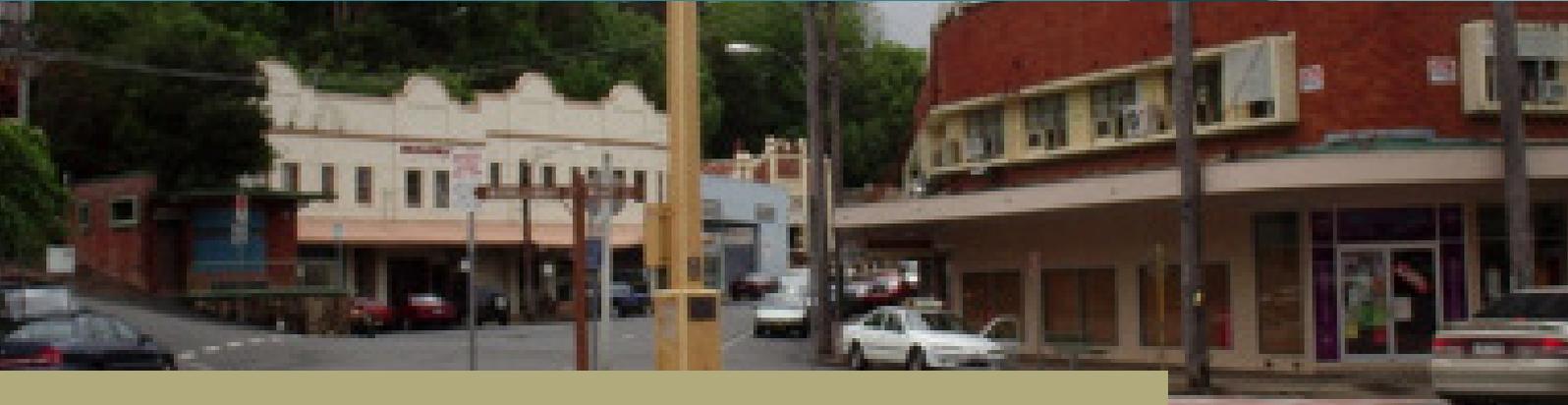


## 2 Quick facts about heritage listing

### Heritage information series



**This fact sheet outlines quick facts about heritage listing: dispelling the myths.**



*Tyalgum Store*

### 1. How is an item identified to be heritage place?

Heritage items are identified by assessing their significance. A significance statement is a succinct summary of the item's heritage values and significance and is used to inform the ongoing management of the item.

Significance is assessed and identified based on seven criteria: historic, associative, social, aesthetic, scientific, rarity and representative significance.

### 2. Are there legal restrictions on sale (title) of my property?

No - listing places no legal restrictions on the sale or leasing of the property. Well-looked-after heritage properties are often the easiest to sell and bring in higher prices.

### 3. Can I extend or alter my house?

Yes - Heritage buildings are best cared for when they are lived in and loved. This means they must be useable and be able to adapt to modern living requirements such as internal or modern bathrooms and kitchens. Council recognises the need for heritage owners to adapt buildings, and particularly houses, to be comfortable. Council is able to advise what type of consent is required for extensions or alterations.

**It is important to remember heritage places do not exist because of heritage lists: Heritage lists exist because of heritage places.**

#### 4. Does listing complicate renovations?

Current legislation requires Council to carefully assess all development applications (DAs) involving heritage items or within a conservation area to ensure development respects the significance of the property.

Listing does not prevent suitable changes, additions, alterations or even new buildings on the site. It does require a Statement of Heritage Impact (SOHI) to be prepared and submitted with a DA. Works will need to be consistent with the recommendations arising from the SOHI.

#### 5. Does listing prevent change?

Listing does not stop alterations, additions or the adaptive reuse of a building, however most changes may need approval. Sometimes adaptive reuse is a sensible way of ensuring the ongoing care and use of the building. Examples include the conversion of a warehouse to residential use or the adaption of a house to offices.

#### 6. What is required for maintenance?

It is not expected that owners take any special care of a heritage property other than normal routine maintenance. Many routine maintenance works to the property and gardens may be undertaken as exempt development or "maintenance or minor development". The NSW State Environmental Planning Policy (Exempt and Complying Development) 2008 allows a range of maintenance to be undertaken as "exempt" development. The applicable Tweed Local Environmental Plan (LEP) also makes provision for Council to authorise "maintenance or minor development".

#### 7. Am I required to open my property to the public?

No, as with all private property, heritage listing does not allow the general public the right to visit your property, nor are you required to make your property accessible to the public. Some owners occasionally do open their heritage properties to the public, usually on an entry fee basis, either for themselves or charity.

#### 8. Heritage assistance

While you may be the best possible custodian of your property, no-one can guarantee future owners will look after it as well. If you own a heritage listed property, you may be able to access grants and have greater flexibility of uses than might otherwise be permitted.

#### 9. What about DA and Council fees?

Council does not require a DA or fees for "exempt" work nor for a request for "maintenance or minor development". Normal Council DA fees will be required where a development application is required.

No fee is required for a Maintenance or Minor Works Request.

#### 10. Will Council make me restore my property?

No - If your property has been inappropriately altered in the past, Council will not make you return your house to its original state. However, appropriate conservation works are always encouraged and the Heritage Advisor is available for advice on conservation works.

#### 11. What about insuring heritage listed buildings?

The Heritage Branch research shows it is no more difficult or expensive to insure a heritage listed home than insuring a home not affected by heritage listing. Surveys by the Insurance Council of Australia show that very few insurers charge higher premiums for heritage listed properties but it always pays to shop around.

Should you experience any issues the following advice for the Office of Environment and Heritage may be of assistance:

<http://www.environment.nsw.gov.au/Heritage/publications/insuringheritagebltdgs.htm>



Lisnagar, Kynnumboon