What actually *is* a Heritage Conservation Area? A Systematic Review of NSW Planning Documents — Supplementary Data File —

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Appendix A: Descriptive texts collated from NSW LGA sources

Armidale Regional Council.—A Heritage Conservation Area means an area of land that is shown as a green area on the map (including any heritage items situated on or in that conservation area). [1]

Bathurst Regional Council.—These are areas that are recognised and valued for the collective nature of the buildings and components that contribute to an overall heritage significance that is worth protecting. This may include the historical subdivision pattern, consistency of building style, siting and scale, materials or common age of building stock and landscaping that reflect a particular period or periods in the history and growth of the area. [2]

Bayside Council.—A heritage conservation area is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of buildings, fences, trees and gardens. A heritage conservation area aims to protect the things we value as a community whilst ensuring there is room for opportunity. It is a way of managing change that allows development but ensures it is sympathetic with the local character. A heritage conservation area or HCA as it is also known, is a special area with special qualities, such as streetscape character, history and groupings of similar buildings. [3]

Bayside Council Heritage Study.—Heritage Conservation Areas are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historic period of development and an architectural style and generally have a high proportion of original buildings. HAs are protected because they create a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale. Heritage conservation areas are afforded the same statutory protections within LEs as individual heritage buildings. More than a collection of significant items, they are places in which the historic origins and relationships between the various elements create a sense of place that is worth keeping. A heritage conservation area is identified by analysing its historic development and significance, its physical expression and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building typologies or the common age of its building stock. [4]

Bega Valley Shire Council.—Conservation Areas are areas in which their history and elements such as pattern of subdivision , building style and siting, landscaping and streetscape create a sense of place that is worth preserving. Within Conservation Areas there is a focus on the protection of the external envelope of buildings, gardens and structures. Conservation Areas generally recognise that many buildings have heritage value and are expected to be retained, while other buildings are not expected to be retained as they may be of little heritage value. [5]

Blue Mountains City Council.—Council has established ongoing recognition and protection for the many early houses and the generally traditional streetscapes found in most towns and villages of the Blue Mountains. These important historic areas are protected as heritage conservation areas. The full list of heritage conservation areas is listed in Schedule 5 of the Blue Mountains Local Environmental Plan 2015 (LEP). [6]

Blue Mountains City Council.—These are geographic areas that contain many different elements which collectively possess heritage significance[7]

Burwood Council.—A Heritage Conservation Area is a precinct, streetscape, suburb or group of buildings that has particular heritage values that give it a distinct identity worthy of preserving. [8]

Camden Council.—A Heritage Conservation Area is more than a collection of individual Heritage Items. It is an area in which the historical origins and relationships between various elements creates a sense of place that is special and therefore worth keeping[9]

Canterbury-Bankstown, City of.—Heritage Conservation Areas are places where Council has identified a significant streetscape or broader built environment. In these areas a group of buildings, often combined with an important subdivision pattern, will form a significant townscape or streetscape. A conservation area will usually have a consistent form, scale and architectural character that is considered worthy of protection. Sometimes a conservation area is significant for its diversity and evidence of the changing patterns of development in an area. Inclusion in a conservation area does not always mean that the streetscape is perfectly formed. There may be elements that are inconsistent. These are known as non-contributory elements. [10]

Central Coast Council.—A Heritage Conservation Area is a geographic area containing many different elements which collectively have heritage significance. It may consist of a particular precinct, streetscape, suburb, landscape, town or group of buildings and collectively has particular values which distinguish it from other places and from its surroundings. It is an area in which its historical origins and contributory elements create a sense of place that the community values. A Heritage Conservation Area is identified by assessing its heritage significance and the characteristics and elements that make up that significance. These can include subdivision patterns, consistency of building materials, consistency of building styles, the common age of the building stock, planting elements, common uses and/or a layering of historical elements that provide evidence of the development of the area through various periods. [11]

Cessnock, City of.—Same as LEP standard definition[12]

Clarence Valley Council.—In addition to individual heritage items, Heritage conservation areas cover many historic core areas of the towns and villages with noteworthy collections of period buildings. Heritage conservation areas cover many historic core areas of the towns and villages with noteworthy collections of period buildings[13]

