

RENOVATING A HOME

HERITAGE IN HORNSBY



HORNSBY
SHIRE COUNCIL

WHAT CAN I DO WITH A HERITAGE HOME?

No approval required

Every-day property maintenance doesn't need any Council approval at all.



minor repairs
using the same materials and finishes



trimming trees



clearing gutters



gardening



repainting surfaces
using the same colours





Council Approval Required

Works that need Council approval (development consent) commonly include:



Demolishing or removing

a building or part of a building, or a fence



Constructing

a building, or part of a building, or fence (this includes rear additions and secondary dwellings)



Landscape works and rainwater tanks and swimming pools/spas

in front or rear yards



External changes

to a building or part of a building



Internal changes

(to heritage items only)

Talk with us

Some minor works need Council to provide written confirmation (Heritage Exemption Advice) that they would not harm the heritage significance. These commonly include:



Kitchen and bathroom

upgrades and minor internal renovations



Small fences, solar energy systems and painting



Small patios/decks and landscaping

in rear yards



rainwater tanks and swimming pools/spas

in rear yards



Approximately

95%

of requests to Council regarding minor works are approved.

Further details concerning works that do and do not require consent is contained in Part 9: Heritage of the HDCP. For further details concerning how to apply for Heritage Exemption Advice, refer to Council's website: hornsby.nsw.gov.au/property/build/heritage/what-can-i-do-my-property

WHY ARE CERTAIN APPROVALS REQUIRED?

Approvals are required to ensure that what's special and unique about heritage places and heritage conservation areas can be protected.

DO I NEED SPECIAL TRADESPEOPLE?

It is not necessary to employ special tradespeople to carry out standard building work. However, it is recommended that experienced heritage professionals and tradespeople advise on and do any fabric conservation work. This will help protect the property's heritage significance and safeguard its integrity.

ARE HERITAGE WORKS AND RENOVATIONS MORE EXPENSIVE?

The cost of renovating or doing works to a heritage listed place may be more to maintain the heritage specific characteristics. You can shop around and consider contractors with suitable experience with heritage listed buildings.

WHERE TO FIND MORE INFORMATION

The following websites are useful guides to inform alterations, additions, maintenance, and repair of heritage homes.

Hornsby Development Control Plan (HDCP):
hornsby.nsw.gov.au/property/build/policies/hornsby-development-control-plan

Maintenance information:
environment.nsw.gov.au/topics/heritage/manage-heritage-items/heritage-maintenance-guides

Design Guide for Heritage:
planning.nsw.gov.au/government-architect-nsw/design-guidance/design-guide-for-heritage

Burra Charter:
australia.icomos.org/publications/burra-charter-practice-notes/

To find out more visit:

hornsby.nsw.gov.au/property/build/heritage

Or contact Hornsby Shire Council's Heritage Planner on 02 9847 6666 or via email hsc@hornsby.nsw.gov.au

We are here to help!

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