

25 March 2022

Rebecca Gordon
Sydney City Council
dasubmissions@cityofsydney.nsw.gov.au

Dear Ms Gordon

Re: DA/2022/129
8 Short Street FOREST LODGE 2037

The house is a contributory element in a heritage conservation zone. The proposal includes demolition of parts of the building. No analysis is included in the HIS explaining the significance of the fabric to be demolished and the effect of the changes. There is not even a photograph showing what it to be demolished.

This is contrary to Section 3.9.1 of the General Provisions of the 2012 DCP which require the submission of a Heritage Impact Statement in order to enable the consent authority *to fully consider the heritage significance of a building and the impact that the proposed development has on the building and its setting.*

The DCP provides some standards for Heritage Impact Statements including that they be prepared by a suitably qualified person and address:

- a) the heritage significance of the heritage item or the contribution which the building makes to the heritage significance of the heritage conservation area;*
- (b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;*
- (c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and*
- (d) the compatibility of the development with conservation policies contained within an applicable Heritage Conservation Management Plan or Conservation Management Strategy*

The Heritage Impact Statement for 8 Short Street fails to do these things.

As such it does not enable the consent authority *to fully consider the impact that the proposed development has on the building and its setting.* It also makes it very difficult for other parties including the Glebe Society to reach an informed judgement.

The DA should not be determined until a properly prepared heritage impact statement is prepared for the development in accordance with the requirements of the General Provisions of the 2012 City of Sydney DCP.

Yours Sincerely



Ian Stephenson
President