

Issue: Loss of property value and a reduction in potential buyers.

Concerns were raised in submissions regarding the affect the local heritage listing of the area would have on property prices, resulting in lower sales and fewer potential purchases.

Council conducted a literature review that determined that the listing would have a marginal impact on house prices, and other factors (e.g. number of bathrooms) have a much further impact on house prices than heritage listing.

Regarding any impact the heritage listing may have on property prices, it is noted that this does not undermine the evidence provided by Council's studies to identify the existing heritage character of the area.

Issue: Loss of development potential.

Submissions raise concern regarding the restriction of development rights when seeking to modernise, expand or build new homes.

Heritage listing does not prohibit development, but requires an appropriate built form sympathetic to the character's area. A heritage impact assessment would typically be required at development application stage to address heritage issues.

Further, it is noted that these concerns do not negate the need to identify the existing heritage value of the area.

Issue: The character of the area could be conserved through inclusion as a schedule 3 variation to the Exempt and Complying SEPP.

Submissions proposed to utilise Schedule 3 of the Ku-ring-gai Local Environmental Plan 2015, to retain the character of the area by identifying controls that would permit exempt and complying development in the area. Therefore negating the need for the Heritage Conservation Area.

A proposed amendment to Schedule 3 is not supported as exempt and complying and development is typically not applicable to heritage conservation areas as the development standards have generally not been prepared to consider heritage significance.

The proposed amendment to Schedule 5 and the heritage conservation area listing is a more appropriate mechanism to address, protect and conserve the area's heritage significance.

Issue: Implications of inclusion in a heritage conservation area.

Submissions relate to the added time and approval costs (e.g. preparation of a development application) a heritage listing would incur.

Development within the proposed heritage conservation area would not be subject to exempt or complying development as outlined in State Environmental Planning

Policy (Exempt and Complying Development Codes) 2008 (SEPP), and therefore proponents would be required to prepare a development application.

The Department considers that exclusion from exempt and complying development provisions is proportionate to the broader benefit to the community and local government area from adequately identifying heritage values of the area.

Issue: Lack of evidence to support identified heritage significance.

Several submissions raised concerns that their property (or other properties in the area) had been mis-identified by Council's studies as contributory to the heritage character of the area.

In response to these submissions, Council has reassessed its findings and studies with on-the-ground site inspections. The Department is satisfied that Council has appropriately reduced the heritage curtilage of the proposed conservation area to better reflect the existing heritage significance.