

16 March 2023

Manager
Planning Assessment
City of Sydney
GPO Box 1591
Sydney NSW 2001

by email to dasubmissions@cityofsydney.nsw.gov.au

Attention Mr James Cooper

DA/2023/ 125 – 69 Glebe Point Road Glebe 2037

Dear Mr Cooper

The subject property is one of a group of four (4) two storey properties described as locally listed item 1698 (Terrace Group including Interiors) on the City of Sydney Local Environmental Plan 2012 (LEP), and known as 65-71 Glebe Point Road, Glebe 2037.

The property is located within the Glebe Point Road Heritage Conservation Area C29 (HCA), and is shown as a contributory item on the City of Sydney Development Control Plan 2012 (DCP) Contributory Items Map

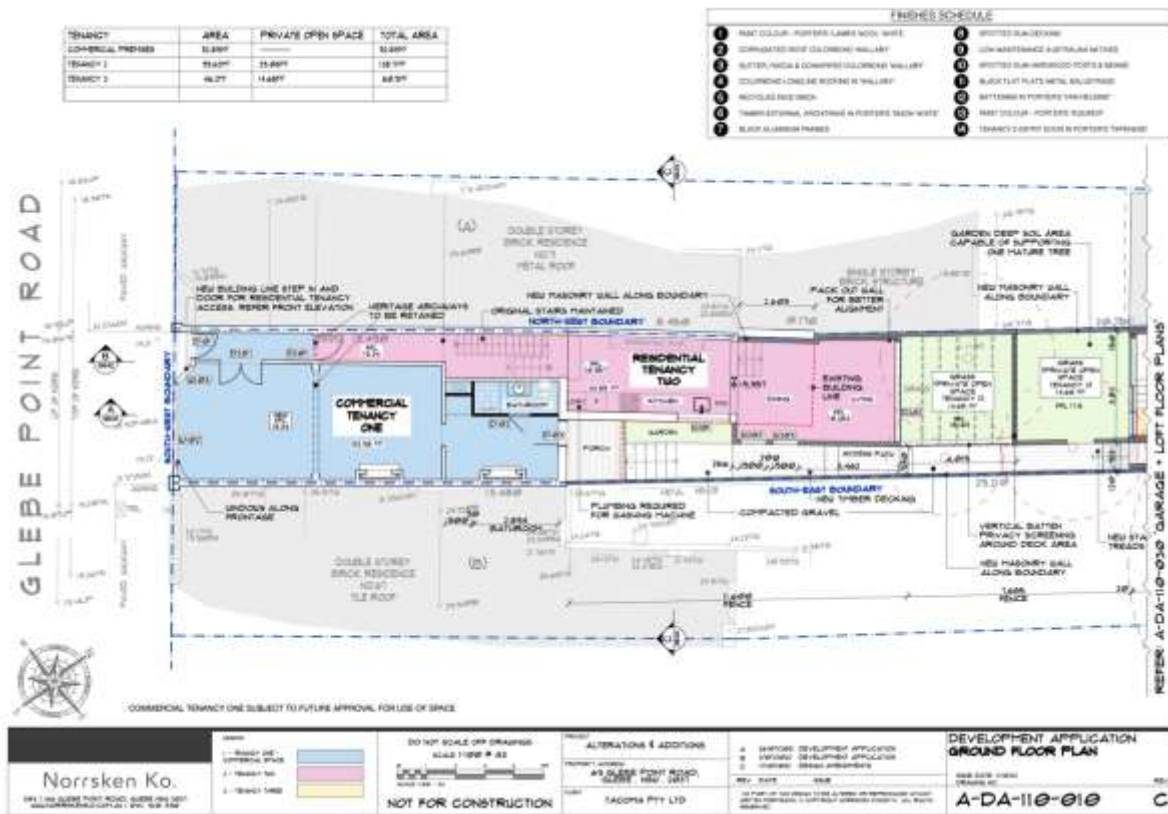
The two-storey terraces were constructed c1879, but each has added a shop front between the terrace and Glebe Point Road, constructed as an addition c1890.



Figure 1. 65-71 Glebe Point Road, Glebe

The proposal in respect of number 69 is essentially to:

- Remove and reconstruct the shopfront using an adjoining shop front as a guide
- Retain the front hallway that will provide access to both the shop and the residential tenancy behind it
- Use the original front door of the terrace as the entry to the residential tenancy
- Internal improvements include a bathroom to the shop and a refit the residential tenancy
- Replace the roof over the shop with a waterproof deck leading off the upper level of the residential tenancy
- Add a garage with a studio apartment above, fronting Campbell Lane to the rear



The DA documentation states:

The intent of the development is to carry out remedial works to the existing building, that has never been substantially renovated or improved, and is in a very dilapidated and run down state.
 (Statement of Environmental Effects P8)

The Glebe Society (TGS) is of the view that locally listed items should not be allowed to fall into a run down state of dilapidation.

TGS is therefore supportive of the proposals to carry out the remedial works and reinstatement to the front of the building, in principle.

However, the following obligations should be observed.

The Recommended Management within the State Heritage Register for the listing provides for the following:

- *There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features.*
- *The shop front to No 67 is to be retained and conserved and serve as a shop front model for any future shop front alterations to the row.*
- *Undertake maintenance and repair works where required. Maintain all original elements.*

- *The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.*

Clause 3.9.7 of the DCP determines that Contributory Buildings are:

- *from a significant historical period and are highly or substantially intact or;*
- *from a significant historical period and are altered yet recognisable and reversible.*

This well considered clause is to ensure that alterations to contributory buildings are reversible.

This clause is particularly relevant to this and other properties along Glebe Point Road, that at some point in time extended their frontages towards the street and included a shopfront. The flexibility to reverse previously acceptable additions (that at the time satisfied then community demand) and reinstate the building back to a residence only, should not be compromised.

RECOMMENDATION

TGSI therefore recommends that any approval of the DA be subject to the following conditions:

- The reinstatement of the shop front is modelled on Shop 67 as required by the State Heritage Register
- All alterations and additions to the original building fronting Glebe Point Road are reversible for reinstatement back to the very original at the appropriate time

Yours sincerely



Ian Stephenson
PRESIDENT