

Heritage Listings

An Explanatory Guide for Owners of Potential Heritage Items

How are places listed?

Privately owned properties can be listed on:

- schedules to **local environmental plans** (for items nominated on the basis of their heritage significance for the local government area); OR
- the **State Heritage Register** (for items nominated on the basis of their heritage significance for the State).

The preparation of these lists is a requirement of the relevant legislation:

- Environmental Planning and Assessment Act 1979 (for local items); nOR
- Heritage Act 1977 (for State items).

Why are items nominated for listing?

The heritage of our local area is the places and objects we want to keep because they provide evidence of our history.

How are items assessed for listing?

There are criteria against which items have to be tested – their historic, aesthetic, scientific or social significance, their connection with historical persons, or their rarity or representativeness within the local area.

What will listing of my property mean?

Listing recognises the heritage significance of your property against one or more of the assessment criteria. It is a mark of the community's respect for the property as evidence of the history of the area. Documentation associated with the listing will indicate the aspects of the property that have the greatest heritage significance. You will need to apply to the council to make major changes that may affect its heritage significance.

How will the value of my property be affected by the listing?

Because the listing has been proposed by the community it may well increase its monetary value because the listing adds prestige to its real estate valuation, and creates certainty that its heritage values will be retained. In many areas of NSW properties with intact original features attract higher resale value than properties of a similar age that have been modernised unsympathetically.

Does this mean I can never change my property?

The point of listing is to recognise heritage value, not to prevent adaptation to the owner's changing needs. You can retain original features and also install modern conveniences, such as central heating, or add new living spaces. The council offers free advice to help you to make appropriate decisions for these adaptations.

Does the listing affect my rights as an owner?

The owner retains all rights to the property. Listing is only a mark of the community's esteem, which we hope you share.

Is the whole of my property affected by the listing?

The documentation associated with the listing will indicate which parts of the property have greatest heritage significance. Sometimes views to and from the place, or its internal fittings and contents may be a part of its significance if they reflect its heritage importance.