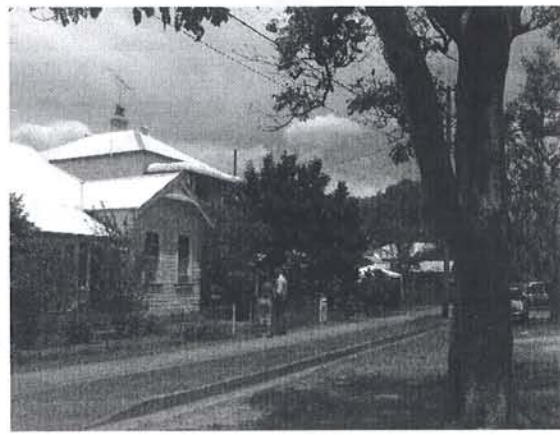




GRAFTON COMMUNITY BASED HERITAGE STUDY



A Guide for Owners

GRAFTON COMMUNITY BASED HERITAGE STUDY

WHAT IS HERITAGE?

Heritage consists of the places, buildings, structures landscapes and moveable objects that we have inherited from the past and want to pass on to future generations. Heritage gives a community a sense of place; it defines a community: who we are and where we have come from.

WHY ARE ITEMS IDENTIFIED FOR HERITAGE LISTING?

Heritage listing is formal recognition that a place has heritage significance and is a way of ensuring that any proposed changes respect and retain those qualities and characteristics. The heritage significance of a place tells us why it is important. Heritage significance can be based on one or more of the following criteria:

- historical origins
- association with particular people or events
- visual qualities
- construction or other technical qualities
- community, religious or symbolic role
- Archaeological research potential.

WHAT IS A CONSERVATION AREA?

A heritage conservation area is a precinct, streetscape or group of buildings, road reserves and street trees, with particular heritage values. The existing Heritage Conservation Area covers the core older area of Grafton between the river and the railway and the core of South Grafton. It is proposed that the Conservation Area boundaries be extended to include many more historic streetscapes which are worthy of protection.

WORKS THAT REQUIRE CONSENT: HERITAGE ITEMS AND CONSERVATION AREAS

- **Demolishing or moving** a heritage item or a building, work, relic or tree in a heritage conservation area
- **Altering** a heritage item or building work, relic, tree or place within a heritage conservation area including **making changes to the detail, fabric finish and appearance of its exterior***.
- **Structural alterations** to the **interior** of a heritage item
- **Disturbing or excavating** an archaeological site that is a place of Aboriginal significance
- **Erecting a building**
- **Subdividing** land

WHEN CONSENT IS NOT REQUIRED: EXEMPT DEVELOPMENT

The table below lists developments that do not require consent, including home based business, signage, footpaths, rainwater tanks, etc.

WHEN CONSENT IS NOT REQUIRED: MINOR DEVELOPMENT

Many minor developments can also be approved without the need for a Development Application and at no cost. Minor developments will be handled by submitting information below:

GRAFTON HERITAGE STUDY: INFORMATION FOR OWNERS

1. The owner must write in to Council prior to carrying out work outlining what they wish to do.
2. Council must write back to the owner prior to the work being carried out if it is satisfied that
 - (a) the work is of a **minor nature**, or is for **maintenance** of the item or a building, work, relic, tree or place in a Heritage Conservation area and
 - (b) it **would not adversely affect the significance** of the heritage item or conservation area

DO I NEED CONSENT FOR MAINTENANCE?

Maintenance does not need consent providing it is not an *alteration*; e.g. to re-roof a house in matching materials, e.g. (galvanised steel –galvanised steel); renew gutters with the correct profile.

DO I NEED CONSENT FOR REPAINTING?

Repainting in a sympathetic heritage colour scheme is considered to be maintenance and does not require consent as it will not have any adverse impacts. Repainting buildings in bold or vivid, non-heritage colours, especially commercial buildings in Conservation Areas, is considered to be a material alteration and will require consent. (Altering' includes making changes to the finish and appearance of the exterior.)

CAN I MAKE CHANGES AND CARRY OUR EXTENSIONS ETC?

Yes! Heritage items are recognised for their values but this does not mean that they cannot be changed to meet modern living standards. Development consent is needed to carry out work such as extensions, sheds and pools regardless of whether a house is listed or not. Additions, extensions, decks etc are all permissible but need to be sympathetic to the heritage values, and scale, form, proportions and materials of the heritage item/conservation area and should not adversely affect its significance.

CAN I PUT IN A NEW BATHROOM AND KITCHEN WITHOUT CONSENT?

