



## D20 Protecting Our Built Heritage

# *Heritage listing in the City of Charles Sturt*

### Why is heritage important?

The City of Charles Sturt has a rich history, with strong links to the earliest days of South Australia. Much of this history can be seen today in the many buildings, sites, monuments and neighbourhoods that remain as reminders of the past. Council is committed to protecting these places for current and future generations. They connect us to our heritage and our identity, and they contribute to the character of our City.

### What is heritage listing?

Heritage listing can extend not just to buildings but to structures such as bridges and walls, monuments such as statues and graves, ruins, sites, trees, gardens, groups of places, geographical features and allotment patterns.

**State Heritage Places** are places that are significant to South Australia's heritage and the current State Heritage Places located in the Council area are listed in the Charles Sturt Development Plan.

The State Government is responsible for the assessment of places nominated for State Heritage listing. Further information on nominating properties to the South Australian Heritage Register is available from the Heritage Branch, [Department for Environment and Heritage](#) or phone 8124 4960.

For all information (including painting, additions, minor works etc.) on State Heritage Places please contact the State Heritage Branch.

**Local Heritage Places** are places that are significant to the heritage of the City of Charles Sturt. The current Local Heritage Places located in the Council area are listed in the Charles Sturt Development Plan.

**Contributory Places** are places which do not meet the criteria for Local Heritage listing, however, as part of a collective group they are considered to contribute to the overall historic and architectural character of their part of the Historic Conservation Policy Area. There are over 4000 Contributory Places in the 23 Precincts within the Policy Area. Each Precinct has a different historic character related to its age, pattern of development and building stock.

The **Historic Conservation Policy Area** is a form of zoning that aims to protect and enhance the distinctive historic character and streetscapes of certain suburbs and smaller areas in Charles Sturt. The Policy Area includes 15 different Precincts within the Residential Character Zone and 8 Precincts within other zones. Each Precinct reflects an individual aspect of Charles Sturt's history and development.

## How are local heritage and contributory places identified?

Places can be identified through a heritage survey undertaken by suitably qualified heritage experts. All recommended places are assessed against criteria specified in the *Development Act 1993*, and must meet one or more of the following requirements:

- (a) It displays historical, economic or social themes that are of importance to the local area;
- (b) It represents customs or ways of life that are characteristic of the local area;
- (c) It has played an important part in the lives of local residents;
- (d) It displays aesthetic merit, design characteristics, or construction techniques of significance to the local area;
- (e) It is associated with a notable local personality or event;
- (f) It is a notable landmark in the area;
- (g) In the case of a tree it is of a special historical or social significance or importance within the local area.

If the assessment is in favour of listing, a report recommending the listing of significant properties is prepared and considered by Council.

Once this has been done, Council prepares a draft amendment to the Development Plan to list the place and its elements which are of significance and should be protected, particularly from demolition. As part of the Development Plan Amendment process, public consultation is undertaken.

If you believe a place should be considered for local heritage listing, first contact a member of the Development Policy Team in the Urban Projects Portfolio to discuss your views, phone 8408 1111.

## I own a Local Heritage Place or Contributory Place. What does that mean?

If your property is added to the Heritage list you are not automatically required to restore it to its original condition or form. Nor does it prevent you undertaking further development or redevelopment of your property. Listing does not affect the use of your property and it does not provide any right of access by the public.

Special provisions are set out in the Charles Sturt (City) Development Plan relating to development affecting Heritage Places. The [Development Plan](#) may be viewed on Council's website. The Development Plan contains specific provisions in relation to Heritage Places.

Altering or developing a Local or Contributory Heritage Place is not prohibited, and changes to a place and its surrounds are possible with Council Development Approval in consultation with Council's Heritage Advisor. Sensitive upgrading and design is encouraged to ensure that the heritage value of the place and its surrounds is not detrimentally affected.

### **Can I demolish a listed heritage place?**

Properties that are State or Local Heritage listed cannot be demolished (except in extreme circumstances).

Demolition of Contributory items are generally only considered if the structure is proven to be structurally unsound (by a suitably qualified expert) and in a state of disrepair or a suitable replacement development has been approved in consultation with Council's Heritage Advisor.

### **Can I make alterations and/or additions to my listed place?**

Yes. Alterations and additions, or new structures (including carports, verandahs, sheds etc.) on the site of a Heritage Place are possible provided such changes are sympathetic to the heritage value of the place.

- Alterations need to fit in with the general character of the original design.
- Major building additions are generally better treated as a separate visual entity in order to maintain the separate character of new development and the heritage place.
- Minor building additions should be sympathetic to the character of the original building. For example, a rear addition to a heritage house can be a simple extension of the original house.
- New structures on the site of a heritage place are possible, provided such structures are sited and designed to maintain the heritage value of the heritage place.

Examples of appropriate additions can be found in the Charles Sturt (City) [Development Plan](#) under Table 4 – Development Guidelines for Residential Character Zone and Local Heritage Places.

Before making any decision in relation to development on the site Council will normally refer an application affecting a Local Heritage Place to its heritage consultants for advice. Preliminary advice is available from Council's staff and the heritage consultant. It is desirable that pre-application discussions be held with the Council's planning staff and the heritage consultant before detailed plans are submitted for assessment.

### **I have a property in the Heritage Conservation Policy Area, what does that mean?**

The Development Plan provides detailed information for each Precinct in the Historic Conservation Policy Area, including the places that contribute to and play a role in establishing the distinctive character of each area. Controls on design apply to alterations and additions to dwellings, structures, walls and fences in this area to ensure that streetscape character is maintained. The major part of the Policy area is located in the Residential Character Zone.

Owning property in the Historic Conservation Policy Area means the following:

- Buildings that are not Local Heritage or Contributory Places can be demolished without the need for the replacement to be approved as part of the same Development Approval. The design of the replacement building would still need to complement the historic character of the area.

- A building that is not State or Local heritage listed can be repainted or rendered without the need for Development Approval, but most restoration work requires approval. Local heritage buildings can be repainted in the same colour scheme without approval. All painting of State Heritage Places requires approval.
- Development Approval is needed for removal and erection of any fence or wall on a boundary with a public road, such as a front fence or a side fence on a corner allotment.

### **Does Council provide any help to owners of Local Heritage Places or Contributory Items?**

Council has a [Heritage Conservation Grant Program](#) that acknowledges that privately owned heritage places are valuable assets to our City. Through the Program we aim to foster an appreciation of our heritage by encouraging and assisting owners of Local Heritage Places and Contributory Items to conserve their properties. The Program is an opportunity for Council and property owners to work together to preserve our City's heritage. Further information on the Program is available from the Development Policy Team, or from the Cultural Heritage Project Officer on phone 8408 1111 or on Council's website.

### **Where can I access further information?**

The Development Plan contains information on Local Heritage Places and the Historic Conservation Policy Area. The Plan can be obtained from Council website. Information on the history of Local Heritage Places, including their statements of significance can be found in the various Heritage Studies held in Council libraries.

The Heritage Branch with State Government has many valuable resources for owners of old buildings and heritage properties. A number of these are available free of charge.