

## Heritage Studies - Frequently asked questions

Property owners often ask the following questions about heritage studies.

**1. What is a Community-based Heritage Study?**

A Community-based Heritage Study involves careful consideration of the cultural heritage significance of places or items of importance to the story of a local government area. A suitably qualified heritage professional works with the community to identify these places and assess their significance. Outcomes of the study include:

- Development of a Thematic History of the shire.
- Recording of places and items.
- Recommendations regarding inclusion of these places or items on a local government heritage schedule.
- Recommendations regarding the inclusion of items with a high level of significance on the State Heritage Inventory.
- Recommendations regarding tourism and promotion of the area.

**2. If I participate in the heritage study does that automatically mean that my property will be heritage listed?**

No. Proposals for heritage listing are based on a number of factors, including physical recording of a property or building, investigation of its history and assessment of its cultural heritage significance. Properties may be recorded and researched and consequently not recommended for heritage listing.

**3. What rights do I have if I do not want my property listed?**

If your property is recommended for inclusion on the local heritage register and you do not wish it to be included you may communicate this to Council in writing and the building will be removed from the proposed heritage list.

**4. What are the consequences of heritage listing?**

Heritage listing has minimal consequences for property owners. Listing of a building on the LEP Heritage List carries with it an obligation to maintain the building. The NSW Heritage Office has produced a brochure on the benefits and obligations of listing. This is included for your information.

**5. If my property is heritage listed, does it mean that I can't change anything?**

No. Generally owners of heritage items are encouraged to maintain the character of these places. Major alterations, including extensions or demolition, required Development Approval by Council. This is no different to any other place in the Shire. Consideration of the impact on heritage significance is one issue required to be assessed through this process. This can apply regardless of whether the place is on a heritage list or not.

Council can provide advice on the best ways to achieve mutually acceptable outcome for heritage places.

**6. What would be the benefits of being listed?**

A NSW Heritage Office brochure covering the benefits of heritage listing is included with this information sheet. In summary these benefits include:

- Ability to apply to the Valuer General to obtain a land valuation reduction. This could translate into a rate reduction.
- Possible access to funding for conservation work, including maintenance of the building and painting of the front, through a local heritage fund. This would be provided on a dollar-for-dollar basis and would, in all likelihood, be limited to grants up to \$1,000.00.

In addition Council may decide to provide a free heritage advisory service to owners of heritage buildings.

**7. What would be negatives for being listed?**

The principal negative is possibly the need to consult with Council and Council's Heritage Advisor prior to submitting a development application for alterations to the exterior of the building.

**8. Who would have the final decision for any work done on the building or place?**

The final decision regarding any work requiring a development application would rest with Council. This is not unique to heritage buildings. In all other cases management decisions are the responsibility of the owner. Heritage listing does not alter this.

**9. If my property is heritage listed, does it mean that anyone can come onto my land without my permission?**

No. Heritage listing does not alter your general rights as a property owner, or your rights under the Enclosed Lands Act.

Council's Heritage Study Co-ordinator, Ray Christison, would be most happy to meet with any property owners to discuss any issues relating to the heritage study. He would also be pleased to provide advice on management of buildings, if needed.