

AUGUST 2023

Heritage & Development Fact Sheet



Overview

There is a common misconception that if your property is a heritage item or is within a heritage conservation area then you can't make any changes to it. Council and heritage professionals recognise that some older houses do not meet the needs of modern habitation and that the best way to preserve historic buildings into the future is to continue to use them. Undertaking any type of development on a heritage property (whether it's repairing or replacing the roof, making internal alterations or external additions, or building a secondary dwelling) can often be accommodated, as long as the heritage values of the place and its setting are respected and maintained.

Am I able to make changes to a heritage property?

In most instances, yes. As long as the proposed changes respect the heritage values of the place, most alterations and additions are approved by Council. Where the change is minor, you don't even need to lodge a development application (see further details over page).

Maintenance and Minor Works



Where works are of a minor nature or for maintenance and do not adversely affect the heritage significance of the heritage item or heritage conservation area, an owner can seek a heritage minor works exemption to avoid having to lodge a development application. Minor works can include re-painting, like-for-like roof replacement, replacement of fascias or kitchen or bathroom renovations and if you notify Council in writing of your proposal, in most cases you will be granted a heritage minor works exemption that enables you to go ahead with the works without further approvals. More information is available on Council's website at www.wsc.nsw.gov.au/development/heritage#section-3 or by scanning the QR code at left.

Where an item such as a garden has been listed, the ordinary day to day maintenance and replanting of garden beds would not require approval. The removal and pruning of trees and other vegetation requires a Vegetation Clearing Permit or Tree Removal Exemption. Refer to Council's website for more information.

Alterations & Additions

Sometimes an old property requires upgrades or extensions to meet the needs of its current residents. Commonly, this can include new living spaces, upgraded kitchens and additional bathrooms. Major new work to heritage properties (including those within a heritage conservation area) will require the lodgement of a development application (DA) to Council and the changes must be sympathetic to and not diminish the heritage significance of the place.

Assessment of DAs in a heritage context will include consideration of the:

- location of any alteration/addition
- size, bulk and scale of any proposed addition
- style of the alteration
- proposed materials and finishes
- impact on the streetscape
- adherence to relevant Development Control Plan controls.

Where proposed changes have carefully considered the heritage significance of the place and have been planned accordingly, they are generally approved by Council.

Free Heritage Advisory Service

Council offers a free heritage advisory service that can assist in identifying any heritage concerns or issues early before designs and plans are finalised. Send preliminary plans and explanatory documentation to heritage@wsc.nsw.gov.au to request this service.

Further information

Further information on heritage and development can be obtained from Council's website at www.wsc.nsw.gov.au/development/heritage#section-3 or scan the QR code at the top of this page.

