

From:

Sent on:

Monday, March 11, 2024 11:37:03 AM

To:

dasubmissions@cityofsydney.nsw.gov

Subject:

RE: Submission - D/2019/1470/B - 274-276 Glebe Point Road GLEBE NSW 2037 - Amended dimensions of the planter boxes

Attachments: D 2019A1470 B Glebe Society 2024 03 08.pdf (3.74 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.

Attention Reese Goh

Please find our amended submission correcting the dimension of the plant boxes Re Figure 16.

Regards

Duncan Leys

President

The Glebe Society Inc

From

Sent: Friday, March 8, 2024 4:28 PM

To: 'dasubmissions@cityofsydney.nsw.gov.' <dasubmissions@cityofsydney.nsw.gov>

Subject: Submission - D/2019/1470/B - 274-276 Glebe Point Road GLEBE NSW 2037 -

Attention Reese Goh

Dear Reese

Please find the Societies submission attached.

Duncan Leys

President

8 March 2024

Council of Sydney

dasubmissions@cityofsydney.nsw.gov

Attention Reese Goh

Dear Reese Goh

Re: Submission - D/2019/1470/B - 274-276 Glebe Point Road GLEBE NSW 2037 -

Section 4.55(2) modification of consent to replace approved planter boxes with privacy screens, relocate fire booster cabinet with associated tree removals, changes to store rooms and south-western wall of substation, reduction in solar panels and extension to roof plant area.

Number 274-276 Glebe Point Road is located in the Glebe Point Road Heritage Conservation Area. Its scale, form, FSR and use do not comply with the existing controls for the area which has been a heritage conservation area for nearly 40 years. The property at 274-276 Glebe Point Road is classed as Detracting in the City of Sydney 2012 DCP Building Contributions map. The buildings adjoining it are classified as Listed and Contributory.

The Glebe Point Road Heritage Conservation Heritage Inventory Report recommends with redevelopment of Detracting sites to *encourage screening (landscape and architectural)* and to *encourage rendered and painted finishes*.

The goal of ameliorating the impact of detracting buildings in heritage conservation areas is also included in both the Locality Statement for Glebe Point Road [see Section 2.6.1] and the General Heritage Provisions of the DCP [see Section 3.9.9]

The principles of the locality statement include that *development along Glebe Point Road is to retain and reinforce the consistent 19th century streetscape consisting of fine grain small scale, between 2-3 storey buildings, the pedestrian focussed 'main street' and the mature landscaping and street plantings*.

It also requires that:

(b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes, and

(h) Enhance the pedestrian scale, amenity of the public domain

The General Provisions Heritage [section 3.9.9] state in respect of Detracting Buildings that:

Detracting buildings are buildings that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area.

(1) Development on sites containing detracting buildings is to improve the contribution of the site to the character of the heritage conservation area. (2) Alterations and additions to, or redevelopment of, detracting buildings are to: (a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area

The Current Application

In D/2019/1470/A which was approved on 1 August 2023 the applicant included landscape works to ameliorate the impact of the Detracting building on the heritage conservation area. Amendment, D/2019/1470/B, involves deleting the landscaping on the grounds of cost.

Recommendation

The Glebe Society recommends that the amendment be rejected. The principle in the DCP that the development of Detracting buildings in Heritage Conservation Areas include works such as landscaping to reduce the buildings impact on the HCA is important.

The applicant's argument that their approved landscaping proposal is proved to be too expensive therefore the landscaping should be deleted is not acceptable. Using landscape to reduce the impact of this detracting building is a requirement of the DCP. If the applicant wishes to vary the approval they need to look at alternative options.

Priorities and approaches to landscaping screening

In order to assist Council and the applicant to achieve a positive outcome the Glebe Society has looked at the context of 274-276 Glebe Point Road to inform alternative options in relation to ameliorating the impact of this Detracting building.

Which parts of the building have the greatest impact on the visual curtilage of the conservation area it is located in and the conservation area it adjoins?

The first part of the process was to assess which elevations of the building had the most impact on the visual curtilage of the heritage conservation area.



Figure 1 Number 274-276 Glebe Point Road is most visible from the east (Glebe Point Road) and the north (Eglinton Road)

Figures 2 – 9 below show the impact of the building on the visual curtilage.