Cootamundra-Gundagai Regional Council.—A heritage conservation area is an area that has been designated by Councils to help protect their unique character or history, including a place of Aboriginal heritage significance[14]

Cumberland City Council.—A site or building is classed as either a heritage item or a heritage conservation area to enable special planning controls that will protect its unique significance. [15]

Georges River Council.—A Heritage Conservation Area is a precinct, streetscape, suburb or group of buildings that have particular heritage values that give it a distinct identity worthy of preserving. [16]

Goulburn Mulwaree Council.—A Heritage Conservation Area is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of streetscapes and buildings, fences, trees and gardens.

HCAs protect not just single homes but whole areas from inappropriate development. [17]

Hawkesbury, City of.—The term "Heritage Conservation Area" is defined in the LEP and is not just a collection of individual heritage items within an area, but it is an area in which the historical origins and strong relationships between various buildings, structures and elements reflecting a particular character, architectural style and a period and such attributes create the area uniqueness and a sense of place that is worth conserving. [18]

Hornsby Shire Council.—A heritage conservation area is a geographical area containing many different elements, which collectively have historical importance. They usually have a distinct visual unity and character which contributes to a "sense of place. " [19]

Hornsby Shire Council.—These are areas that are recognised and valued for the collective nature of the buildings and components that contribute to an overall heritage significance that is worth protecting. This may

include the historical subdivision pattern, consistency of building style, siting and scale, materials or common age of building stock and landscaping that reflect a particular period or periods in the history and growth of the area. [20]

Hunter's Hill, Municipality of.—A heritage conservation area is an area that displays unifying attributes or elements of heritage significance, and can include parts and sections of places, towns and villages, landscapes. [21]

Inner West Council.—Heritage Conservation Areas are significant and of value due to the collective nature of buildings and elements in that area. [22]

Ku-ring- gai Council.—A heritage conservation area is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of buildings, fences, trees and gardens. HCAs protect not just single homes but whole areas from inappropriate development. [23]

Lismore, City of.—A heritage conservation area is a collective grouping of buildings and components such as streetscape items that are recognised for their special overarching historical and aesthetic character. [24]

Moree Plains Shire Council.—A Heritage Conservation Area is an area containing many different elements which collectively have heritage significance. It is an area in which its historical origins and contributory elements create a sense of place that the community values. [25]

Newcastle, City of.—A Heritage Conservation Area is an area of land recognised and valued for the collective nature of buildings and elements in that area that contribute to an overall heritage significance that is worth protecting. It can include a group of buildings, landscape or whole suburbs with particular heritage values that give it a distinct identity. The heritage values can include historical origins, subdivision patterns, and consistency of building materials or the common age of its building stock. [26]

North Sydney Council.—Conservation areas are areas in which the historic origins and relationships between various elements create a cohesive sense of place that is worth keeping. Elements that make the conservation areas significant may include subdivision patterns, consistency of age, style or materials of the building stock, streetscapes (including lanes), landscaping, and street verges. For all buildings in conservation areas, the conservation area listing focuses on the external envelope of buildings, gardens, and site structures. There are three types of conservation area listings: contributory items; neutral items; uncharacteristic elements[27]

North Sydney Council.—Heritage conservation areas have a cohesive sense of place. Their significance is often a function of the subdivision and street pattern, combined with buildings that share common periods of development, historical associations, materials, form and scale. Buildings that are not heritage items are identified as contributory, neutral or uncharacteristic. The contribution of any building to the conservation area should guide the approach to development. [28]

Orange, City of.—A heritage conservation area is a particular part of Orange that, as a collective whole, demonstrates heritage significance, as determined by Council's Heritage Consultants. It may include large groupings of dwellings of a particular architectural period or it may be an area of Orange that is important in terms of how the City grew over the years. [29]

Parramatta Council, City of.—Conservation areas are areas where history and elements create a cohesive sense of place that is worth protecting. Elements can include a pattern of subdivision, building style, landscaping and streetscapes. Heritage Conservation Areas are integral to the historical significance of Parramatta. The heritage value of a conservation area lies not just with the heritage significance of individual buildings, but with other factors, including the landform, subdivision pattern and the history of development[30]