Yes. Internal changes including new kitchen and bathroom fit outs do not require consent, unless it involves structural alterations or involves demolition e.g. the loss of chimneys. Structural alterations are permissible but need consent. Try to make alterations reversible wherever possible.

CAN I PUT IN A NEW SHED OR CARPORT?

Yes, but as with any house, you require a Development Application to erect a new shed or structure. New sheds or carports should be designed to compliment an old building in terms of roof pitch, materials, and proportions. Individually designed sheds are recommended but some metal shed designs can be modified by incorporating a steeper pitch and eaves, and c profile cladding which looks like weatherboards (if appropriate) to make them more compatible with historic dwellings.

AM I REQUIRED TO CARRY OUT MAINTENANCE WORK TO THE PROPERTY?

No. Council cannot force you to carry out work to the property (*unless it is on the State Heritage Register- very few items*). However, normal maintenance is required for any property and heritage grants are offered annually in rotation around the Clarence Valley to assist owners of with conservation work.

WILL THE VALUE OF MY PROPERTY BE AFFECTED?

Studies carried out in 2005 and 2006 demonstrated that the impact of heritage listing is either positive or neutral. In 2006, the NSW Productivity Commission concluded that heritage listing did not have a significant effect on values, as other issues such as location are taken into account. Heritage conservation areas have become highly sought after as a result of the status as it provides owners and potential purchasers plus some certainty about the quality of future development that is likely to occur in the locality. As the region continues to grow, heritage items will become rarer and in shorter supply.

DOES THE LISTING AFFECT MY RIGHTS AS PROPERTY OWNER?

No, you retain all rights to the property. No public access is allowed to private properties.

HERITAGE GRANTS

All buildings need maintenance but heritage properties are eligible to apply for assistance. Heritage grants have been offered annually in the Clarence Valley since 2001 to assist owners of heritage properties with costs of conservation and maintenance work. Adverts are placed in the local press to call for applications generally in August/September each year. Applications are considered by the Heritage Advisory Committee. Previous grant funded projects can be viewed on Council's website. Typical projects include repainting, re-roofing, repairs to timber, reinstatement of missing elements such as window hoods, opening up of enclosed verandahs and other restoration.

CAN HERITAGE OFFER MORE OPTIONS?

Yes. Heritage properties/items are allowed more flexibility with regard to land use than non-listed properties if it results in the conservation of the building.

Council may issue consent to development for a heritage item or land to be used for **any purpose**, provided it does not affect the significance of the item or the amenity of the area, meets certain conditions, and is in accordance with an approved heritage conservation management plan. This provides more flexibility and means that uses outside of the zoning can often be approved.

HERITAGE IMPACT ASSESSMENT

In some cases, before granting consent Council may require a heritage impact statement to be prepared to accompany a development proposal in relation to a heritage item or land within a conservation area or land in the vicinity of either of the above. This is not likely for most domestic scale works but is likely if substantial demolition is proposed and substantial development works.

The purpose of a Statement of Heritage Impact (SOHI) is to assess the extent to which the carrying out of the development would affect the heritage significance of the item, or conservation area.

ABORIGINAL HERITAGE

Places of Aboriginal Heritage significance are also protected. However, due to the sensitive nature of Aboriginal sites, the list of sites is not publicly available and can only be accessed with a licence from the Department of Environment and Conservation. Applications are also dealt with through separate approvals under the National Parks and Wildlife Act. A separate study will be carried out to update the register of Aboriginal sites in consultation with the Aboriginal community.

SEPP EXEMPT AND COMPLYING DEVELOPMENT 2008

Changes under the NSW State Codes have been introduced to make certain developments exempt or complying for heritage items and within Conservation Areas. These changes were updated and effective on 7 September 2009.

