

ITEM 11 DRAFT GLEBE CONSERVATION AREA STUDY 2006

FILE NO: S041110

SUMMARY

There are currently 58 conservation areas within the City of Sydney Local Government Area (LGA). The *Draft Heritage Conservation Areas Study*, reported to Council in December 2005, included building contributions maps of 34 of the conservation areas within the former South Sydney Council LGA. It is intended that the building contributions maps will be included as part of the consolidated development control plan and it is important that consistent information is provided for all conservation areas.

The Draft Glebe Conservation Area Study 2006 (the study) maps buildings as being contributory, neutral or detracting to the heritage significance of the area, classifies all streets and lanes, provides heritage inventory sheets for Glebe Point Road Heritage Items and nominates eleven additional potential heritage items. The study also recommends that the existing single heritage conservation area is divided into eight conservation areas to more accurately respond to the historical subdivision, form and heritage significance of these areas.

It is proposed that the findings of the draft study, when finalised, will be progressed in the City Plan local environmental plan.

RECOMMENDATION

It is resolved that:-

- (A) Council endorse the Draft Glebe Conservation Area Study Report 2006, as shown at **Attachment A** to the subject report, for public exhibition for a minimum period of 28 days;
- (B) Council endorse the Draft Glebe Conservation Areas Map, the Draft Heritage Streetscape - Glebe Point Road Map, and the Draft Building Contributions Map – Glebe and Forest Lodge Conservation Areas, as shown at **Attachment B** to the subject report, for public exhibition for a minimum period of 28 days;
- (C) Council endorse the Draft Glebe Conservation Area Study Heritage Inventory Sheets, as shown in **Attachment C** to the subject report, for public exhibition for a minimum period of 28 days;
- (D) Council note that all of the above will be placed on the City Plan website, and hard copies will be accessible at the One Stop Shop and Glebe Neighbourhood Service Centre; and
- (E) Letters advising of the public exhibition be sent to all participants, who provided contact details, of the community consultation session for the draft study.

ATTACHMENTS

Attachment A: Draft Glebe Conservation Area Study 2006 Report (with selected appendices).

Attachment B: Draft Glebe Conservation Areas Map, Draft Heritage Streetscape - Glebe Point Road Map, and Draft Building Contributions Map – Glebe and Forest Lodge Conservation Areas.

Attachment C: Heritage Inventory Sheets for proposed Glebe Conservation Areas, and Glebe Point Road and additional potential Heritage Items. **NOTE:** As this is a large attachment, it has been circulated separately to this report and is available for public inspection on Council's website and the One Stop Shop or Neighbourhood Service Centres.

BACKGROUND

1. The City of Sydney Local Government Area (LGA) currently has 58 conservation areas, including 54 within the former South Sydney Council LGA, three under the City of Sydney Local Environmental Plan 2005, and one in the area formerly within the Leichhardt Council LGA, being Glebe. A Heritage Conservation Areas Study was undertaken to provide additional information about 34 of the former South Sydney Council conservation area (reported to Council in December 2005). Further studies are necessary to provide a similar level of information for all conservation areas within the LGA.
2. The Glebe Conservation Area Study commenced in June 2005 to provide detailed information about the existing conservation area covering Glebe and Forest Lodge. The study report includes a history of the area, an overview of archaeological potential, the identification of issues raised through the community workshop and questionnaire, and policy recommendations. Due to the large number and size of appendices to the report, selected appendices only are contained in **Attachment A**. The remaining appendices will be available to Councillors on request and will be made available for public comment.
3. The study also provides the following information and recommendations:
 - (a) A draft Glebe building contributions map of the existing Glebe Conservation Area which identifies each building as being contributory, detracting or neutral to the conservation area. This draft map is at **Attachment B** to this report and is recommended for public exhibition.
 - (b) Draft maps of the Glebe and Forest Lodge area nominating eight separate Conservation Areas, and Glebe Point Road as a heritage streetscape. These draft maps are also included at **Attachment B** to this report and are recommended for public exhibition.
 - (c) Assessment of the heritage significance of each proposed conservation area and heritage streetscape and the provision of draft heritage inventory sheets, produced in accordance with the *State Heritage Manual* guidelines, for each area and streetscape. These draft heritage inventory sheets are contained in **Attachment C** to this report and will be circulated separately to this report due to the large size. The heritage inventory sheets are also recommended for public exhibition and if endorsed will be available on Council's website and at Council offices.
 - (d) Recommendations relating to heritage items on Glebe Point Road including the reorganisation of groups of items and the provision of heritage inventory sheets for 95 existing and potential heritage items. As stated above these can be found in **Attachment C** to this report which is available separately.
 - (e) A survey of each street and lane in the area providing a ranking of:
 - (i) A - Highly intact streetscapes of the key period of significance;
 - (ii) B - Moderately intact streetscapes of the key period of significance; or
 - (iii) C - Streetscapes of low significance and low integrity.