Port Stephens Council.—A Heritage Conservation Area is a geographic area containing many different elements which collectively have heritage significance. It may consist of a particular precinct, streetscape, suburb, landscape, town or group of buildings and collectively has particular values which distinguish it from other places and from its surroundings. It is an area in which its historical origins and contributory elements create a sense of place that the community values[31]v

Randwick, City of.—Often it is not just a single house or building that is identified for heritage listing. A heritage conservation area is a precinct, streetscape, group of buildings, landscape, suburb or town with

particular heritage values that give it a distinct identity. These heritage values can include historical origins, subdivision pattern, and consistency of building materials or the common age of its building stock.[32]

Ryde, City of.—Heritage conservation areas are distinctive and represent a character and architectural style and time. Heritage conservation areas have been identified because they represent a group of buildings that create a sense of place worth preserving. Special consideration during the Development Application (DA) process is given to protecting and enhancing the Conservation Area with particular importance placed upon the front facades / gardens and the areas visible from the street. The key is to provide a consistent approach to development.[33]

Strathfield, Municipality of.—A heritage conservation area is an area of land of heritage significance. It can include a group of buildings, landscape with particular heritage values that give it a distinct identity. The heritage values can include historical origins, subdivision patterns and consistency of building materials. [34]

Sydney, City of.—A heritage conservation area has a special 'character', often due to its history or physical appearance. This may be a consistent building style or a phase of architecture or development that the area represents.[35]

Warrumbungle Shire Council.—A heritage conservation area is a precinct, streetscape or group of buildings, road reserves and street trees, with particular heritage values. [36]

Waverley Council.—A heritage conservation area describes an area which has heritage significance for its historic, aesthetic, social or technical values. Individual places may not demonstrate significance on their own but together form a cohesive and valued precinct. It's important that development within a HCA area respects this significance and is consistent with the dominant built character through its form, scale, materials and siting. [37]

Willoughby, City of.—Identifying a heritage conservation area is the culmination of historical research which includes the assessment of an area's heritage significance and the collective nature of buildings and components which contribute to the quality of the area and streetscape. These may include the historical subdivision pattern, consistency in building form, siting and scale, materials or common age of building stock which reflect a particular period or periods in the history and growth of the area. [38]

Wingecarribee Shire Council.—A heritage conservation area is an area that displays unifying attributes or elements of heritage significance and can include whole sections of towns and villages. [39]

Wollondilly Shire Council.—The character heritage value of a conservation area can be attributed to a number of factors including the significance of individual buildings, the grouping of individual buildings, the landform, topography and aspect, vegetation elements, historical subdivision pattern and the history of development. Heritage conservation areas are special areas selected by Council, with the help of the community, to maintain and improve for their visual qualities and historic themes. [40]

Woollahra, Municipality of.— "Heritage conservation areas " have been determined by a set of heritage values, which are particular to that area, distinguishing it from other places in the Municipality. Significant items located within a heritage conservation area contribute to and exemplify the heritage significance of the place. They are identified as heritage items and contributory items. Heritage items means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5. Contributory items are a building, work, archaeological site, tree or place and its setting, which contributes to the heritage significance of a conservation area. [41]

Appendix B: Descriptive texts collated from other heritage bodies in Australia

Heritage Council of Western Australia.—Heritage Areas (also known as Heritage Precincts or Conservation Areas) are areas in which the relationship between the various built elements create a special sense of place which is worth conserving. The significant elements may include the subdivision layout, the building materials or styles, or other streetscape elements such as fencing or garden layouts."[42]

Appendix C: Classification of elements within heritage conservation areas used by NSW Councils