Table 1 SEPP Exempt and Complying Development

Type of Development	Heritage Items / Draft Heritage items	Heritage Conservation Area /Draft Heritage Conservation Area
Access ramps	Exempt development if located in rear yard.	Exempt development if located in rear yard.
Aerials and antennae	Approval required.	Exempt development.
Air-conditioning units	- For domestic purposes is exempt development if not wall mounted. - For purposes other than domestic purposes is exempt development if not wall mounted.	- For domestic purposes is exempt development if located in rear yard. - For purposes other than domestic purposes is exempt development if located behind the building line of any road frontage.
Animal shelters	Exempt development if located in rear yard.	Exempt development if located in rear yard.
Automatic teller machines	Exempt development.	Exempt development.
Aviaries	Exempt development.	Exempt development.
Awnings, blinds and canopies	Approval required.	Exempt development.
Balconies, decks, patios, pergolas, terraces and verandah	Approval required.	Exempt development if located behind the building line of any road frontage.
Barbecues	Exempt development.	Exempt development.
Bed and breakfast accommodation	Exempt development.	Exempt development.
Bollards	Exempt development.	Exempt development.
Cabanas, cubby houses, ferneries, garden sheds, gazebos and greenhouses	Approval required.	Exempt development if located in rear yard.
Carports	Approval required.	Exempt development if located in rear yard.
Change of use of premises	Exempt development.	Exempt development.
Clothes hoists and clothes lines	Exempt development if located in rear yard.	Exempt development if located in rear yard.
Communications dishes (radio and satellite)	Approval required.	Approval required.
Demolition	Approval required.	Approval required.
Driveways	Approval required.	Approval required.
Earthworks and retaining walls	Approval required.	Exempt development if located in rear yard.
Evaporative cooling units (roof mounted)	Approval required.	Approval required.
Farm buildings and structures	Approval required.	Exempt development.
Fences (non-rural) - behind the building line	Approval required.	Exempt development.
Fences (non-rural) – forward of the building line	Approval required.	Approval required.
Fences (rural)	Approval required.	Approval required.
Flagpoles	Exempt development.	Exempt development.

GRAFTON HERITAGE STUDY: INFORMATION FOR OWNERS

Type of Development	Heritage Items / Draft Heritage Items	Heritage Conservation Area /Draft Heritage Conservation Area
Fowl and poultry houses	Approval required.	Exempt development if located in rear yard.
Garbage bin storage enclosure	Exempt development if located in rear yard.	Exempt development if located in rear yard.
Hard stand spaces	Approval required.	Approval required.
Home businesses, home industries and home occupations	Exempt development.	Exempt development
Home-based child care	Exempt development.	Exempt development.
Hot water systems	Exempt development if not located on a roof and located in rear yard.	Exempt development if not located on a roof and located in rear yard.
Landscaping structures	Approval required.	Exempt development if located in rear yard.
Letterboxes	Approval required.	Exempt development.
Minor building alterations (internal)	Approval required.	Exempt development.
Minor building alterations (external)	Approval required.	Approval required.
Pathways and paving	Exempt development.	Exempt development.
Playground equipment	Exempt development.	Exempt development.
Portable swimming pools and spas and child resistant barriers	Approval required.	Exempt development.
Privacy screens	Exempt development.	Exempt development.
Rainwater tanks (above ground)	Exempt development if located in rear yard.	Exempt development.
Rainwater tanks (below ground)	Exempt development if located in rear yard.	Exempt development.
Scaffolding, hoardings and temporary construction site fences	Exempt development.	Exempt development.
Screen enclosures (of balconies, decks, patios, pergolas, terraces and verandah)	Approval required.	Exempt development if not attached to any balcony, deck, patio, pergola, terrace or verandah that faces any road.
Shade structures of canvas fabric, mesh or the like	Exempt development if located in rear yard.	Exempt development if located in rear yard.
Signage (replacement of identification signs)	Exempt development.	Exempt development.
Skylights, roof windows and ventilators	Approval required.	Exempt development if not visible from any road frontage.
Temporary builders' structures	Exempt development.	Exempt development.
Water features and ponds	Approval required.	Exempt development.
Windmills	Exempt development.	Exempt development.



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GRAFTON COMMUNITY BASED HERITAGE STUDY

OPTIONAL SUBMISSION FORM

Address of proposed Heritage Item/Group item	
SHI Number	
Comments on Heritage Inventory Sheet	
Other Relevant Information	

Owners Name	
Signed	
Date	

Submissions must be received by 30th June 2010.



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Return to the General Manager, Locked Bag 23, Grafton, NSW 2460.

SEPP EXEMPT AND COMPLYING DEVELOPMENT 2008

Changes under the NSW State Codes have been introduced to make certain developments exempt or complying for heritage items and within Conservation Areas. These changes were updated and effective on 7 September 2009. Exempt development is subject to certain guidelines, please refer to Council for more information if you are planning to carry out work.

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Earthworks and retaining walls	Exempt development if located in rear yard.
Evaporative cooling units (roof mounted)	Approval required.
Farm buildings and structures	Exempt development.
Fences (non-rural) - behind the building line	Exempt development.(refer to Council for guidelines)
Fences (non-rural) – forward of the building line	Approval required.
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