

Matthew Girvan
Planning Department
City of Sydney

10 January 2018

Dear Matthew

D/2017/1701 BELLEVUE 55A LEICHHARDT STREET GLEBE

The site encompasses two Heritage Items, Bellevue Cottage and Blackwattle Bay Park, within the Glebe Point Conservation Area. The Glebe Society welcomes a proposal that has a good chance of success, and thus ensuring the permanent occupation and conservation of Bellevue, and continuing amenity for the community, and in particular users of the popular Waterfront Walk. However, there are matters that need further clarification and additional issues that should be addressed.

Blackwattle Bay Park

From the plan of the Statement of Environmental Effects it would appear the curtilage for Bellevue includes the northern part of the Park. If there is a current Management Plan for the Park it is clearly not adequate. Even allowing for the long period Bellevue has been vacant, the surroundings are in a poor state. While many trees appear to be healthy, the under-storey includes many dead or dying plants. The life of some smaller natives is often short. If this is a contributing cause of the poor condition of the landscaping, it should be addressed and rectified in the revised Management Plan.

Views from and of Bellevue are among the major attractions of the site. These should be carefully considered in any revised plan. In general the current views of and from Bellevue should be maintained, and these require improved landscape maintenance.

Cafe Terrace

This attractive area has been underutilised, and it is well suited for the proposed purpose. The location of the utilities may need to be reconsidered. The infrastructure locations and procedures need to be specified. As there is little room for storage, tables and seating will probably need to be permanent. All seating should have backs for support. Protection from the elements, and adequate shading, also needs to be considered.

Restaurant

Tables are to be located adjacent to the verandah on the eastern side. Only part of this area is paved, and it will be necessary to pave the remainder to provide a suitable surface.

Green Travel Plan

The Society welcomes the various strategies in the plan to reduce car dependency and increase the use of other forms of access for both staff and patrons. The popularity of the Waterfront Walk meant the previous cafe was able to rely on foot traffic for most of its custom.

Nevertheless, there are likely to be more concerns about traffic than about other aspects of the proposal. The estimate of 70% customers not using cars is still very low. The use of water transport is not mentioned, despite the easy access from the public wharf below Bellevue.

The current Go-Get spaces are too distant to attract patrons.

Acoustic Report

This appears to be deficient in several respects. The hours of operation and the number of patrons are different from those in the SEE. There is no reference to deliveries or collections, nor to any noise generated by vehicles. As noise was one of the major sources of concern in the previous application, these deficiencies should be speedily remedied.

Public Conveniences

Prior to this proposal there was a DA lodged to locate two public conveniences on the cafe terrace level. The Society suggests at least two of the three located on this level be available for public use during all the hours of opening, and be signposted accordingly.

Hours of Opening

The SEE states restaurant and cafe shall not be open at the same time, thus ensuring the number of patrons shall not exceed either one or the other. To achieve this, it will be necessary to specify the hours when each will be open as a condition of the approval.

Yours faithfully
Neil Macindoe OAM
Planning Convenor.