

**From:** Chris Newton

**Sent on:** Tuesday, December 26, 2023 1:29:00 PM

**To:** City of Sydney

**Subject:** D2023/1142 335-341 Glebe Point Road

**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li

I have two issues with this Development

1. the change of frontage to be replaced with a roller door.  
I strongly feel council has to be consistent with this request.  
Shops in this strip for the last 5 years have requested this and been knocked back. I know this is not a historical building but it is in a historical precinct.  
The shop next door is vacant and has a roller door from old Leichhardt days maybe the chicken shop should flip to next door, if the roller door is important. Roller doors have been rejected mainly as they are unwelcoming and not the character that compliments our strip.
2. closing time. Glebe point road and especially this end is dead at midnight. Even the Toxteth Hotel hours are doors closed at midnight to allow quiet exit at a staggered pace. Residents are above these shops and across the road, they would expect a more reasonable hour of 10pm closing.

The Toxteth Hotel closes the on road and on footpath drinking at 8pm.

Thank you  
Christine Newton  
218 Glebe Point Road  
Glebe

**From:** Rodney Hammett  
**Sent on:** Sunday, January 14, 2024 1:57:09 PM  
**To:** DASubmissions  
**Subject:** Re: D/2023/1142 - 335-341 Glebe Point Rd, Glebe  
**Attachments:** 339 Glebe Point Rd\_supplementary info\_240214.pdf (271.83 KB)

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Attention: Cissy Li  
Attached is supplementary information for my submission.

This supplement provides historical information relevant to the design of the shopfronts.

A report to the Glebe Society from Alderman Macindoe of the Leichhardt Municipal Council in April 1993, in relation to the development that now exists on the corner of Glebe Point Road and Ferry Road, in part states:

**“...the new building has been carefully designed to complement the existing shops.”**

The current proposal is completely at odds with this statement, giving more reasons to not allow a roller shutter front to be installed.

Regards,  
Rodney Hammett

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**From:** Rodney Hammett  
**Sent:** Sunday, 14 January 2024 10:47 AM  
**To:** DASubmissions  
**Subject:** D/2023/1142 - 335-341 Glebe Point Rd, Glebe

Attention: Cissy Li  
Attached is my submission for this DA.

Regards,  
Rodney Hammett

Council officers may not know some of the background to the construction of this shop/office/apartment complex which was constructed in about 1993 – 30 years ago.

It was a controversial development because it came after the unapproved demolition of the 1840s Gardener's Cottage.

See copy of item from the Glebe & Western Weekly of 18 November 1992.

## <sup>b</sup> Historic cottage wrecked

AN historic Glebe building was demolished last week, despite the efforts of the Glebe Society to save it.

Leichhardt alderman Neil Macindoe said the cottage, near Glebe Point Rd and Ferry St, was one of the oldest buildings in Glebe.

It was among a group of three historic buildings and is believed to have been built in the 1840s.

Mr Macindoe said residents were

"let down" by the Land and Environment Court which approved the demolition of the cottage.

The NSW Heritage Council also ignored residents' requests for a conservation order to be placed on the building, according to Mr Macindoe.

He said the Heritage Council issued a stop-work order last week but it was too late to prevent damage.

**Glebe & Western Weekly**

**18 November 1992**

Alderman Neil Macindoe of the Leichhardt Municipal Council provided an update for Glebe residents in a report within The Glebe Society Bulletin of April 1993 (Issue No 02/1993) – see following:

### **Corner Ferry and Glebe Point Roads**

I am often asked about this new development, which involved the demolition of the 1840s Gardener's Cottage.

There will be underground parking accessed from Ferry Road, four shops at ground level with fronts like Eric Shaw's cobblers shop, and office space above with two flats at the rear.

Although it is unfortunate the Georgian cottage was lost, the new building has been carefully designed to complement the existing shops.

**REPORT FROM COUNCIL.**

Ald Neil Macindoe

With reference to the current DA, the highlighted words are important – "...the new building has been carefully designed to complement the existing shops."

