

The Conservation Management Strategy (CMS)

Part 2: conservation policy and management sections

1. General Statement of Conservation Approach

(identify a general approach to conservation of physical fabric: e.g. fabric must be reused where possible, or Continue with existing approaches to fabric maintenance).

2. Owner's or steward's requirements

(e.g owner wishes to remain living in the item and maintain it as a private residence, with limited public access on one day during Heritage Week in each year)

3. What are the items/fabric that must be conserved?

(e.g. all of the original external 1925 weatherboard walls, door and window surrounds, brick chimneys and fireplaces, the fibro sleepout on the south verandah, Jacaranda trees in front yard, route of driveway around to the back door, the old shed and the rubbish tip – all shown on Plan A).

4. What are the items/fabric that can be altered?

(e.g. the recent steel roofing, the 1950s concrete flooring on the verandahs, all recent electrical fittings, all plantings in the gardens except as noted above, the new shed and the chicken run, and the fibro sleepout on the west verandah – all shown in plan A; areas where new development can occur are shown in plan C)

5. What are the exemptions from the Heritage Act?

(e.g. exempt from section 57(1) subsections as indicated:

[a] – demolition – any work under Policy 4

[b] – damage or despoil – no exemption

[c] – move relics or objects – any work under policy 6 after consultation with the local Heritage Adviser

[d] – excavate for relics – any work under policy 6 after consultation with the local Heritage Adviser

[e] – new development – any work under policies 4 and 9 and plan C, and under policies 3 and 6 after consultation with the local Heritage Adviser

[f] – alterations – as for [e]

[g] – signs – any work after consultation with local Heritage Adviser

[h] – trees and vegetation – any work after consultation with local Heritage Adviser and, any other conservation work specified in these policies)

6. What to do with archaeological material?

(e.g. discuss with Heritage Adviser before excavating in any of the areas with potential, as shown on plan B)

7. What are the gaps in existing knowledge about the item?

(e.g. don't know what the original roofing was, don't know exact location of old mud brick house, although general location is shown on plan B, don't know if this was the farm where Ben Hall hid in 1861, as rumoured))

8. Who should receive copies of this document?

(e.g. one copy with owner, one with Heritage Adviser, one with Heritage Office library – confidential appendix ‘Y’ with owner and local land council only, ‘Z’ with owner and owner’s insurer only – see policy 11 below)

9. If the item is to be open to the public, what are the risks to public safety and how can they be mitigated?

(e.g. the timber lined well, shown on the plan, will have a cover placed over it and a wire netting and star-picket fence erected around it).

10. What are the item’s conservation needs and interpretation requirements?

(e.g. Obtain funding to mitigate dampness in lower weatherboards of southern wall of cottage.

Prepare a photocopied brochure about the history of the place, and obtain a Heritage Council ‘SHR’ plaque to attach to front wall next to front door.)

11. Are there any confidential matters to be included in an appendix?

(e.g. ‘Y’ the story and location of a Wiradjuri site near the old shed; and ‘Z’ the owner’s collection of local tokens and promissory notes).

12. Review

(e.g. this plan should be reviewed every five years, in consultation with the local Heritage Adviser, or This plan should be replaced by a formal CMP within the next five years, subject to availability of Heritage Office funding during that period)

Plans attached

(e.g. There are three plans that form part of this document:

‘A’ – plan showing levels of significance for parts of the item

‘B’ – plan showing areas with archaeological potential

‘C’ – plan showing location of existing buildings and where any new development can occur, with sketches of preferred styles, dimensions and materials)

NOTE

The CMS is recommended for use

- with items of local significance,
- with items of State significance for which no major changes or interventions are planned, in the short to medium term, that have the potential to materially affect the item, and
- as an interim planning document for SHR items pending the preparation of a standard conservation management plan.

A type-specific CMS can be developed for groups of similar types or categories of items – this should be done in consultation with the NSW Heritage Office. Examples might be farm outbuildings, baby health centres, street trees or water supply lines.