The east and north elevations are very Detracting – they have a major impact on the heritage conservation areas (see figures 2-6). The western elevations are Detracting but are in a less prominent location (see figures 7 and 8) whilst the southern elevation has limited impact on the public domain (see figure 9).



Figure 2 The eastern elevation of 274-276 Glebe Point Road



Figure 3 The eastern elevation from Glebe Point Road, the trees in front of 274-276 are to be removed.



Figure 4 The eastern elevation from Glebe Point Road



Figure 5 The north elevation from Glebe Point Road



Figure 6 The north elevation of 274-276 Glebe Point Road from Eglinton Road Glebe



Figure 7 The north wing of the west elevation from Eglinton Lane



Figure 8 The south wing of the west elevation from Eglinton Lane

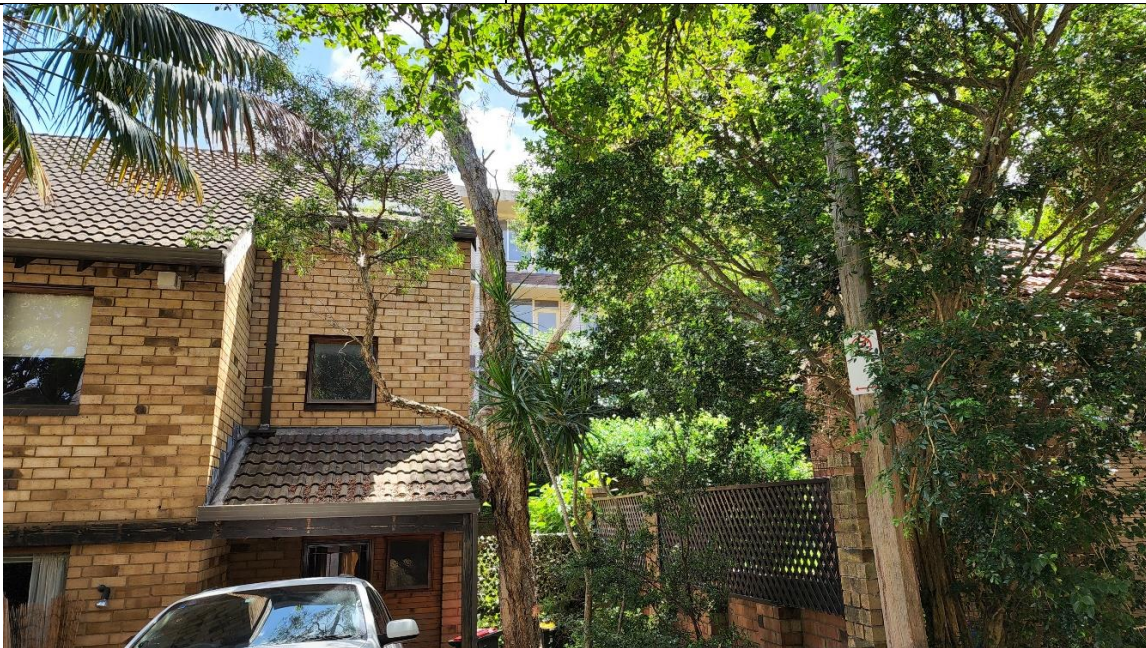


Figure 9 The south elevation from Pendrill Street Glebe

Focussing the landscaping where it is most needed to soften the visual impact, that is on the east and north elevations, immediately reduces its cost because the area to be screened is significantly reduced.

What sort of screening is needed?

The second part of developing alternative options to the landscape plan is by reviewing what type of landscaping is needed to reduce the impact of the building on the heritage conservation areas.

The Glebe Point Road Elevation

The building is a Detracting element in a very distinguished streetscape. It also an important pedestrian thoroughfare leading to Jubilee Park and the waterfront. It is one of the signature precincts of Glebe.



Figure 10 Two distinguished rows of terrace houses are located across the road from 274-276 Glebe Point Road



Figure 11 Four large Victorian terraces and a listed Edwardian villa adjoin the property on the northern side.



