



## Heritage Places

A heritage place is a building that Council has listed because it:

- Displays historical, economic or social themes that are of importance to the local area
- Represents customs or ways of life that are characteristic to the local area
- Has played an important part in the lives of local residents
- Displays aesthetic merit, design characteristics or construction techniques of significance to the local area
- Is associated with a notable local personality or event
- Is a notable landmark in the area
- Is a tree special historical or social significance or importance within the local area.

Local heritage places are listed in Council's Development Plan. The Plan provides guidelines for any development of heritage places.

A local heritage place can be owned privately, by a business, a community group, Council or State Government. However heritage listing does not give any right of access to your building by the community or the public.

## Changing a Local Heritage Place

Local heritage listing does not prevent changes to your building. Like any building, heritage buildings need to be kept in use so that they remain useful and liveable. Council supports careful changes, upgrades, alterations and extensions to local heritage buildings, provided the changes are compatible with its heritage value.

The external appearance of the original or significant parts should be retained or restored. Alterations can be made to the interior.

Additions can usually be made at the rear without affecting the heritage value of a building.

There is no requirement for you to restore the building to its original condition or form. However, you are encouraged to preserve the remaining original parts of the place by undertaking normal maintenance and repairs.



## Free Heritage Advice

You can get free professional architectural advice on your heritage place at any time. Contact Council to arrange for a consultation. South East Heritage Adviser can meet with you on site to:

- Identify the causes of any damage to the heritage place.
- Advise on any repairs or maintenance e.g. roofing, gutters, painting, salt damp repairs.
- Advise on alterations and additions.
- Advise on the design of new buildings near heritage places
- Advise on suitable location for solar panels, air conditioners etc.

It is always best to discuss your project with the Heritage Adviser before finalizing plans and lodging a Development Application. Preliminary heritage advice helps you to ensure that any building works are compatible with the heritage building.

Once an application affecting a local heritage place is lodged, Council with the assistance of the Heritage Adviser, and will assess the proposal against the Development Plan.

## Approval Required

Council approval is required for any building work. For local heritage places you need to get Development Approval to:

- Demolish a building, part of a building or an outbuilding. Demolition is not supported by the Development Plan unless the structural condition presents a risk to safety.
- Air conditioners, evaporative coolers, solar hot water and solar photovoltaic panels. These fixtures need to be located where they are not visible from the principal elevations
- Re-roofing and new gutters. Changing a galvanized roof to colorbond requires Development Approval. Galvanised or heritage colorbond colours are suitable for re-roofing but zincalume should not be used. Careful specification of roof materials is essential. Incompatible metals can cause rapid failure of existing gutters. Original chimneys should always be retained.
- Fences, garden sheds, retaining walls, pergolas and rainwater tanks. Galvanised or heritage colorbond colours are suitable for sheds and fences but zincalume should not be used. Front fences should reflect style of the building and be no more than 1.2 metres in height.
- Sheds, garages and carports. Sheds and carports should not be sited between the street boundary and the façade of a heritage place so that views to the building are maintained. Sheds should be of a suitable colour, scale and roof pitch. Corrugated walls and roofs are suitable. Square profile walling should not be used.
- Replacement of windows.



- External painting of local heritage places. Approval is not required for routine maintenance painting. It only applies where the painting will materially affect the heritage value of the place, for example a change of colour scheme or painting of natural stonework.



## No Approval Required

- Routine maintenance and repairs such as re-roofing with the same material and finish as existing.
- External painting of a residential building.
- Internal painting, repairs, maintenance and non-structural alterations.

## Further Information

Contact Wattle Range Council to arrange a free consultation with the Heritage Adviser or to lodge a Development Application.

**(08) 8733 0900.**

**[www.wattlerange.sa.gov.au](http://www.wattlerange.sa.gov.au)**