

29 March 2022
Rebecca Gordon
Sydney City Council
dasubmissions@cityofsydney.nsw.gov.au

Dear Ms Gordon
Re: DA/2022/168
287 Broadway Glebe

Number 287 Broadway Glebe is located on the corner of Broadway and Derwent Lane. It is one of the earlier buildings of the Bishopsthorpe estate. It is a contributory item in the Bishopsthorpe Heritage Conservation Area and stands at the gateway to Glebe near the main entrance to Sydney University and the State Heritage listed University Hall. Its corner site means its southern and eastern elevations are visible from the public domain. Its proximity to Victoria Park which is a heavily used pedestrian route to and from Sydney University gives it great prominence.



287 Broadway, Glebe viewed from Victoria Park

The Development Application involves the complete demolition of the roof behind the parapet, the eastern and southern walls above the stone foundations with only the party wall to the neighbouring property and the front façade to be retained.

This is not, as claimed in the Statement of Environmental Effects, *the restoration of the existing contributory building on site, the works are predominantly internal and present no fundamental change to the appearance of the dwelling or its relationship with the adjoining heritage items.*

It constitutes almost total demolition with only the façade on Broadway to be retained.

Demolition of a contributory item is only permitted in exceptional circumstances. Despite it being a mandatory requirement, no Heritage Impact Statement was included in the application.

The table below shows the development does not comply with important planning controls in the City of Sydney 2012 DCP and the City of Sydney 2012 LEP.

Policy	Section		
2012 DCP General Provisions	Section 3.9.7	(1) Contributory buildings are to be retained unless the consent authority determines the replacement is justified in exceptional circumstances	Does not comply
2012 DCP General Provisions	Section 3.9.7	(2) Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building, except to remove detracting elements	Does not comply As it is a corner site the eastern façade is significant
2012 DCP General Provisions	Section 3.9.7	(3) Alterations and additions to a contributory building are to: (a) respect significant original or characteristic built form (c) retain significant fabric	Does not comply
2012 DCP Locality Statement, Glebe Point Road	Section 2.6.1	(a) Development is to respond to and complement contributory buildings within heritage conservation areas including streetscapes and lanes	Does not comply
2012 DCP Locality Statement, Glebe Point Road	Section 2.6.1	(c) Protect important view to the north and along east-west streets towards central Sydney	Does not comply
Heritage Inventory Statement Bishopsthorpe Heritage Conservation Area	Protection of Significance	Retain patterns or forms	Does not comply

Heritage Inventory Statement Bishopsthorpe Heritage Conservation Area	Protect Significance	(b) Protect Key Period Significant (Contributory) Development and Settings	Does not comply
Heritage Inventory Statement Bishopsthorpe Heritage Inventory	Specific policies	No visible additions that impact on existing character	Does not comply
Heritage Inventory Statement Bishopsthorpe Heritage Inventory	Specific Policies	Protect the close and distant views which are important to the character of Glebe	Does not comply
Sydney 2012 LEP	Clause 6.2.1 © Design excellence	(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters— (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain, (d) (iii) any heritage issues and streetscape constraints, (xi) the impact on any special character area	Does not comply

The Society also notes that as the development involves the demolition of the party wall, which is shared with the neighbouring property, 289 Broadway (DP259580 2) as such the development requires the consent of the owner of 289 Broadway. It was not clear from the documents on exhibition if this has been obtained.

Conclusion

Given that 287 Broadway, Glebe is one of the Bishopsthorpe estate's earliest buildings, is a contributory item in a heritage conservation zone and is located on a corner, opposite Victoria Park at the gateway to Glebe and that the application proposes that all but the front façade and the footings of the building be demolished it is most important that it be rejected.

Yours Sincerely



Ian Stephenson
President