LGA	Contributory	Neutral	Detracting	Ref
Bayside Council	A building designated as contributory is one that relates to key character elements of the HCA.	A neutral building is usually one that was built at the same time as the contributory buildings but has had substantial alterations. A new building may also be classified as neutral if it responds to the significant scale and character of the HCA. Neutral buildings are not significant and therefore have greater development potential providing any new development in also neutral.	Uncharacteristic buildings or structures are usually from a later era and are not consistent with the scale, form and character of the rest of the HCA.	[3]
Bayside Council	Contributory buildings generally originate from the significant era of development of the HA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.	Neutral buildings usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.	Uncharacteristic buildings are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.	[4]
Blue Mountains Council	Contributory buildings (sometimes also called significant buildings) are defined as buildings or elements that make an important contribution to the character and significance of a heritage conservation area. They have a reasonable to high degree of integrity and date from a significant historical or key period of development within the conservation area. They range from highly or substantially intact to altered yet recognisable and reversible. They are generally not listed as heritage items, as they usually only have moderate historic and aesthetic significance. The value in identifying them is to acknowledge their individual contribution to streetscape values within a conservation area, and manage the retention of those values.	Neutral buildings are those that do not contribute nor detract from the significant character of the heritage conservation area. Neutral buildings are: from a significant historical period, but highly altered and unlikely to be reversed; sympathetic contemporary infill; or from a non-significant historical period but do not detract from the character of the heritage conservation area	Uncharacteristic buildings are those that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area	[43]
Blue Mountains Council	Contributory: the building/property makes a positive and significant individual contribution to the streetscape and character of the conservation area	Neutral: the building/property neither contributes nor detracts from the significance of the conservation area, and may be a highly altered original building, or a non-detracting sympathetic infill building	Uncharacteristic: the building/property does not make a characteristic contribution, and may have inappropriate scale, bulk, design or materials	[7]

LGA	Contributory	Neutral	Detracting	Ref
Canterbury Bankstown Council	Contributory 1 A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house); Contributory 2 A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).		Non-Contributory Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.	[44]
Central Coast Council	contributory building means a building or building element identified in WLEP 2013 and other buildings identified as contributory in a Heritage Impact Statement or Conservation Management Plan	neutral building means a building or building element that neither contributes nor detracts from the significant character of the Heritage Conservation Area	non-contributory building means a building or building element that detracts from the significant character of the Heritage Conservation Area	[11]
Canada Bay, City of	Contributory: Built during a period directly relating to the significance of the conservation area as identified in the statement of significance for the conservation area. The original form of the building is substantially intact, or where they have been altered, are recognisable and unsympathetic changes are reversible.	Neutral: Neutral buildings are those that neither contribute nor detract from the history and character of a conservation area.	Detracting: Detracting buildings are buildings that are intrusive in a heritage conservation area. They do not represent a key period of significance and detract from the character of a heritage conservation area	[45]

LGA	Contributory	Neutral	Detracting	Ref
Newcastle, City of	Contributory buildings - are buildings that contribute to the character of the heritage conservation area. They are: **Heritage item** - buildings that are listed as a heritage item in the Newcastle Local Environmental Plan 2012; or **Contributory 1** - buildings that clearly reflect a Key Period of Significance for the heritage conservation area and are key elements of the heritage conservation area. This ranking is assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes buildings with rear additions which do not affect the main front roof; or **Contributory 2** - buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the heritage conservation area. They retain their overall form from the original date of construction and, even though altered, are contributory to the heritage conservation area character. This ranking is assigned where a building has alterations such as cement rendering to Federation or Inter-war period brickwork or a first floor addition which affects the main front roof form, yet the period and style of the building remains discernible.	**Neutral buildings** – are buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the heritage conservation area, but which reflect the predominant scale and form of other buildings within the heritage conservation area, and therefore do not detract from the character of the heritage conservation area. This ranking is assigned where the building is either so altered the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.	**Non-contributory buildings** – are buildings from a construction period which falls outside any Key Period of Significance for the heritage conservation area and that have scale or form that is not consistent with the key characteristics of the heritage conservation area. This ranking is assigned where the building is recent or late 20th century and is out of scale, not consistent with the height, form and scale of buildings within the streetscape.	[46]
Sydney, City of	Contributory buildings are buildings that make an important and significant contribution to the character and significance of the heritage conservation area. They have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. They are buildings: • from a significant historical period and are highly or substantially intact; or • from a significant historical period and are altered yet recognisable and reversible.	Neutral buildings are buildings that do not contribute nor detract from the significant character of the heritage conservation area. Neutral buildings are: • From a significant historical period, but altered in form, unlikely to be reversed; • sympathetic contemporary infill; or • from a non-significant historical period but do not detract from the character of the Heritage Conservation Area.	Detracting buildings are buildings that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area.	[47]