Figure 12 Craiglaw, 272 Gebe Point Road, a substantial free standing Edwardian villa which is a listed item adjoins the property on the southern side



Figure 15 268 Glebe Point Road 2024. The impact of the Detracting building has been reduced by well-considered landscaping and rendering of the walls in accordance with the recommendation of the Glebe Point Road Conservation Heritage Inventory Report

Figures 14 and 15 show the before and after.

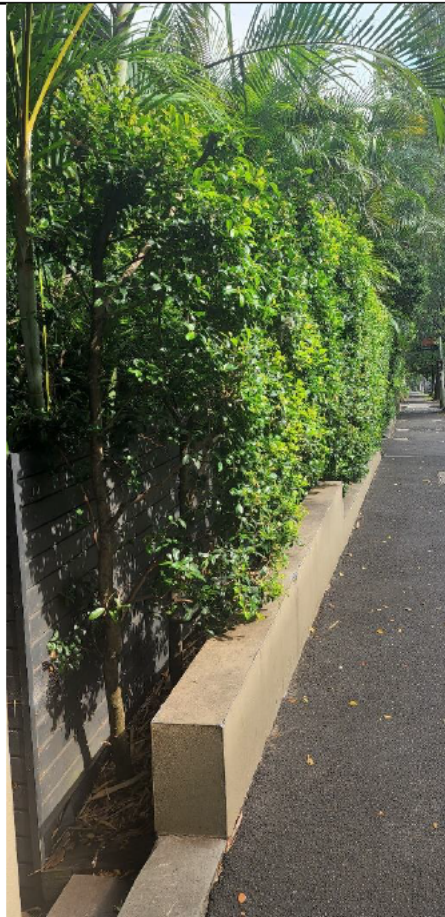


Figure 16 The screening hedge at 268 Glebe Point Road is planted in a space which is only 70cm wide

While number 268 Glebe Point Road is set back further from the street than 274-276 Glebe Point Road its hedge occupies a garden bed which is only 70cm wide (see figure 16).

The planter beds at 274-276 Glebe Point Road range from 125 cm to 155cm in width so it is quite feasible to reduce the visual impact of the property at street level with a discontinuous hedge (allowing for doors).



Figure 17 The awnings of number 274-276 are very intrusive.

The General Provisions Heritage [DCP Section 3.9.9 2(a)] provide that



Figure 18 Cupressus [redacted] used to reduce the visual impact of a two storey wall in a garden in Glebe

alterations and additions to, or redevelopment of, detracting buildings are to: (a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area.

The removal of these two awnings and the provision of more screening at ground level in the form of a hedge would make the building much more compatible with the heritage conservation area.

Providing some narrow vertical trees such the *Cupressus* [redacted] could also lessen the impact of the northern façade on the Glebe Point Road Heritage Conservation Area.