Therefore the roller shutter frontage should be refused.

**From:** Rodney Hammett

**Sent on:** Sunday, January 14, 2024 10:47:43 AM

**To:** DASubmissions

**Subject:** D/2023/1142 - 335-341 Glebe Point Rd, Glebe

**Attachments:** 339 Glebe Point Rd\_Ltr to CoS\_240114\_final.pdf (295.1 KB)

**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Cissy Li  
Attached is my submission for this DA.

Regards,  
Rodney Hammett

296 Glebe Point Rd  
Glebe  
NSW 2037  
14 January 2024

The Manager  
City of Sydney  
Town Hall, Sydney

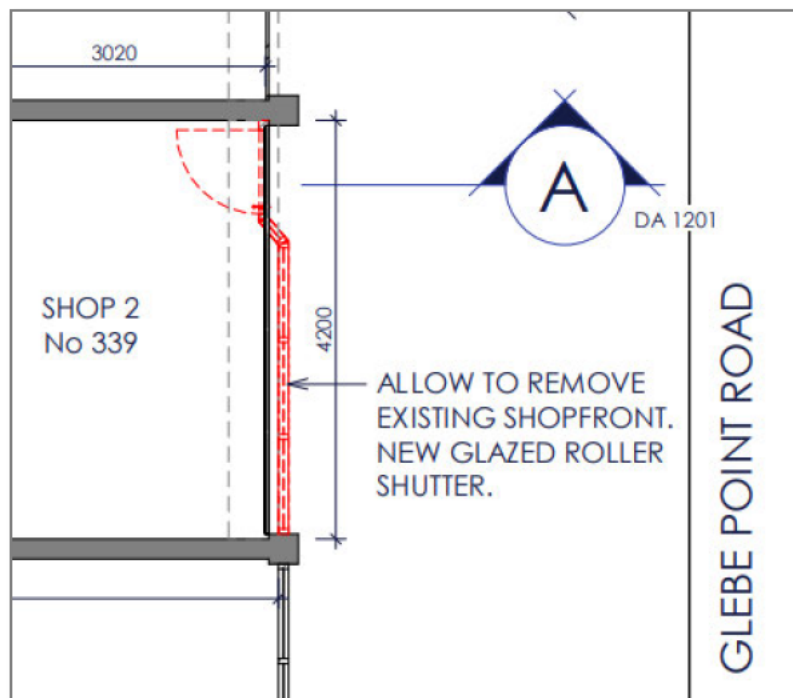
**Attention:** Cissy Li  
**Re:** D/2023/1142  
335-341 Glebe Point Rd, Glebe  
Objection

Dear Cissy,

I refer to the advertised D/2023/1142

My objection relates to the proposed removal of the existing shopfront.

The proposal is to replace the existing shopfront with a new glazed roller shutter – see extract from drawing DA 1101 A.



I acknowledge that the shopfront for No 337 has a roller shutter door, however this was installed prior to Glebe moving to be part of the City of Sydney.

Any approval for No 339 should be come under the City of Sydney DCP controls and be sympathetic to the retention of views which enhances the streetscape.

I would argue that a proliferation of roller shutter frontages to the shops along this part of Glebe Point Rd does not enhance the streetscape.



Google Street View [Mar 2022]

As an alternative to a roller shutter street frontage, consideration should be given to using the bifold glass doors which are installed at No 333 (Esco).

The Google street view shows what the street looks like during the daytime, ie when the shops are open.

I urge you to have a look along Glebe Point Rd when the shops are closed because that is when, with roller shutters down, it looks like a place which is unfriendly and suggests that the shopkeepers are worried about crime and malicious damage.

This is certainly not the case in Glebe so why should roller shutters be allowed?

