

Section 60 applications under the *Heritage Act 1977*: major works or fast track?



Heritage approval or an exemption is required before work starts

Before you undertake works within the curtilage of a State Heritage Register (SHR) item (or a place subject to an Interim Heritage Order (IHO)), you either need an approval or an exemption under the *Heritage Act 1977*. Standard Exemptions apply to all SHR/IHO items and aim to make it easier for owners of heritage items to maintain their property. Refer to the [Standard Exemptions web page](#) for more information.

If the proposal does not fit within the Standard Exemptions, it is likely you will need approval which can be obtained by applying under section 60 of the *Heritage Act 1977*.

s60 fast track is for minor works

To reduce assessment timeframes, a s60 fast track approval pathway has been developed. To be eligible, the proposal must relate to activities or works to an SHR or IHO item, which:

1. will have little or no adverse impact on the heritage significance of the item
2. is not listed as an exemption under the *Heritage Act 1977*
3. has a cost of works up to \$150,000.

The s60 fast track cannot be used to obtain heritage approval following an Integrated Development Application (IDA) determination. In addition, a s60 fast track approval cannot be modified, except for minor administrative corrections.

The major works (or standard) s60 approval pathway is for activities that have, or would have the potential to have, a moderate or greater impact on the heritage significance of a State heritage item. This is the pathway for heritage approvals post IDA determination and where modifications may be required.

Refer to the [Significance and significant fabric fact sheet](#) for information about significance.

There are two different pathways for s60 applications

Two s60 application pathways are available on the Heritage Management System (HMS):

- i. section 60 Works Approval
- ii. section 60 Fast Track Works

If the cost of works for the proposal is \$150,000 or under and you are unsure whether the s60 fast track pathway is appropriate, you can seek assistance from Heritage NSW by requesting pre-lodgement comments.

The fees are the same for both s60 pathways

The fees for s60 applications, whether it is for major works or for fast track, are the same. The fees payable relate to the cost of works.

A [s60 fee calculator](#) is available on the Heritage NSW website.

It is important to select the correct s60 application type. Fees paid for s60 fast track applications that are outside the eligibility criteria will not be refunded once an application is lodged.

S60 applications are lodged via the Heritage Management System (HMS)

The HMS is a digital system for lodging Heritage Act applications and replaces manual paper or email-based application processes. Guidance on the submission process and requirements for both s60 pathways is available on the [Heritage NSW website](#).

Note: S60 applications for SHR (and IHO) items within the **City of Sydney local government area** should be lodged by [email with the City of Sydney Council](#) and the required fee is paid to Council.

The timeframes for s60s differ depending on the scale of works

The statutory timeframe for s60 applications is **40 days** from when a complete application is accepted by Heritage NSW. An application is accepted as complete after a preliminary check identifies that the form is complete and signed, all required supporting documentation has been received, and the fee has been paid. This checking happens 7-14 days after lodgement.

The s60 fast track pathway is for minor works and Heritage NSW aims to provide determinations within **21 days**.

Heritage NSW will request additional information in writing

If additional information is required to complete an assessment, it will be requested via the Heritage Management System. The applicant has 21 calendar days to provide the information, during which time the assessment period is paused. The assessment period will restart when the information is provided or after the 21 days have passed. If you require any clarification, please contact the assessing officer who requested the additional information.

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Aboriginal rock engravings, Finchley Aboriginal Area. Credit - Simone Cottrell.
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