The Northern Elevations



Figure 19 The first wing of the north facade viewed from Eglinton Road



Figure 20 The second wing of the northern facade viewed from Eglinton Lane



Figure 21 The approved landscape plan

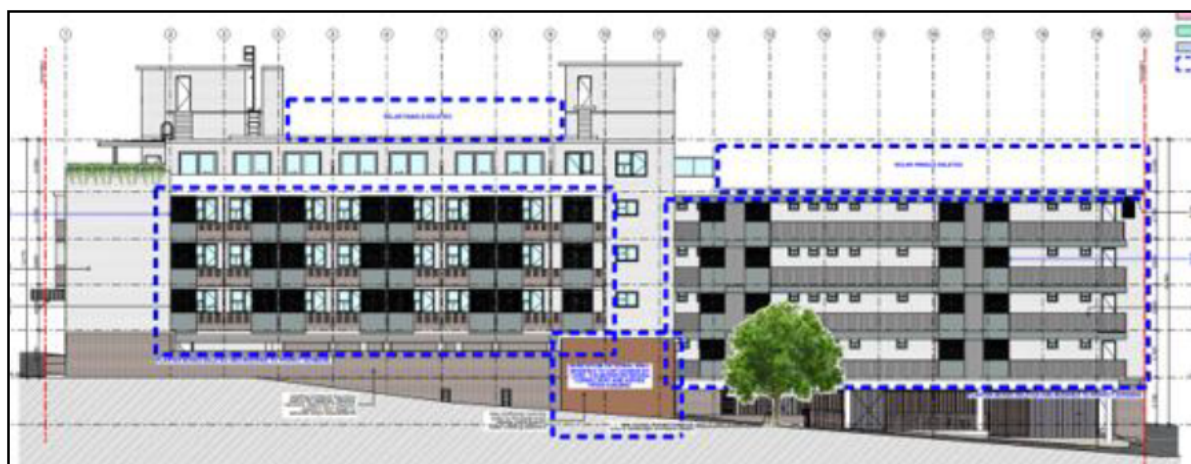


Figure 22 The proposal for deleting the landscape plan

The first wing of the northern elevation (see figure 19) has a greater impact on the visual curtilage of the Toxteth and Glebe Point Road Heritage Conservation Areas than the second wing of the northern façade (see figure 20) although the second wing is still quite visible from the public domain and also from a number of rear gardens.

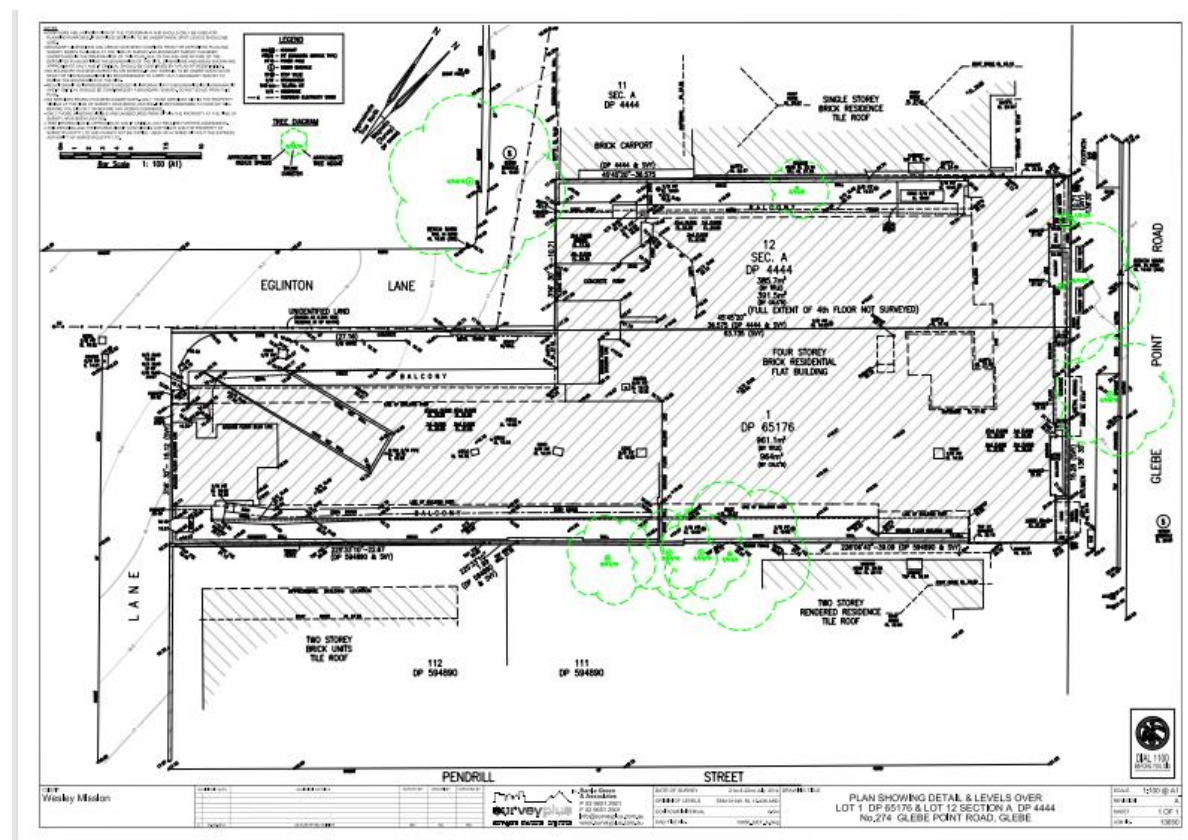


Figure 23 Survey Plan showing setbacks for the north elevations of 274-276 Glebe Point Road Glebe

The current DA proposes removing the approved landscaping (re figure 22) on the basis that the planter boxes will create engineering issues.

