Offices and the Outback Archives Broken Hill and Council Customer Service Foyer.
 - The Argent Street Sculpture Symposium 2017, Council will explore the ways in which public art can form an integral role in interpretation, activation, transformation and inspiration. The Symposium will form a 'key' anchor intervention within this landscape of opportunity. It will activate and transform, aligning global influence with local engagement to provide equitable opportunity for participation in this remote community. Art will become Wayfinding, drawing the visitor along the main street, creating spaces for local/visitor interaction and encouraging immersion in the narrative of the City and its environment (such as The Living Desert).



Run of continuous verandahs all erected as part of the verandah program, which now provide amenity and shade for pedestrians and business owners.

8. RECOMMENDATION 7 - Present Educational and Promotional Programs

Aim:

To raise community awareness and appreciation through education on heritage related issues and management within Broken Hill and to promote cultural heritage and museum development opportunities.

Actions:

- Continue to update existing publications where necessary for example 'Broken Hill Guide to the Silver City' and 'Deaths on the Line of Lode.
- Heritage Advisor to prepare media releases on heritage matters in consultation with Council's Communications and Community Engagement Coordinator.
- Prepare text and historical information for new interpretative signs.
- Continue with the annual Heritage Awards.
- Continue to promote Broken Hill as a heritage destination.
- Continue to liaise with and involve community groups; such as the Broken Hill Heritage committee, National Trust and the Broken Hill Historical Society; on issues affecting heritage conservation in Broken Hill.
- Prepare a database on heritage items and places of historical significance accessible to the public, which is to be accessed through Council's website.
- Continue to provide support to community and tourism groups in the development of cultural heritage tourism projects and programs.

9. RECOMMENDATION 8 - The Broken Hill City Council to Lead by example by Properly Managing Places Owned or Operated by Council

Aim:

To increase community participation and proactive conservation and management of heritage within Broken Hill. A Broken Hill Heritage Asset Register would be an assisting tool, as this would clarify those heritage items which are listed and those which are not (but are of value).

Actions:

The Broken Hill City Council will continue with its management of its heritage assets via the following:

- Develop a Council owned heritage asset register, to alert staff about heritage significance of council owned structures and the need to conserve to appropriate conservation standards. Prepare a list of Council owned heritage items with projects prioritised.
- Prepare appropriate and concise heritage strategy plans to conserve those properties into the future.
- Continue to appropriately maintain Council owned or operated heritage assets
- Prepare Conservation Management Plans for Council owned properties.

10. RECOMMENDATION 9 - Promote Sustainable Development as a Tool for Heritage Conservation

Aim:

Proactive heritage and sustainable development within Broken Hill region.

Actions:

1. Encourage adaptive re-use of heritage buildings to ensure the ongoing sustainable use and maintenance of these buildings.
2. Promote and encourage appropriate installation of solar panels on buildings within the heritage conservation areas and on heritage items.

MANAGEMENT STRATEGY FOR THE CITY OF BROKEN HILL — SUMMARY CHECKLIST 2017 – 2020

ACTIONS	STATUS	2017/18	2018/19	2019/20
Recommendation 1 – Establish a Heritage committee to deal with Heritage matters in our area				
1. Establish a suitable committee framework with the view of promoting and enhancing Broken Hill's National Heritage Listing and keeping the enthusiasm current.	Committee established - ongoing	x	x	x
2. Active consultation with various stakeholder representative bodies to ensure community participation, awareness and appreciation of heritage.	Ongoing	x	x	x
3. Liaise with relevant historical groups; including the National Trust (Broken Hill Branch), Broken Hill Historical Society, the Working Group of the Aboriginal Land Council, owners of heritage items and other interest groups. These groups are to be informed of specific heritage matters that will be of interest to the group or individual	Ongoing	x	x	x
Recommendation 2 – Identify, list and legally protect heritage items in the Local Government Area				
4. Review heritage items on the Broken Hill Local Environmental Plan 2013 for currency and possible new items to be included.	To be completed		x	
5. Consult with Mining Companies to complete their Heritage Conservation Strategies.	Ongoing discussions	x	x	x
6. Heritage Advisor to assist Council with Court appearances acting as an expert witness.	If required	x	x	x
7. Prioritise the most significant local heritage items in Broken Hill through a community consultation process – to establish a 'top 30' list.	Discussions commenced between Council staff and Heritage Adviser to draft a list	x		
8. Continue with electronic formatting of heritage listed items and inclusion of electronic photographs into the Council database.	Transfer information to TRIM and update		x	x
9. Respond to any threats for demolition of heritage places, either listed, or within Conservation Areas.	Ongoing	x	x	x

