

BUYING AND SELLING

HERITAGE IN HORNSBY

**There are many factors that can
make buying and selling heritage
listed property that little bit different**



HERITAGE LISTING

There are several different heritage lists in NSW. All lists have a common goal of identifying places of heritage value.



NSW State Heritage Inventory

This is an online resource which holds all the information about heritage items and places in the whole of New South Wales, including local council heritage lists and government agency heritage lists.



NSW State Heritage Register

This list is established under NSW Heritage Act and is limited to places of State significance recommended by the Heritage Council of NSW. It is administered by Heritage NSW.



Schedule 5 of the Local Environmental Plan

This is the official list of places and areas significant to a local council area. Listed places are called local heritage items, archaeological sites, and conservation areas. Special controls to protect the values of the items, sites and areas are identified within a Development Control Plan and managed by local councils.



Malton Road, Beecroft

PROPERTY VALUES

Heritage listing a property or conservation area is made after a careful process of assessing the significance of the place and consulting with landowners, neighbours, interest groups and the general public.

Like any property, its value will be affected by a range of factors. This include size, location, trends in the real estate market and the quality and maintenance of the property. In some cases, heritage listing can add value because of the status, especially where there are several heritage-listed properties in a street and the overall appeal is protected.

In many cases, heritage listing has no effect on property values. Heritage listing can provide greater certainty that future changes will be sympathetic. Sensibly maintained, the old keeps its appeal in the long term and only grows in rarity with age.

RENOVATIONS

Renovations are possible. Heritage listing simply means that a merit-based development assessment will apply when lodging a Development Application.

Heritage listing will not prevent development on, or changes to, a property.

Owners can request heritage exemption for works such as repainting or upgrading an outdated kitchen or bathroom.

Council's brochure, "Renovating a Home", outlines the requirements and processes when change is proposed to a heritage listed place.

For further details refer to Council's website:
hornsby.nsw.gov.au/property/build/heritage/what-can-i-do-my-property



House detail, Hornsby

INSURANCE

Having a Heritage listing should not prevent you from obtaining insurance. Insurance companies will assess your property based on features such as age, materials, condition, location, plumbing, electricals and purpose of the building.

You can shop around and speak to an insurance broker if you are having difficulty obtaining suitable insurance. Like any asset, the true replacement value of the property must be carefully considered. Adequate coverage should be taken out to prevent under insurance.

YOUR HOME IS STILL YOUR CASTLE

Heritage listing does not allow the public entry to your property without your permission.

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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