



HERITAGE LISTING FACTSHEET

What It Means For You

This factsheet aims to answer some of the commonly asked questions about heritage listing and explains the benefits and effects of listing in NSW. Retaining and valuing our limited heritage resources is good for the environment, is sustainable, is an investment in the future and helps build resilient communities.

Types of local heritage listing:

There are two main types of local heritage listings:

- Individual listing of a building, item or site
- Heritage Conservation Areas (these can be Urban or Landscape Conservation Areas)

As physical links to Waverley's past, heritage buildings, streets, landscapes and items help trace the story of Waverley's evolution from an early municipality of colonial NSW. They also safeguard and enrich its present and future. Heritage listing flags that a place, object or streetscape has heritage significance. Locally significant places are listed on Waverley's Local Environmental Plan.

What is listed?

- Places and objects are listed when they have what is known as heritage significance.
- Ancient, old and modern places are all listed and help to demonstrate Waverley's rich history.
- Heritage significance and listing can cover buildings, streets, landscapes, gardens, parks, Aboriginal sites, archaeological relics, bridges stations and objects, privately and publicly owned.
- Heritage significance is measured using seven Heritage Council criteria: historical, aesthetic, social, technical, rarity, association and representativeness.
- Local councils survey their areas for locally significant places and objects using these criteria.
- Anyone can nominate a place for listing as locally, state or nationally significant.
- Consulting owners and the community is a key part of the process for heritage listing.

Desirable areas often feature multiple heritage listings – a sign they have much that's worth keeping.

How heritage benefits you:

Individuals:

- Benefits begin with highly prized heritage character that attracts price premiums because of the high demand and esteem people have for such items. Value can extend to adjoining properties.
- Well-maintained heritage keeps its appeal in the long-term and grows in rarity with age.
- Listing gives greater certainty that the heritage qualities of an area will be protected.

Communities:

- Heritage plays a significant role in the appeal and life of the Waverley municipality.
- It provides impetus for revitalising neighbourhood – retaining the old creates unique precincts, improves community life and the enjoyment of a place.

More information is available at:

heritage@waverley.nsw.gov.au

waverley.nsw.gov.au/building/heritage_and_design



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- Heritage places create and support jobs, including specialist tradespeople, heritage consultants, architects, builders, building material suppliers, real estate and tourism.

Environment:

- Retaining, adapting and recycling heritage buildings is more sustainable than building new ones.
- Recycling heritage buildings reduces consumption of resources and ecological footprint.
- Reusing instead of demolishing an average 19th century terrace is equivalent to saving 15,000 litres of petrol or five car trips around the planet in embodied energy.

The economy:

- Heritage attractions underpin tourism and encourage long-term growth.

- Limited in supply, heritage places offer rarity and authenticity that cannot be built or recreated.
- Areas like Paddington were once considered slums. When heritage listed, values rose sharply.

What does listing mean?

- Listing keeps heritage places authentic, alive and useful by providing a framework for change.
- Listing will not stop change or freeze a place in time – it is a first step in protecting significance.
- Listing permits sympathetic development of heritage places through an approvals process that ensures changes retain the significance of heritage places.
- Listings do not prescribe how a place can or cannot be changed. Changes are assessed on their merits when owners submit development applications.

Councils then decide whether the proposed works will have an acceptable impact on its heritage significance. Owners have an opportunity to submit a 'statement of heritage impact' before this decision is made.

- Upgrading kitchens, bathrooms and services and rear extensions to meet contemporary standards are commonly approved changes.
- Listing will not alter property ownership or open private property to the public.
- Listing produces information about the history and significance of a place, which is published on the NSW Heritage online database.
- Listing is a mark of community distinction that can be useful for promoting resale or business.

Source: <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/HeritageListing2010final.pdf>

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