10. Provide input to the Heritage Branch in the identification and listing of State significant buildings/places within the City of Broken Hill.	Ongoing	x	x	x
Recommendation 3- Appoint a Heritage Advisor to assist Council, community and owners of Heritage Items				
11. Appoint a Heritage Advisor for the period 2017 - 2020	Heritage advisor to be appointed by July 2017	x		
12. Provide advice to Council to assist with the assessment of applications likely to impact on the heritage significance of buildings and places.	Ongoing	x	x	x
13. Continue to provide advice for pre Development Application (DA) meetings.	Ongoing	x	x	x
14. Continue to provide advice for design of new development in a heritage context.	When required, through Development Application assessment processes	x	x	x
15. Continue to provide designs for new verandahs; including preparation of sketches and drawings in Argent Street, Oxide Street and others (example of a current project is the Pirie Chambers Building in Argent Street).	When required, particularly when application for funding received through Grants Program.	x	x	x
16. Actively promote and identify sources of funding for projects, such as state or federal government initiatives and assist property owners with the filling out of forms, explaining eligibility and the like.	Ongoing	x	x	x
17. Actively promote and identify conservation projects (building maintenance and repairs) and assist with works.	Ongoing	x	x	x
18. Continue to provide input into the review of Council policies and standards relating to heritage management and urban design.	Comprehensive Development Control Plan developed late 2016 – to be reviewed in 2019			x
19. Identify key buildings requiring conservation and upgrading.	Ongoing	x	x	x
Recommendation 4 – Manage local and state heritage in a positive manner				
20. Continue the training program initiative of the Heritage Near Me Week. Follow up possibilities at the Gaol for training programs at the Gaol. Also if Pirie building façade can be done as a training program	To be continued subject to availability of funding	x	x	x

(part two – part funded by Heritage Near Me and owner)				
21.Ensure that any demolition work of a heritage item includes a heritage impact assessment; and then consider, where appropriate, retention of useful materials, particularly stone, for conservation works	Ongoing	x	x	x
22.Investigate the establishment of a stone bank for depositing of useful stone for future building projects	As required	x	x	x
23.Digitise Barrier Daily Truth early articles as part of the Living Museum Project (note that copyright permissions have been obtained and cleared)	To commence	x	x	x
24.Consult with other local historical organisations in relation to historical material which can be digitised and preserved for future use subject to funding availability.	To be investigated	x	x	x
25.Vacant shopfronts - Investigate feasibility of a program similar to Newcastle NSW 'Renew Newcastle: Creating Creative Enterprise Hubs: A Guide by Marcus Westbury.'	To be investigated		x	
26.Investigate the re-establishment of the delegation for processing of development applications associated with State Heritage Items.	To be investigated	x		
27.Ensure that Aboriginal Heritage is also well managed in the area, liaise with relevant agencies to ensure this occurs so that heritage is not seen as split into sections (acknowledging that Aboriginal Heritage is protected under the <i>National Parks and Wildlife Act 1974</i>)	To be investigated		x	x
28.Provide property owners with advice on heritage controls, construction methods and/or incentives that may apply to their heritage item.	Ongoing	x	x	x
29.Provide updated heritage guidelines and fact sheets for builders and owners.	To be developed		x	x
Recommendation 5 – Continue the local heritage incentives fund to provide small grants to encourage local heritage projects				
30.Continue with comprehensive system of funding.	Ongoing	x	x	x
Recommendation 6 – Run a main street program which upgrades the physical environment of main streets in Broken Hill				

31.Continue with verandah revival program through Council's heritage grants and loans incentives. Incentives are to be promoted on Council's webpage, local print media and information flyers.	Ongoing	x	x	x
32.Council are working towards achieving initiatives described in the Broken Hill Living Museum and Perfect Light Plan.	Ongoing	x	x	x
Recommendation 7 – Present educational and promotional programs				
33.Continue to update existing publications where necessary for example 'Broken Hill Guide to the Silver City and Deaths on the Line of Lode	When required	x	x	x
34.Heritage Advisor to prepare media releases on heritage matters in consultation with Council's Communications and Community Engagement Coordinator.	Ongoing	x	x	x
35.Prepare text and historical information for new interpretative signs.	Ongoing	x	x	x
36.Continue with the annual Heritage Awards.	Ongoing	x	x	x
37.Continue to promote Broken Hill as a heritage destination.	Ongoing	x	x	x
38.Continue to liaise with and involve community groups; such as the Broken Hill Heritage committee, National Trust, and the Broken Hill Historical Society; on issues affecting heritage conservation in Broken Hill.	Ongoing	x	x	x
39.Prepare a database on heritage items and places of historical significance accessible to the public, which is to be accessed through Council's website.	To be developed		x	
40.Continue to provide support to community and tourism groups in the development of cultural heritage tourism projects and programs.	Ongoing	x	x	x
Recommendation 8 – Broken Hill City Council to lead by example by properly managing places owned or operated by Council				
41.Develop a Council owned heritage asset register, to alert staff about heritage significance of Council owned structures and the need to conserve to appropriate conservation standards. Prepare a list of council owned heritage items with projects prioritised.	To be developed		x	x

42.Prepare appropriate and concise heritage strategy plans to conserve those properties into the future.	To be continued	x	x	x
43.Continue to appropriately maintain Council owned or operated assets.	Ongoing	x	x	x
44.Prepare Conservation Management Plans for Council owned properties, depending upon the availability of funding, and where required.	To be developed			x
Recommendation 9 – Promote sustainable development as a tool for heritage conservation				
45. Encourage adaptive re-use of heritage buildings to ensure the ongoing sustainable use and maintenance of these buildings.	Ongoing	x	x	x
46.Promote and encourage appropriate installation of solar panels on buildings within the heritage conservation areas and on heritage items.	Information material to be developed	x		

BROKEN HILL

CITY COUNCIL

www.brokenhill.nsw.gov.au