Yours faithfully,

Rodney Hammett

**From:** President The Glebe Society  
Thursday, January 18, 2024 1:44:00 PM

**Sent on:** dasubmissions

**To:** knits; Ian Stephenson

**CC:** D/2023/1142 - 335-341 Glebe Point Road GLEBE NSW 2037

**Subject:**

**Attachments:** 335-341 Glebe Point Rd D2023 1142412291.docx (1.01 MB)

**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Li

Please find attached The Society's submission on the development application D/2023/1142

Regards,

Duncan Leys  
President



Please [click here to email your comments](#) about any of the above issues to the President.  
You may [unsubscribe](#) from this newsletter, and you will receive no further emails from The Glebe Society.



18 January 2023

Manager  
Planning Assessment  
City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

by email to [dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au)

Attention: D/2023/1142 - 335-341 Glebe Point Road GLEBE NSW 2037 - Attention Cissy Li

Dear Ms Li

The site is located in the Glebe Point Road Heritage Conservation Area and was erected in 1993. It is a neutral building adjoining a number of contributory buildings.

The current shop front is of timber construction with open glazing (see fig 1 below). It is proposed to replace it with a glazed roller shutter similar to the type shown in figure 2 below.

The Society objects to the roller shutter door as it would be an obtrusive element in the Glebe Point Road Heritage Conservation Area. The proposed design does not comply with a number of principles in the 2012 Sydney Development Control Plan



*Figure 1 The existing shopfront*



*Figure 2 An example of the type of roller shutter door which is proposed*

The Society understands that the renovation is to accommodate a charcoal chicken shop and that having the entire shop front as a portal facilitates this use. There are however better ways of doing this than a roller shutter door such as, for example, using glazed concertina doors. These have been widely used in Glebe Point Road by shops requiring a wide portal, figs 3 and 4 below show two examples.



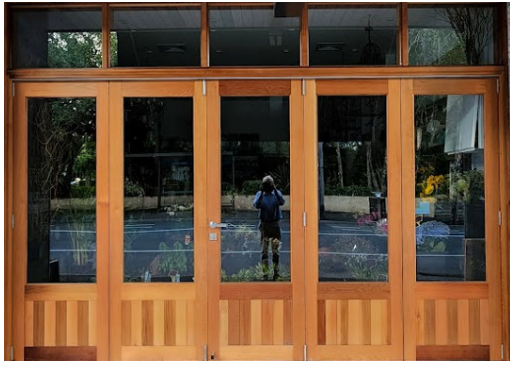


Figure 3 Wooden concertina doors



Figure 4 Metal concertina doors

An important goal of the DCP is to have active shopfronts. Whilst the roller shutter presents an active presence to the street when the shop is open for business it does the opposite when the shop is closed.

The General Provisions of the City of Sydney 2012 Development Control Plan provide clear guidelines in relation to the design of the shopfront including:

*The Objective that that the design contributes to the activity, safety, amenity and quality of streets and the public domain and presents appropriate frontages to adjacent streets and public domain in terms of scale, finishes and architectural character [2012 DCP Section 3.2.2] and*

*that a well designed street frontage is important for pedestrian amenity and includes attractive building entries, window displays, display cases, artworks, well detailed architecture, facade modulation, clear glazed windows, and recessed visually permeable security screens. [2012 DCP 3.2.3]*

Other objectives are to:

*(a) Ensure ground floor frontages are pedestrian oriented and of high design quality to add vitality to streets.*

*(b) Provide fine grain tenancy frontages at ground level to street frontages,*

and

*(e) providing a high standard of finish and appropriate level of architectural detail for shopfronts [2012 DCP 3.10.4]*

In addition the Locality Statement for Glebe Point Road (2.6.1) *states that building bays and openings are to be vertically proportioned and consistent with the rhythm along Glebe Point Road.*

Glebe Point Road is unusually intact in terms of its active shopfronts. In the entire length of the street which comprises 180 shops there are only 11 roller shutter type shopfronts. The application should either be rejected or amended and replaced by a more open shopfront.

Yours sincerely



Duncan Leys  
President