LGA	Contributory	Neutral	Detracting	Ref
Sydney, City of	Contributory buildings are buildings that make an important and significant contribution to the character of the heritage conservation area or heritage streetscape. They have a reasonable to high degree of integrity and date from a key development period of significance. They are defined as buildings which are from a: (i) significant historical period layer, highly or substantially intact; or (ii) significant historical period layer, altered yet recognisable and reversible	Neutral buildings are buildings that do not contribute or detract from the significant character of the heritage conservation area or heritage streetscape. Buildings that do not belong to a key period of significance, good contemporary infill, and development from a key period of significance which has been irreversibly altered, are identified as neutral. They are defined as buildings which are from a: (i) significant historical period layer, altered in form, unlikely to be reversed; (ii) new sympathetic layer or representative of a new layer; or (iii) non significant historical period layer	Detracting buildings are buildings that are intrusive to a heritage conservation area or heritage streetscape because of inappropriate scale, bulk, setbacks, setting or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area or heritage streetscape. They are defined as buildings which are: (i) new detracting development; or (ii) other detracting development	[48]
Wollongong, City of	Contributory A buildings – These buildings provide good evidence of the main development period of the specific conservation area and also make a positive contribution to the character and /or heritage significance of the conservation area (ie contribute to the historic or aesthetic significance of the area, or both). Contributory B buildings – These buildings contribute to the character and significance of the conservation area for its historic or aesthetic values of significance to the area with significant work. However, these buildings are likely to have significant infill areas which are not easily reversible. These buildings are not individually significant but add to the cohesive and representative quality of the conservation area.	Neutral buildings – These buildings do not contribute to the significance of the conservation area but also do not detract from the overall character of the area. This may include early to new buildings. For example, a modern single storey dwelling which is consistent with the prevailing setbacks, form and building materials of neighbouring contributory buildings may be considered a neutral building.	Intrusive buildings – These buildings display qualities which do not add to the character of the heritage area. Such buildings do not set a precedent for any new buildings within the specific conservation area. Non-contributory buildings may be demolished and replaced with a new building sympathetic to contributory buildings within the specific heritage conservation area.	[49]
Deniliquin Council	Contributory Buildings (buildings that may or may not be located within the heritage conservation area) provide good evidence of the main development period(s) of the area, and make a positive contribution to the character and/or heritage significance of the conservation area ie they contribute to the historic and/or aesthetic significance of the area.		Non-contributory buildings: display qualities which do not add to the character of the conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. These non-contributory buildings	[50]
Dubbo Regional Council	Contributory buildings date from a key period of the area's development and are generally intact. Collectively they make an important contribution which the loss of any one would diminish, even though they may not satisfy criteria for listing as heritage items in their own right in the Dubbo LEP 2011.	Neutral items do not contribute to or detract from the area's significance or the streetscape. These may be buildings dating from the key period of the area's development which have been altered but remain recognisable and may be capable of restoration. Other neutral items are later buildings which complement the original buildings in the area.	Intrusive items include buildings from a key period which have been altered extensively and/or irreversibly altered in an unsympathetic manner, and more recent buildings whose design is not considered to be sympathetic to the area.	[51]

