

5 October 2021

Jessica Symons  
Sydney City Council  
[dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au)

Dear Ms Symons

Ref DA: D/2021/988, 79 Glebe Point Road GLEBE NSW 2037

I write on behalf of the Society in relation to the above development application.

Number 79 Glebe Point Road is a c.1870 free standing single storey three bay cottage set back from the street. It is next door to a similar house. It is rare for a free-standing mid-Victorian house with its original front curtilage to have survived in this location as it is only 300 metres from the intersection of Glebe Point Road and Parramatta Road.

The property is located within the Glebe Point Road heritage conservation area, it is identified as a Contributory item. In addition, it is individually listed as a local heritage item in the LEP (Item 1703). Its next-door neighbour is also a listed item.

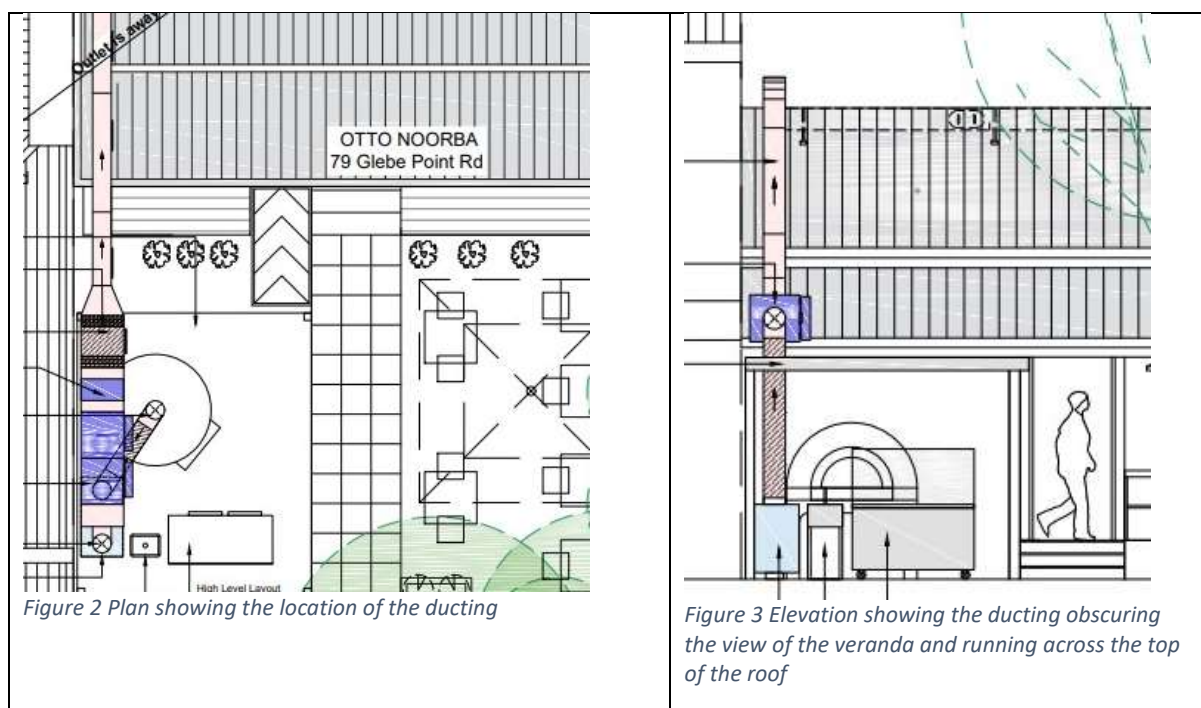


Figure 1 79 Glebe Point Road

The property is used as a restaurant. The development application is for the installation of woodfired pizza oven which is to be located in the former front garden of the house.

The DA includes a pizza oven and rigid exhaust ducting, an exhaust fan and a wet scrubber UV-ozone electrostatic air cleaners.

The filters, fans and associated equipment are bulky being over half a metre wide and half a metre high and are obtrusively located obscuring the front elevation of the house. It is proposed that the exhaust ducting will run across the veranda and roof of the house (re fig 2 and figs 3 below).



Glebe Point Road is a street of eateries. However, along its entire 1.7 kilometre length there are only three food venues where exhaust ducting is visible from the street and these are far more discreet than what is proposed for 79 Glebe Point Road. All the other food venues have managed their ducting and exhausts by having them at the rear of the properties addressing the back boundaries not the street elevation of Glebe Point Road.

The General Provision of the 2012 City of Sydney DCP have as an objective that developments *enhance the character and heritage significance of heritage items and heritage conservation areas* (Section 3.9 (b)) and require that *a Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting: (a) heritage items identified in the Sydney LEP 2012; or (b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.*

Number 79 Glebe Point Road, Glebe is both a heritage item (Item 1703) and within a heritage conservation area.

A Heritage Impact Statement was not, as is required, submitted with the application.

In addition, the Statement of Environmental Effects did not assess the impact of the development on the building and the Heritage Conservation Area.

Its analysis in this regard was cursory consisting of the assertion that *the public will enjoy the added dining experience and enhance the ambience and vibe of the street* (Section 4, Public Interest, Statement of Environmental Effects, D/2021/988, 79 Glebe Point Road GLEBE).

The Locality Statement for the Glebe Point Road Heritage Conservation Area requires development to *retain and reinforce the consistent 19th century streetscape* and to *respond to and complement heritage items and contributory buildings within heritage conservation areas*.

The Glebe Society sees cafes and eateries as having an important role in activating Glebe Point Road and allowing people to enjoy its unique character but they need to be designed in a way, which respects the heritage character of the street and the buildings they are located in.

The scheme for managing the exhaust filter and ducting from the pizza oven at 79 Glebe Point Road is crude, obtrusive and unsympathetic and would be a discordant element on this listed building and within the heritage conservation area.

Accordingly, the present scheme should be rejected.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Stephenson', with a horizontal line underneath it.

Ian Stephenson  
Planning Convenor