There are alternative, and arguably better, ways of providing the landscaping on the northern elevations. We mention three:

1. Screen planting at ground level on the northern boundary such as palms shown in Fig 15 above or tall thin species like those shown in Fig 18 above. The second wing of the northern elevation has a greater setback then the first and therefore more potential for screen plantings which are in the ground.
2. Using climbing plants planted in the ground and affixed to cable stays for both elevations,
3. Developing a scheme based on 1 and 2 above combined with the use of some planter boxes.

Recommendation

As stated above the Glebe Society recommends that the amendment be rejected on the basis that it does not comply with the principle in the DCP that the development of Detracting buildings in Heritage Conservation Areas include works such as landscaping to reduce the buildings impact on heritage conservation areas.

As our submission demonstrates there are a number of alternative ways of achieving this objective for this site other than the planter boxes which were approved and which the applicant now wishes to delete.

These include focusing the landscaping where the visual impact of the Detracting building is at its greatest, that is the eastern and northern elevations.

Designing the landscaping so it addresses its context. On the Glebe Point Road elevation this involves screen planting for the ground floor and removal of the two obtrusive awnings.

On the north elevations using garden bed plantings and cable stays for climbing plants and having fewer planter boxes.

An alternative to rejecting the application would be for the applicant to develop a revised landscape proposal to submit for Council to be placed on public exhibition as an amendment to the present DA.

Yours sincerely

A rectangular grey box used to redact the signature of Duncan Leys.

Duncan Leys
President

From: Reese Goh <RGoh@cityofsydney.nsw.gov. [REDACTED]> on behalf of Reese Goh <RGoh@cityofsydney.nsw.gov. [REDACTED]>
Sent on: Wednesday, March 6, 2024 8:29:07 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov. [REDACTED]>
Subject: FW: D/2019/1470/B - 274-276 Glebe Point Road Glebe
Attachments: R J Williams 2024.docx (21.93 KB)

Hi team,

This submission has been emailed directly to me. They have mentioned trying to submit online as well but not sure if that had worked.

Much appreciated if you can have a look if their online submission has come through. If it did not worked, please save this email as their submission accordingly.

Thanks!

Reese Goh
Planning Assessments



Telephone: +612 9246 7727
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: [REDACTED]
Sent: Tuesday, March 5, 2024 4:07 PM
To: Reese Goh <RGoh@cityofsydney.nsw.gov. [REDACTED]>
Subject: DA2019/1470/B

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 Reese,
I submitted my complaint through the on-line part attached to the DA, but I'm not sure that worked and so I'm having another go. I said I agree to the whatever the things said in the disclaimer.

Regards,
Jude Paul
294 Glebe Point Road
Glebe
[REDACTED]

Subject: DA/2029/1470/B

I believe there are a number of issues in this DA that require further consideration.

The building at 274 – 276 has been identified as non-contributory in the Glebe Point Road HCA. In other words, the building is assessed as detracting from the character and architectural significance of the area.

1. Heritage Impact Statement

1.1 Unfortunately the Heritage Report accompanying this DA has not been updated to reflect the changes currently proposed.

1.2 Section 6 of this report *Assessment of Heritage Impact* assessed that the landscaping originally proposed for the primary street frontage would play a significant role in softening the appearance of ‘the otherwise intrusive building’. However, this assessment was made with Trees 5 and 6 intact.

1.3 Likewise, the inclusion of amenity planter boxes also played a significant role in the accompanying HIS assessment. The benefit of these boxes to ‘help soften the appearance of the otherwise detracting building’ is mentioned at least 8 times in Section 6 *Assessment of Heritage Impact*. (Figures 48 and 49 in this HIS are now an inaccurate depiction of the highly visible appearance of this building.) There is no indication whatsoever that the assessment on Page 6 of the *Statement of Environmental Affects for Section 4.55 (2)* stating the proposed lightweight privacy screens ‘would...have a better outcome on the buildings physical appearance’ is based on or supported by the advice of heritage professionals. This is an important consideration given the building is classified as detracting from the character and architectural significance of the area.