LGA	Contributory	Neutral	Detracting	Ref
Georges River Council	There are many buildings, structures and landscape features within the area which contribute to the heritage significance of the Penshurst Heritage Conservation Area because of their age, particular characteristics and integrity. These are called Contributory items. Individually, they are not necessarily items of heritage significance, otherwise they would be listed as such, but they do add to a collective significance. Loss of any one of them will erode the heritage significance of the area as a whole.	Neutral items are generally dwellings which have had their contribution reduced by intrusive alterations and modifications to the dwelling, front garden, front boundary fence, pathways and driveways, and landscaping, but may only need relatively minor or small changes to bring them back to a contributory nature. Neutral items can also be more modern dwellings than the original, which may contribute little to the character of the Conservation Area but, conversely, are not considered to be intrusive	These items are buildings or landscape features which have been altered or modified to the extent that they do not reflect the conservation values of the area.	[52]
Goulburn Mulwaree	These items are of moderate significance and contribute to the predominant character and visual attractiveness of the Schedule 5 items		These items are buildings or places that have either a neutral or detrimental contribution to the areas character. Such items are buildings and places not mapped as a Heritage Item or Contributory Item.	[53]
Greater Taree City Council	Contributory buildings - provides good evidence of the main development period(s) of the area, and makes a positive contribution to the character and/or heritage significance of the conservation area. They have a collective significance and their retention is essential if the character of the area is to be retained. While contributory buildings should be retained, they can be altered as long as the character of the building or of the area is not adversely affected		Non-contributory buildings – generally displays qualities which do not add to the character of the conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. These non contributory buildings may be demolished, after a careful assessment is made, and replaced by new development sympathetic to the heritage conservation area	[54]
Hornsby Shire Council	“Contributory Item” means a tree that makes a contribution to a heritage item or conservation area including streetscape and parkland trees. This contribution may be visual, aesthetic or functional (i.e. wind protection, provision of scale, shelter).			[19]
Kiama Municipal Council	Contributory building is a building that contributes to the overall heritage significance of a heritage conservation area Contributory buildings generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials	Neutral buildings usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral	Uncharacteristic buildings are usually buildings from a later era that are inconsistent with the scale and form of characteristic development	[55]

LGA	Contributory	Neutral	Detracting	Ref
Ku-ring-gai Council	contributory properties are buildings and sites within a HCA which are deemed to exhibit one or more of the following characteristics: buildings and sites that make an important contribution to the character and significance of the HCA. They can be from a key historical layer, true to an architectural type, style or period, or highly or substantially intact including their garden setting. Where subdivision has occurred, the subdivision is within the key historical period or the area. buildings and sites which are altered from their original form but are recognisable and could be reasonably reinstated to that condition or the alterations are not considered to be detrimental to the integrity of the building; for example, a building that has been rendered or painted or where the roof cladding has been replaced but the form is otherwise legible. buildings and sites with new layers/additions sensitive to the style, form, bulk, scale and materials of the original building. **Note:** Contributory buildings do not necessarily need to be high-quality buildings but should represent the key historical period of the HCA. An HCA may also contain high-quality buildings which are not necessarily from the key historical period.			[56]
Marrickville Council	Contributory buildings are buildings, not listed as heritage items, that are located within a heritage conservation area that make an important and significant contribution to the character and significance of that heritage conservation area. They are buildings that have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. Contributory buildings are buildings from a key period of development that are either: • _highly or substantially intact; or • _altered, yet recognisable.			[57]

LGA	Contributory	Neutral	Detracting	Ref
Mosman Council	Heritage item: Buildings individually listed as a heritage item in Mosman Local Environmental Plan 2012 Contributory 1: Buildings that clearly reflect a Key Period of Significance for the HCA and are key elements of the HCA. This ranking was assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes houses with rear additions which do not affect the main front roof. Contributory 2: Buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character. This ranking was assigned where a building has alterations such as cement rendering to Federation or Inter-war period brickwork or a first floor addition which affects the main front roof form, but the period and style of the house remains discernible.	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA. This ranking was assigned where the building is either so altered the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.	Detracting: Buildings from a construction period which falls outside any Key Period of Significance for the HCA and that have scale or form that is not consistent with the key characteristics of the area. This ranking was assigned where the building is recent/late 20th century and is out of scale, not consistent with the height, form and scale of buildings within the streetscape.	[58]
Mosman Council	Class 1: A building with a high degree of intactness which contributes to the character of the area in the terms given in the definition of a Conservation Area. Class 2: A building which contributes to the character of the area but whose significance has been features by removing reduced by loss of original materials or detail (e.g. roofs, chimneys, fences), unsympathetic additions (e.g. verandah infill) or inappropriate decorative treatment (e.g. painting of face brickwork).	A building whose impact on the heritage character of the area is neutral	A building which has an adverse impact upon the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been mutilated or removed.	[58]
North Sydney Council	Contributory items are part of the collective significance of the particular conservation area in which they are located. They are important for what they offer to the streetscape or character of the heritage conservation area. As a result, the focus for contributory items is how the building appears in the public domain, and especially from the street.	Neutral items are not defining, but do not detract from the overall character of a conservation area. They often represent the original era of development and may display the predominant architectural style.	Uncharacteristic items are buildings and structures that are intrusive and detract from the character and significance of the heritage conservation area. They are not suitable benchmarks for new developments. Replacement buildings are to achieve a neutral or contributory status.	[28]

