

The development application includes replacing the 1980s addition with a taller wing which will be more conspicuous. It includes a large unsympathetic sliding window.



Figure 2 The southern elevation of the proposed addition

No 83 Derwent Street is a contributory element in the Bishopsthorpe heritage conservation area. The General Provisions of the City of Sydney Development Control Plan apply.

Of particular relevance to this DA are:

Section 3.9.6 (4) which stipulates that *Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the individual conservation area*

The Heritage Inventory Assessment Report for the Bishopsthorpe conservation area includes the following:

Protection of Significance

Retain Scale

Retain pattern of forms

Specific Policies

No visible additions that impact on the existing character

Do not exceed the existing built scale

Encourage low impact single storey additions

Discourage visible two-storey additions

Section 3.9.7 (2) states that *Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building except to remove distracting elements*

The Locality Statement 2.64 notes as an objective that *the consistency of the streetscapes and of the built form elements – building type, scale, detailing, front gardens and fences – is critical to the character of Bishopsthorpe* and includes the following principles:

(b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes

(e) Retain low scale of built form and consistency of building mass

(f) New infill development on Derwent, Westmoreland and Mt Vernon Streets is to retain and respond to predominate one and two storey attached or semi-detached typology

(i) New development is to retain and enhance the existing character of the area

Summary

DCP	Policy	
Heritage Inventory Assessment Report	<i>No visible additions that impact on the existing character</i>	Does not comply
Heritage Inventory Assessment Report	<i>Do not exceed the existing built scale</i>	Does not comply
Heritage Inventory Assessment Report	<i>Retain low scale of built form and consistency of building mass</i>	Does not comply
Heritage Inventory Assessment Report	<i>New development is to retain and enhance the existing character of the area</i>	Does not comply
Heritage Inventory Assessment Report	<i>Do not allow new second storey development to any lanes</i>	Does not comply
Heritage Inventory Assessment Report	Identify and protect consistent rear forms	Does not comply
Heritage Inventory Assessment Report	Encourage consistent skillions to provide a rear lane character	Does not comply
Heritage Inventory Assessment Report	Retain landscaped character	Does not comply
2012 DCP 3.97 (2)	<i>Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building except to remove distracting elements</i>	Does not comply
Locality Statement objective	<i>the consistency of the streetscapes and of the built form elements – building type, scale, detailing, front gardens and fences – is critical to the character of Bishopsthorpe</i>	Does not Comply
Locality Statement principle	<i>(b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes</i>	Does not comply

Locality Statement principle	<i>(e) Retain low scale of built form and consistency of building mass</i>	Does not comply
Locality Statement principle	<i>(f) New infill development on Derwent, Westmoreland and Mt Vernon Streets is to retain and respond to predominate one and two storey attached or semi-detached typology</i>	Does not comply
Locality Statement principle	<i>(i) New development is to retain and enhance the existing character of the area</i>	Does not comply

Conclusion

The two-storey addition to 87 Derwent Street Glebe by the NSW Housing Commission were well considered and, generally, accorded with the conservation policies contained in the Heritage Inventory Assessment Report for the Bishopsthorpe Heritage Conservation Area and the Locality Statement in the 2012 Sydney DCP.

The Development application fails to comply on eleven grounds. The Derwent Street elevation is too tall and it is poorly detailed. There can be no justification for changing a complying extension done in the 1980s for a non-complying extension.

Yours Sincerely



Ian Stephenson
President