

Heritage Conservation

Respecting and enhancing the historic character of our Region and heritage value of our towns is a key strategy in Council's Community Plan. This fact sheet is designed to assist the community in understanding the importance of heritage conservation in our Region and identifying whether a property is heritage listed or located within a heritage conservation area.

WHAT IS HERITAGE?

Heritage is those items and places that are valued by the community and need to be conserved for future generations to appreciate. People commonly equate heritage with historic buildings, but the concept is much wider and includes a variety of built items, archaeological deposits and places with Aboriginal heritage significance and natural heritage significance.

Heritage items can be significant at a local, state, national or world level. Individual items or places may be valued for their historical, aesthetic, social and/or archaeological significance. They may be rare or a particularly good example of their kind. Judging these qualities is inevitably subjective but professional guidelines are provided in the Australian Natural Heritage Charter and the Burra Charter (the Australia ICOMOS Charter for places of cultural significance), which underpins all heritage legislation in Australia.

TYPES OF HERITAGE

In NSW a property is a statutorily listed heritage item if it is:

- Listed in the heritage schedule of Council's Local Environmental Plan (LEP);
- Listed on the State Heritage Register, a register of places and items of particular importance to the people of NSW; or
- Listed on the National Heritage Register, for example part of the Greater Blue Mountains World Heritage Area is located within the Mid-Western Local Government Area.

Any property within a heritage conservation area, whether individually listed or not, and regardless of its age, is also subject to the provisions of the LEP.

HERITAGE LISTED ITEMS

In recognition of our Region's rich history and heritage, Council's LEP identifies a comprehensive range of locally and state significant heritage items to ensure continued preservation. Council recognises more than 450 individually listed heritage items and four heritage conservation areas in Gulgong, Mudgee, Rylstone and Hargraves. Each heritage conservation area contains a unique blend of historic buildings, parks, trees and monuments.

IS MY PROPERTY LISTED OR LOCATED IN A HERITAGE CONSERVATION AREA?

You can determine if your property is heritage listed, and whether it is within a heritage conservation area, at:

www.planningportal.nsw.gov.au/find-a-property

Alternatively, you can check any listing with Council's Duty Planner.

If your property is listed or located within a heritage conservation area, it is recommended that you contact Council to discuss the development pathway.

Information and assistance is also available for some older properties in the Region, which are neither listed nor in heritage conservation areas but are nevertheless significant. If you believe your property may be significant, please discuss this with Council's Duty Planner.

HERITAGE CONSIDERATIONS

Before granting consent for a development application in respect to a heritage item or properties located within a heritage conservation area, Council must consider the effect on the heritage significance of the item or area concerned. Council supports the retention of heritage items in their significant form and setting, while allowing sympathetic development to occur.



BENEFITS OF OWNING A HERITAGE ITEM

Some of the benefits of owning a heritage item include:

- Heritage listing provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work.
- Heritage status is attractive to many people and may confer tangible benefits for commercial operators.
- Owners of heritage items may consider the Conservation Incentives within Section 5.10 Heritage Conservation of the Mid-Western Regional Local Environmental Plan 2012.
- Property owners can access free advice on conserving their properties and on development proposals from Council's Heritage Advisor.
- Priority is given to owners of listed items in the allocation of local heritage grants.

WHEN DO I NEED TO CONTACT COUNCIL?

Most types of work on heritage items and properties located within a heritage conservation area requires some form of approval by Council. The Exempt and Complying Development Codes have only very limited application for heritage works. A formal development application will usually be required, with supporting heritage reports and documentation. Some minor works only require a written Heritage Exemption application.

Owners are encouraged to discuss their development proposals with Council staff in the early stages, to ascertain whether a development application will be required and obtain preliminary advice on the proposal.

It may be desirable to engage a conservation architect or heritage consultant to assist with an application.



FOR MORE INFORMATION

If you have further questions about heritage conservation, or wish to make an appointment with Council's Heritage Advisor, please call Council's Planning team, who will be pleased to assist you.

DISCLAIMER | The information contained in this fact sheet is general in nature and should not be relied upon as the complete source of information to be considered. This document is not intended as a substitute for consulting relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances.