

Determining factors in assessing the significance of heritage conservation areas

In undertaking the heritage conservation area review, Council is acknowledging the unique and valuable heritage character of Ku-ring-gai. Those areas which are recommended by this report represent the best heritage streetscapes within Ku-ring-gai. The determining factors in assessing which heritage conservation areas should be included in the Ku-ring-gai Principal Local Environmental Plan include:

- **Cultural significance** – as assessed by the heritage consultant Architectural Projects Pty Ltd. This assessment reviewed the intactness of heritage conservation areas that were previously recommended by the 2006 study *Housing in NSW Between the Wars* prepared for the National Trust (NSW) by Robertson and Hindmarsh and/ or the Godden Mackay Logan Urban Conservation Area studies (2001-2005).
- **Submissions** – issues raised in the submissions are addressed in **Attachments A3 to A8**. The public submissions covered a variety of topics including support or objecting against the findings of the HCA review, factual corrections, concerns regarding incorrect assessment of contributory values and the financial impacts of inclusion in a heritage conservation area.
- **Proximity to gazetted Heritage Conservation Areas** – where the proposed HCA is adjacent to an existing HCA the extension completes and/or further conserves those conservation areas already gazetted.
- **Other planning considerations** under the Ku-ring-gai Local Environmental Plans and associated Development Control Plans, including issues such as the management of fire prone areas and interaction with interface zones of areas with medium or high residential density.

Contribution ratings

Assessments of heritage conservation areas ascribe contribution values to the buildings within the conservation area. The methodology applied in the assessment process of potential heritage conservation areas includes reviewing previous studies and historical data, undertaking additional new historical research, engaging in detailed fieldwork including walking the study areas and assessing the properties as contributory, neutral or uncharacteristic. This methodology was developed by the City of Sydney to review and determine the integrity of several of its heritage conservation areas and is considered best practise.

The description for each ranking is:

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| 1. Contributory - | Key historical period layer, highly or substantially intact
Key historical period layer, altered, yet recognisable and reversible |
| 2. Neutral - | Key historical period layer, altered in form, unlikely to be reversed;
New sympathetic layer or representative of a new layer |
| 3. Detracting - | Not from a key historical period layer
Uncharacteristic (in either scale or materials/details)
New uncharacteristic development
Other uncharacteristic development |