

# **Attachment B**

**Heritage Letter**

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29<sup>th</sup> March 2019

A Rodgers & B. Mullin

c/o Kreis Grennan Architecture,

319-325 Trafalgar Street,

Petersham,

**NSW 2049**

Attention: Christian Grennan

Dear Sirs,

**Re: 21 O'Connor Street, Chippendale – Proposed Alterations and Additions  
D/2018/1360**

Further to your recent correspondence, we are writing to comment on the response received from Council regarding the above outlined in the Local Planning Panel Report dated 3<sup>rd</sup> April 2019.

The application was accompanied by a Heritage Impact Statement prepared by this office dated November 2017.

**1.0 Heritage Issues**

*(B) The proposal results in unsympathetic alterations and additions to a contributory building within the Chippendale Heritage Conservation Area (C9). The proposal is therefore contrary to the requirements of Clause 5.10 of the Sydney LEP 2012 and Section 3.9 of the Sydney DCP 2012.*

Response:

The HIS contained a detailed history of the place and an assessment of significance that concluded:

*...we consider that the building would not meet any of the Heritage Branch criteria for identification as a place of local significance and could only be considered to be a neutral building in the conservation area.*

HIS p. 21

The building was likely identified as a Contributory building on the basis that it was of some age but the current building largely dates from 1957. It has been altered to a residence and has a modern, roof top addition.

The character statement for Chippendale notes:

*The consistency of terrace rows and pre-war and post-war industrial warehouses, their scale and proportions, roof design and materials palette, is important to the significance of the heritage conservation area.*

SDCP Section 2.3 p. 2.3-1

The building dates from well into the Post War era and is a very modest structure with few features of note.

The proposed design seeks to maintain the building with an increase in scale at the roof where the modern mansard will be replaced to a similar detail to a slightly larger footprint and height to give a reasonable level of amenity to the top floor.

Section 2.3 of the SDCP calls for:

*High quality additions and alterations are encouraged to maintain the character of the conservation area and protect residential amenity.*

and

*(i) Design additions and alterations to retain the scale and massing of front elevations and the original roof form as viewed from the primary street frontages.*

*(j) Retain and protect early industrial and pre war, interwar and post war warehouse buildings.*

SDCP Section 2.3 p. 2.3-2

The post war building will be retained with limited change to its visible elevations. The current roof form is modern resulting from the later mansard and this will be replaced to a similar form.

We considered that the rooftop terrace would have little visual impact but the applicant is willing to delete this element.

## **2.0 Summary**

Overall we consider that the proposals clearly maintain the limited significance of the building and provide for a sympathetic and well-considered alteration to its upper level. It is not excessive in its bulk and scale and will not have a detrimental impact on the character of the building and the wider conservation area.

Yours faithfully,



JOHN OULTRAM