

HERITAGE PLACES

HOW DO I FIND OUT IF MY PROPERTY IS HERITAGE LISTED?

Within the City of Mount Gambier there are three (3) types of heritage listed places: State, Local and Contributory. The State Government manages the assessment and listing of State Heritage Places and Areas, while Council manages all Local and Contributory Places. All State, Local and Contributory Places are listed in Council's Development Plan. A database of all State and Local Heritage Places are recorded in the South Australian Heritage Register.

WHAT CRITERIA DO HERITAGE PLACES HAVE TO MEET?

For a place or area to be registered as a State Heritage Place, it must satisfy one or more of the following criteria:

- it demonstrates important aspects of the evolution or pattern of the State's history;
- it has rare, uncommon or endangered qualities that are of cultural significance;
- it may yield information that will contribute to an understanding of the State's history, including its natural history;
- it is an outstanding representative of a particular class of places of cultural significance;
- it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
- it has strong cultural or spiritual associations for the community or a group within it;
- it has a special association with the life or work of a person or organisation or an event of historical importance.

Council may designate a place as a place of Local Heritage value if it satisfies one or more of the following criteria:

- it displays historical, economic or social themes that are of importance to the local area;
- it represents customs or ways of life that are characteristic of the local area;

- it has played an important part in the lives of local residents;
- it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;
- it is associated with a notable local personality or event;
- it is a notable landmark in the area;
- in the case of a tree (without limiting a preceding paragraph) - it is of special historical or social significance or importance within the local area.

Contributory Places are places which are worthy of retention and protection due to their contribution to the streetscape. Individually, these buildings are less significant than Local Heritage Places, but are still important for their contribution to the physical character of the Local Heritage Policy Area.

CAN I MAKE CHANGES TO MY PLACE?

As with any property, heritage places can be altered or developed, but it is first necessary to obtain development approval. The Development Act 1993 requires that any 'development' must be approved by Council. In addition to building work, development approval is required for the installation of air-conditioning units (that can be seen by a person standing at ground level in a public street); all types of fences; and repairs that change the appearance of a Heritage Place (for example changing roofing materials and in some instances, external painting).

When planning alterations or additions, the parts of the place that are of heritage significance need to be retained. This means avoiding new construction of inappropriate scale and form and not using particular materials or finishes.

For **Local Heritage and Contributory Places** the exterior appearance and the street façade is most important. Like all buildings, heritage places need to keep up to date so that they are kept in use. Upgrading or replacement of bathrooms, kitchens and the construction of extensions behind the original building is suitable. Roof extensions are generally unsuitable, because they change the character as seen from the street. Development Approval may be required for the

external painting of a Local Heritage Place. Please contact Council staff for further clarification.

For **State Heritage Places**, some additional types of work require development approval, including internal work, non-structural alterations, painting and other conservation work such as re-roofing and salt damp repair.

Please note that the development approval process for heritage listed places may take a little longer due to the required referral processes. Development applications affecting **State Heritage Places** are referred to the Department for Environment and Heritage (Heritage SA); and development applications affecting **Local Heritage Places or Contributory Places** are referred to the South East Heritage Advisor.

CONSERVATION GUIDELINES

The ongoing repair and maintenance of heritage places is encouraged but needs to be done carefully so that the heritage values are retained. Where possible, the original materials and finishes should be retained. If they are beyond repair, replacement with materials that match the original materials is best for heritage places and areas.

For the above reason the following techniques shall be noted:

- painted timber windows should be retained, as aluminium windows are not suitable;
- galvanised or heritage colorbond finishes are recommended for roofs, walls, sheds and fences. However, zincalume (a reflective aluminium alloy) is not suitable;
- all Gutters should be of D, OG or round profile, as fascia gutters are not suitable;
- concrete floors should not be installed in place of timber floors;
- garages should be well set back from the street, should not be too high or bulky, and should have a roof pitch to match the dwelling. Two single doors should be used instead of one double roller/panel lift door;
- front fences should maintain views of the front garden and the building, as high front fences are not suitable;
- natural stonework should be left unpainted, paint can be removed from dolomite but not from limestone. Any repointing work should be completed with soft lime mortar;

- Original chimneys should not be removed when renovating or re-roofing.

In addition to the above, the Department for Environment, Water and Natural Resources produces publications containing practical conservation advice on issues such as painting, rising damp, cleaning stone masonry and devising a maintenance check list. Some publications can be downloaded from Heritage SA web site www.environment.sa.gov.au/our-places/Heritage.

IS DEMOLITION PERMITTED?

The demolition of the whole or parts of a State and Local Heritage place is not supported by Council's Development Plan. If demolition is thought to be necessary, a development application needs to be lodged with Council explaining in detail, the reasons for demolition.

LOCAL HERITAGE POLICY AREAS – WHAT DOES THAT MEAN?

The City of Mount Gambier currently has eleven (11) Local Heritage Policy Areas. These areas have been identified as possessing distinct historic and architectural characteristics which are desirable to be protected and enhanced through Council's Development Plan.

Residential

Bay Road; Wehl Street South; Vansittart Park; St Andrews; and Doughty Street Local Heritage Policy Areas.

City Centre

Wehl Street South (City Centre) and St Andrews (City Centre) Local Heritage Policy Areas.

Commercial

Wehl Street South (Commercial); Bay Road (Commercial); St Andrews (Commercial); and Railway (Commercial) Local Heritage Policy Areas.

Council's Development Plan contains detailed maps and planning guidelines in relation to Local Heritage Policy Areas. New buildings in heritage policy areas need to respect and respond to the heritage character in terms of setbacks, building height, form, scale, colours and materials, fences, landscaping and open spaces.



SOUTH EAST HERITAGE ADVISORY SERVICE

Council continues to support and offer a Heritage Advisory Service to local property owners of Local and Contributory Places.

The service is free of charge and is currently available once a month on a Wednesday (unless otherwise determined). This service is available to all owners of heritage places or properties located within a heritage area, who are considering repairs, alterations, sheds, carports or fences. Appointments may be made through Council's Development Services Division.

LOCAL HERITAGE RESTORATION FUND

As part of Council's commitment to the conservation and management of the City of Mount Gambier's heritage assets, a Local Heritage Restoration Fund has been established by Council. Each year, owners of Local Heritage Places are invited to apply to Council, through the City of Mount Gambier Heritage Committee, for a grant to be used for restoration/conservation work for their property (e.g. painting, repairs, fencing, extensions, re-roofing, etc).

The criteria to successfully apply for a Local Heritage Restoration Fund Grant include:

- the grant to be used for conservation work (e.g. painting, repairs, fencing, extensions, re-roofing), and/or professional design advice;
- the minimum value of work to be undertaken is \$500.00;
- the works to be undertaken shall be reasonable documented, including drawings, specification and/or colour schemes or similar;
- the works shall be undertaken within six months of approval of the grant;
- the grant to be issued to a successful applicant retrospectively (i.e. after the work is completed).

STATE HERITAGE FUND

Owners of State Heritage Places can apply for South Australian Heritage Fund Grants. Assistance may be provided to conserve those aspects of a place that contribute to its heritage significance, but not for new development.

Conservation Plans can also be funded. Further information should be obtained from the Department for Environment, Water and Natural Resources website

www.environment.sa.gov.au/get-involved/grants-and-funding/heritage-grants

The information contained here is a guide only. It is recommended that the advice and assistance of the Development Services Division be sought before undertaking any development.

Please contact the Operational Services with any other queries (08) 8721 2555 (Option 2).