The street and lane survey and grading supplements the building contributions mapping and can be used to identify streets where development to neutral or detracting buildings can be of benefit to the grading of the overall streetscape (see Mapping below).

KEY IMPLICATIONS

Conservation Areas

4. The study recommends that the Glebe Conservation Area, which currently covers most of the suburbs of Glebe and Forest Lodge, be divided into eight areas being:
 - (a) Bishopthorpe;
 - (b) Hereford and Forest Lodge;
 - (c) Hughes;
 - (d) Glebe Point;
 - (e) Lyndhurst;
 - (f) St Phillips; and
 - (g) Toxteth;
 - (h) Coneill Place
5. The boundaries of the areas reflect more accurately the original subdivision patterns of the area and the existing built form. Several buildings or small areas are excluded from the conservation area boundaries as they fail to contribute to the significance of the area. The study also recommends the creation of the Coneill Place Conservation Area, which is not covered by the existing conservation area.

Glebe Point Road

6. Glebe Point is recommended for designation as a heritage streetscape as detailed in the map at **Attachment B**. This is in addition to the inclusion of the road within the adjoining conservation areas.
7. There are currently 69 Heritage Items on Glebe Point Road. Many of these items cover several properties, often with little recognition of the different styles or level of intactness of the individual buildings. The study recommends the rationalisation of the heritage items including the separation of disparate groups. This results in the re-grouping of existing heritage items into 119 buildings and groups of buildings, of which 95 are recommended to retain or gain individual heritage listing. Heritage inventory sheets are provided for each of these items on Glebe Point Road.

8. Twenty-four properties are recommended for removal from the list of heritage items. These are often items which have been listed as part of a disparate group of buildings. The reasons for removal include that the item is not a representative example, or that major alterations have occurred which have eroded the significance of the item. However, these properties will continue to be covered by the requirements and provisions of the conservation area and the heritage streetscape designations.

Potential Heritage Items

9. In addition to the heritage items on Glebe Point Road, twelve properties are identified as potential heritage items. The study has assessed the significance of these potential heritage items, and provides heritage inventory sheets. All but one of the buildings or sites are recommended for inclusion within the schedule of heritage items and will be considered for listing through the process of developing the "City Plan" Local Environmental Plan (LEP).

Mapping

10. The study includes a draft buildings contribution map for all properties in the Glebe Conservation Area. In addition to the identification of each building as contributory, neutral or detracting, the study also grades the streets and lanes within the area. Some concern was expressed at the community meeting about the greater possibility of development and potential loss of contributory buildings within lower graded streets. However, the street grading is intended to work in association with the building contributions information, and heritage development controls. Demolition or significant alterations to a contributory building or heritage item can not be justified because of its location within a lower graded street. Rather, alterations to improve detracting or neutral buildings will be encouraged to improve the overall appearance of the streetscape and wider conservation area.

CRITICAL DATES / TIME FRAMES

11. The study has been completed in draft form and it is recommended that it be made available on Council's website for public comment. The study will be used to inform the preparation of the "City Plan" LEP and consolidated DCP.

PUBLIC CONSULTATION

12. A community consultation session was held in October 2005 at Glebe Town Hall. The meeting, attended by approximately 40 people, included a presentation by the study consultants, Architectural Projects. A questionnaire was handed out at the meeting and was also made available on Council's website, with approximately one month given for responses. The consultation submissions are summarised in the report.
13. The recommendations relating to heritage items, conservation areas and policy provisions will be publicly exhibited again as part of the consultation process of the "City Plan" LEP and comprehensive DCP. In addition to this, it is proposed that the Glebe Conservation Area Study report and recommendations be made publicly available on Council's website and submissions invited. This is consistent with the Heritage Conservation Areas Study reported to Council in December 2005.

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