

Developing in or around Heritage

Once the character and significance of a place are known and clearly defined the impact or effect of proposed changes to that place can be predicted. In the case of a building the context and setting are also important to the significance of the item. This is called a Heritage Assessment.

Once a Heritage Assessment has been made this information will form the basis of a report referred to as a **Statement of Heritage Impact**. This report is to be prepared in the form prescribed by the NSW Office of Environment & Heritage in their publication: Statements of Heritage Impact, Department of Urban Affairs and Planning and Heritage Office of NSW, 1996.

This publication identifies the format, the issues to be addressed and the nature of the conservation policy document required for various types of developments in or around Heritage Items.

When a proposal for alterations, additions, demolition or other development is being prepared for:

- A building or structure of heritage significance;
- A building or structure located in a conservation area or within the historic curtilage of a heritage item;
- Or within the vicinity of a heritage place or item,

Then an assessment of significance and the possible heritage impact **MUST** be considered and formalized in a report accompanying the Statement of Environmental Effects.

Processing of your Development Application **will be delayed** without an accompanying assessment of the heritage impacts presented in the prescribed format. In the case of State Significance, the application will be referred to the NSW Heritage Council as integrated development, for assessment by their specialist staff.

Curtilage definition: “the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance”.

*** Not all information can be provided in this brochure. For further information and consultation please contact Council to arrange an appointment with the Heritage Advisor*

Who can I contact for more information?

This brochure has been prepared to assist owners and prospective owners of local heritage items or for properties located within Heritage Conservation Areas. If you require further advice, please make an appointment with Council's Heritage Advisor by calling Council on 4980 0141.

If you would like to learn more about Port Stephens heritage the following websites can assist:

Port Stephens Council:

www.portstephens.nsw.gov.au/grow/land-environment-and-heritage

Port Stephens Family History Society:

www.portstephensfamilyhistory.com.au/

Raymond Terrace Historical Society:

www.sketchleycottage.org.au/

Port Stephens Historical Society:

www.facebook.com/PSHSInc and
historicalatps@gmail.com

Tomaree Family History Group Nelson Bay NSW Inc.

www.tomareefamilyhistory.com

Karuah Local History Group

www.karuah.net/

Other organisations that may be of assistance are:

- **The NSW Office of Environment & Heritage:**
www.environment.nsw.gov.au
- **National Trust of Australia (NSW):**
www.nationaltrust.org.au
- **NSW Legislation website:**
www.legislation.nsw.gov.au/



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Heritage in **Port Stephens**

Heritage and your Development



Roeth House at Raymond Terrace

This brochure has been produced to provide a brief guide to those managing physical change, to or near heritage places and items

Technical series Brochure 2 of 2

What is Heritage?

“Heritage” is the collective environment, traditions and assets that we inherit from the past and preserve for the use and inspiration of future generations. Heritage is linked with culture, which frames our understanding of the past and influences the decisions we make about what should be preserved. “Heritage” can be interpreted differently by people and groups with different cultural backgrounds.

The term ‘heritage’ is often misused or misunderstood. To many people, owning or having property near a heritage building or within a heritage place or precinct would seem an unnecessary burden, preventing them from doing the things that they want to do with their property. This is not necessarily so.

The process of heritage identification aims to ensure that special places in our area are able to remain occupied, maintained and well managed so that they may be appreciated now and in the future as “looking glasses” into our past.

Heritage need not necessarily be picturesque nor beautiful, but VALUED or of IMPORTANCE to identifiable groups or cultures, including indigenous as well as non indigenous peoples and can include:

- Places and event sites
- Environments and habitats
- Buildings and trees
- Moveable items or artifacts
- Archaeology

A list of the heritage items within the Port Stephens Local Government Area is available from Council or can be downloaded from the NSW Government NSW Legislation

Website: www.legislation.nsw.gov.au

Heritage Listing

Places and objects are listed when they have what is known as heritage significance. Ancient, old and modern places are all listed. These demonstrate the length and breadth of Australia’s rich history.

Heritage significance and listing is not only about buildings. Landscapes, gardens, parks, farms, streets, towns, Aboriginal sites, archaeological relics, bridges, dams, railway stations, shipwrecks and objects are also listed for their heritage significance. This includes both privately and publically owned places and objects.

The heritage significance of a place is measured using seven standard Heritage Council criteria. Local councils survey their areas for listing locally significant places and objects using these same criteria. Any person can also nominate a place for listing to the local council, NSW Heritage Council, and Australian Heritage Council for locally, state or nationally significant places respectively. Consulting owners and the community is a key part of the listing process for all types of statutory listing in NSW.

Desirable areas often feature large numbers of heritage listings, an indicator they have a great deal worth keeping. However, few places are listed overall. Across New South Wales less than one percent of properties are listed heritage items. To find out how many heritage places you have listed in your local neighbourhood and how these places are significant, search the NSW online heritage database at:

www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx

or the Australian heritage places inventory at:

www.heritage.gov.au/ahpi/index

Design that is responsive to Heritage

There are many considerations to be addressed when changes to a heritage item or places within the vicinity of heritage items are proposed. All design decisions should be measured against the effect they may have on the significance of the place and/ or the individual components of the place, for example:

- How will the development change the place and its setting?
- How will the design affect the significance of the place?
- How will the design affect the locality and its amenity, for example the surrounding streetscape?
- How will it affect the owner, user and other interested people or groups?
- Is the proposal encouraging unwanted or inappropriate precedents in the locality?

These questions need to be answered not only in relation to a subdivision or to a proposed modification to an existing building, but also in relation to the construction process and the effect of excavation and distribution of services and landscaping on the site.

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