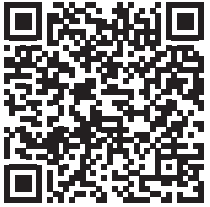




Proposed Heritage Items

Stage 2 of Cumberland Heritage Study



Scan here for your translation

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Frequently Asked Questions

What is on Public Exhibition? / Why am I being consulted again about heritage?

Cumberland City Council is currently seeking feedback on Council's Heritage Planning Proposal to add new heritage items to Cumberland's Heritage List. We want to hear from you because you are the neighbour, resident, or owner of one of these items, buildings, or areas.

What are the Stage 2 (new) changes?

The Stage 2 items have been refined down to 24 new local heritage items to be added to Schedule 5 of the Cumberland LEP 2021. This work was based on a detailed heritage study, community feedback and consideration by the Local Planning Panel, Council and the Department of Planning and Environment.

Where can I get more information?

On our website! <https://haveyoursay.cumberland.nsw.gov.au/heritage-planning-proposal>. Please visit the website for more detailed information about heritage listing and what it means; the process involved; and all the individual items, buildings, and areas that we are looking to celebrate and protect. There, you can find an information sheet dedicated to each of the properties proposed for listing.

What is a heritage listing?

A heritage listing is a way of giving public recognition to places of unique and/or important historic significance. New South Wales has two main types of heritage listings. They are known as (i) heritage items and (ii) heritage conservation areas.

A heritage listing means that the item, building, or area is included in the Cumberland Local Environmental Plan. This ensures recognition, celebration, and protection of the item, building, or area for future generations.

Please note that if your property is listed, you may be eligible for funding to repair and maintain your property through Council's Local Heritage Rebate Program.

What is a Heritage Item?

A local heritage item is a building, structure, object, landscape or location which is considered to have local heritage value and historic significance (rather than state-wide or national significance). Items could include a house, property, structure, tree, streetscape, monument, or public art.

What does a 'Draft Heritage Item' mean for me?

The 24 new proposed heritage items are now identified as 'Draft Heritage Items'. This means a building, work, place, tree, archaeological site or Aboriginal object that is identified as a heritage item in a local environmental plan that **has been subject to community consultation**.

Will a heritage listing restrict how a property can be used or prevent a property being changed?

You can continue using your property the same way you are now. Heritage listing does not mean restricting how a place is used. Future changes to the 'use' may need approval and be sympathetic to the heritage character.

Future development opportunities for the properties depend on a number of factors, please refer to the following FAQs below as relevant:

- Can I make alterations or demolish a building that is a heritage item?
- Does heritage listing reduce development potential or property value?
- What development can occur with a heritage item?

Does heritage listing reduce development potential or property value?

Development potential and property value varies for all sites for a variety of reasons.

Prior identification of the heritage significance of a place can help make the development and sale process smoother and can make a property more attractive for some buyers. In some areas of Sydney, heritage dwellings are considered quite desirable.

Can I make alterations or demolish a building that is a heritage item?

The Cumberland Local Environmental Plan (CLEP) 2021 and the heritage controls contained in the Cumberland Development Control Plan (CDCP) 2021 provide more detailed guidance for development of heritage listings.

Cumberland City Council can approve a range of works to a property that is a local item. CLEP and CDCP 2021 allow a range of alterations and additions to heritage listings which can include first floor additions, rear extensions, and secondary dwellings, where these works do not detract from the significance of the heritage item and do not demolish important heritage elements. Each DA would be individually assessed to ensure compliance or reviewed on a merit-based approach of the planning controls.

For more information on existing planning controls that apply to your property please call **8757 9000** to talk to a duty planner or engage a private town planner.

For more information about the proposed planning controls, please contact the City Strategy team on **8757 9000** to discuss further.

How was my property identified as a potential heritage listing?

In 2016, Council resolved to undertake a heritage study on the whole local government area and subsequently engaged a heritage consultant to conduct the review. The study's scope included reviewing existing items to better reflect the area of heritage requirements and considering the proposed new items.

The consultant followed a process outlined in the Assessing Heritage Significance Guideline that was developed by Heritage NSW. The standard criteria used for heritage significance assessment in New South Wales as well as the Burra Charter. The process pulls together the supporting evidence to determine if a place meets the thresholds for heritage listing, typically in the form of a heritage study.

The Heritage study was publicly exhibited in mid 2021 to allow the community to have a say in which items and places are eventually heritage listed. In response to community feedback, a further peer review of the original heritage study was undertaken by a different heritage consultant.

Determining heritage significance is a complex and lengthy process by professionals with expertise in heritage conservation. Only when there is clear evidence of heritage significance can a place be considered for heritage listing.

What development can occur with a heritage item?

A summary of the applicable planning controls for heritage items are as follows:

Development Options	Existing – Heritage Item	Proposed - Draft Heritage Item
Demolition and Rebuild	No	No
Renovation and/or alterations and/or additions	Yes, subject to council and heritage assessment – DA must be submitted.	Yes, subject to council and heritage assessment – DA must be submitted.
Granny flat / secondary dwelling / outbuilding	Yes, subject to council and heritage assessment – DA must be submitted.	Yes, subject to council and heritage assessment – DA must be submitted.
Repaint and general maintenance	Yes, if it meets planning control requirements.	Yes, if it meets planning control requirements.
Eligible for Council’s Heritage Award and Rebate Programs?	Yes	Yes

DA = Development Application

What is happening in regards to heritage in Westmead?

Following initial community consultation, all of the proposed new or extended heritage listings and conservation areas in Westmead are now being considered holistically as part of the Westmead Master Plan development to balance the long-term needs of the community in context with the NSW Government’s Westmead Place Strategy.