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What is Heritage?

Fact Sheet



Overview

In NSW heritage is principally managed by local government and places of significance are listed within a Council's local environmental plan (LEP). Heritage listing aims to protect sites and areas that tell the story of our history so that they can be preserved for future generations.

For most people, owning a heritage listed place will have little effect on their use and enjoyment of their property, including their ability to make changes to suit their needs. As a custodian of a heritage place, you ensure that it can be retained and appreciated by future generations.

What are heritage listings?

There is a hierarchy of heritage listings ranging from World, National, State and Local, but where a property owner has involvement with heritage it will mostly be with a local heritage listing.

A Council's Local Environmental Plan (LEP) contains lists of heritage items, heritage conservation areas and archaeological sites that have been listed on the basis of their heritage significance and value to the community. Heritage items and archaeological sites are discrete sites and heritage conservation areas are precincts that share common heritage and streetscape values. There are currently 413 heritage items, 17 heritage conservation areas and 9 archaeological sites listed within the Wingecarribee Shire.

How is heritage significance assessed?

There are 7 heritage significance criteria for assessing heritage significance and for an item to be locally listed it must meet at least 1 criterion. These 7 criteria relate to an item's historic value; connection with important persons or groups; aesthetic, creative or technical achievement; social significance; rarity; representativeness and/or its potential to contribute to an understanding of the local area's history. Heritage listing recognises the heritage significance of a property against one or more of these criteria.

How can I find out if my property is heritage listed?



All local heritage items, heritage conservation areas and archaeological sites are listed in Schedule 5 of the Wingecarribee Local Environmental Plan 2010.

This list can be found on the NSW Legislation website at

legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#sch.5.

Heritage items are listed by locality, item name, address and property description (Lot and DP) and each has an item number. Heritage conservation areas are described in the heritage list and mapped on the Wingecarribee Local Environmental Plan 2010 Heritage Map, accessible from the Map button on the Legislation NSW website. Heritage items and areas can also be viewed on a map via the NSW Planning Portal Spatial Viewer at

www.planningportal.nsw.gov.au/spatialviewer.

What is the State Heritage Inventory?

Further information about the significance of a heritage item or heritage conservation area can be found on the online State Heritage Inventory, managed by Heritage NSW. All heritage items in NSW can be searched using this tool, providing access to the heritage inventory sheet for each listed item.

The State Heritage Inventory can be found at

www.environment.nsw.gov.au/topics/heritage/search-heritage-databases/state-heritage-inventory.

Is the whole of my property heritage listed?

Normally 'yes', and the documentation associated with the listing will normally indicate which parts of the property have the greatest heritage significance. For most heritage items, the whole of a lot or property is included in the listing and mapped on the Heritage Map. This is to ensure that the spaces around a building or place (its setting), which can contribute to its heritage significance, are also protected.

Are property values affected by heritage listing?

Because a heritage listing is a reflection of the values of the community as a whole it comes as no surprise that heritage buildings are often valued from a monetary point of view as well as for their intrinsic worth. There are studies conducted in NSW and other states that demonstrate that in most cases, heritage listing has no effect on residential property value. In fact, in some cases heritage places have attracted higher resale value in recognition of the quality of the architecture or build, the uniqueness of the place, and in the case of places within heritage conservation area, the overall streetscape values and the recognition that the character of the area will not be diminished through inappropriate new development. There are many examples in the Wingecarribee Shire where a heritage house that displays intact features or is within a heritage conservation area has attracted a higher resale value than properties of a similar age that have been modernised unsympathetically. Heritage listed places can also attract a lower Valuer General's valuation when development potential is diminished which can benefit the owner by reducing its Council rates levy.

Does the listing affect my rights as an owner?

The owner retains all rights in the property as a private property just like all other properties in NSW. You do not have to make your heritage place accessible to the public and it does not have to be kept as a museum. Any proposed change to a heritage place is assessed on its merits and in the context of maintaining its heritage value.

Does heritage listing mean that I can't change my property?

No, it does not. Listing recognises heritage values but does not prevent an owner from adapting a place to their needs as long as the values of the place are respected. The heritage inventory sheet will normally provide details of the aspects of the place that have the greatest heritage significance. Retention of original features is always encouraged. Minor changes and conservation work like repainting or replacement of like-for-like materials normally do not require Council consent.

More information is available on the *Heritage and Development* fact sheet.



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