1.4 Reference is also made to the role the planter boxes played in Council’s assessment of an earlier variation to the original DA for this site - D/2019/1470 (2). In the section Heritage Conservation Area (page 45), Council noted ‘the proposal should support a green and attractive environment, screens and mitigate the scale of a large building and unifies the street environment.’

2. Removal of trees

2.1 The Executive Summary in the *Statement of Environmental Affects for Section 4.55 (2)* states that relocation of the fire booster valve ‘will result in the removal of 2 x small tree (sic) in front of the building to accommodate clear access to the fire booster, noting that an accompanying Arboricultural Impact Assessment has deemed both trees to have a short useful life expectancy and suitable for removal.’ However, missing from this account is the recommendation in the *Arboricultural Impact Assessment Report* to replace these trees with native species to a minimum growth height of 8 metres.

2.2 There is no provision in DA/2019/1470/B for the implementation of this recommendation, nor an updated landscape plan. The removal of these trees will have a significant negative impact on the street visibility of this building.

3. Planter boxes

3.1 Unfortunately there is no Engineering Report to support the claims made in the Executive Summary in the *Statement of Environmental Affects 4.55 (2)* regarding the review which identified a number of engineering/design problems with regard to the installation of planter boxes. Nor is there evidence that an alternate design was sought for either more lightweight planter boxes and/or a mix of planter boxes and screens.

3.2 The Executive Summary also notes 'Furthermore, the 97 individual façade planters are also impractical to maintain noting that the on-going maintenance and overall cost of the structural stability additions are an expensive and a serious financial burden for a charity group and would make the overall project unfeasible.'

3.3 There is no indication why these planter boxes are more difficult to maintain now than when they were first proposed.

3.4 The comment 'and would make the overall project unfeasible' raises a very important question. As a provider of community housing, should a charity group be able to offer a lesser product and /or a lesser level of compliance than other providers in this market? This charity already has a number of concessions related to its tax status and a donation of \$3m from the City of Sydney towards the project. Wesley Mission has let this building stand vacant for 14 years, failing either to capitalise on any financial return or take preventive action to stop the building's dereliction. (The Wesley Mission Annual Report 2023 indicates that they received \$111,660,000 in Government grants in the 2022 – 2023 financial year.)

4. General

4.1 It is reasonable to expect an updated HIS taking these new amendments into account, given the high and intrusive visibility of this building and the significance the planter boxes and proposed plans for the street frontage played in the original HIS assessment and Council's own assessment of the various DA's related to the project. It is also reasonable to expect an updated landscaping plan.

4.2 The pleasure gained and the amenity provided by both the look of and the potential access to one's own small garden bed cannot be underestimated. Sadly, this consideration is described as a such a 'serious financial burden' to Wesley Mission that it would make the overall project unfeasible. In other words, as a charity group, they should be allowed to disregard residents' amenity in favour of their economic bottom line, the same charity organisation that notes a core value in its Annual Report 2023 of putting people first.

Yours sincerely,

Judith Paul

294 Glebe Point Road

Glebe

From: Susan Dobbs [redacted] on behalf of Susan Dobbs [redacted] <Susan.Dobbs@cityofsydney.nsw.gov.au>
Sent on: Friday, March 8, 2024 3:35:18 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2019/1490/B 274-276 Glebe Point Road Glebe

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With regard to the above DA I wish my name and address to be kept private.

As to this Amendment my concern lies in the reduction of the number of solar panels? What happened to the sustainability banner Council likes to champion? Expanding the urban garden, in theory a good initiative but not at the expense of renewable energy. Plus who will have oversight of the garden - the manager? Onsite 24/7?

Unfortunately, I have had little faith in the integrity of the whole process for this DA. I feel local homeowners are required to adhere to planning regulations and are more at the mercy of objections submitted to Council than has been the case for DA/2019/1470/B.

One wonders why Council approved the significant increase of FSR above what is allowed and reduced car spaces by a ridiculous number. Both these issues were among those strongly voiced by local residents and disregarded. Old history!

Affordable housing has been the catchcry and raison d'être for this whole project. What will be the selection criteria? The amenity for local residents hinges on this. The Uniting Church needs to be more transparent on this issue.

Susan Dobbs
441 Glebe Point Road
Glebe