LGA	Contributory	Neutral	Detracting	Ref
Parramatta, City of	This DCP identifies existing significant buildings that collectively demonstrate the history of a conservation area and contribute to its significance. These are known as Contributory items. Contributory items may not be individually listed as heritage items but, by virtue of their age, scale, materials, details, design style or intactness, make a significant contribution to the character of the heritage conservation area and therefore reinforce its heritage significance.	Non-contributory items may be described as neutral or intrusive. A neutral building is one that does not adversely or beneficially impact upon the character and heritage significance of the area in which it is sited or for which it is proposed.	An intrusive building is disruptive because its visual character, form, scale or use is in conflict with the values of the area or setting. This conflict may mean that it adversely impacts on the heritage significance of the area or setting.	[59]
Randwick City Council	Contributory buildings provide good evidence of the main development period(s) and make a positive contribution to the character and/or heritage significance of heritage conservation areas. They have a collective significance and their retention is essential if the character of the area is to be maintained.		Non-Contributory buildings display qualities which do not add to the character of the heritage conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. Non contributory buildings may be demolished and replaced by new development sympathetic to the character of the heritage conservation area.	[60]
Randwick City Council	contributory buildings: these provide good evidence of the main development period(s) of the area, and make a positive contribution to the character and/or heritage significance of the conservation area; ie. they contribute to the historic and/or aesthetic significance of the area. They have a collective significance and their retention is essential if the character of the area is to be retained. While contributory buildings should be retained, they can be altered as long as the character of the building or of the area is not adversely affected.		non contributory buildings: these display qualities which do not add to the character of the conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. These non contributory buildings may be demolished and replaced by new development sympathetic to the heritage conservation area.	[61]
Tweed	Contributory buildings: means those buildings which may not be considered to be an individually important place of State or local cultural heritage significance, however when combined with other individually significant heritage items and/or contributory heritage places, they play an integral role in demonstrating the cultural heritage significance of a heritage conservation area.			[62]

LGA	Contributory	Neutral	Detracting	Ref
Waverly Council	Contributory Items. General Conservation Areas contain items of natural or manmade origins and in many cases a combination of both which contribute to the distinctive cultural significance of the Conservation Area. Contributory items are not necessarily listed individually but contribute in form detail and history to the identified cultural significance of the Conservation Area		Non Contributory Items. Elements which by virtue of scale, detail, location, form or finish detract from the cultural significance of a Conservation Area are defined as non contributory items. council encourages the alteration and or replacement of such items in a manner enhancing the defined heritage significance of the Conservation Area. The existence of non contributory items in a Conservation Area is not considered a basis for the introduction of development which is not cohesive with the identified significance of the Conservation Area.	[63]
Wollondilly Shire Council	Contributory elements are those that contribute towards the overall significance of a heritage conservation area. Contributory heritage can consist of buildings, sites and site features which are not individually listed as heritage items, however their characteristics and features such as age, design, construction materials, and vegetative elements reinforce the significance of the heritage conservation area. As a collective whole, contributory heritage has significance in its own right and loss of particular elements through alteration and removal can degrade the significance of the heritage conservation area.		Non-contributory elements are buildings, sites and site features that by virtue of their location are within a heritage conservation area, however they make no contribution to the significance of the area. Non-contributory heritage can include modern residential flat buildings that detract from the heritage significance of an area through their non-sympathetic architectural design.	[64]

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