Local Planning Panel
5 June 2019

92 Glebe Point Road, Glebe

D/2019/42

Applicant: Ms E. Boulougouris

Owner: City of Sydney (Footway) / Ms E. Boulougouris

Architect: Stirling & Andie

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proposal

- alterations and additions to heritage building including:
  - replacement of ground floor window
  - installation of fabric awnings
  - signage
- continued use of the premises as a small bar/cafe (general hotel licence)
- use of the public footway along Glebe Point Road and Mitchell Street for outdoor seating

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proposal

- proposed hours of operation:
  - Monday to Sunday 8.00am – 12 midnight (internal)
  - Monday to Sunday 8.00am – 10.00pm (outdoor courtyard)
  - Monday to Sunday 8.00am – 9.00pm (footway)

recommendation

approved subject to conditions

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notification information

- exhibition period - 29 January to 20 February 2019
- 92 owners and occupiers notified
- 4 submissions received with 1 petition containing 23 signatures

submissions

- clarity required surrounding the use as a small bar/ cafe /restaurant
- amenity impacts - noise from outdoor courtyard and footway, amplified music and anti-social behaviour
- disposal of rubbish and noise from glass removal
- hours of operation and extent of use of footway along Mitchell Street
- awnings not appropriate for heritage item
- management of the premises
- BCA compliance - sanitary facilities

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submissions

N

subject site

submitters

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site

Glebe Point Road
Mitchell Street
Mitchell Street
Derwent Lane
Glebe Point Road
N

Glebe Point Road and Mitchell Street

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Mitchell Street looking towards Glebe Point Road

Glebe Point Road

proposal

Mitchell Street elevation – works include fabric awnings, signage and outdoor dining

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Glebe Point Road elevation - works include replacement ground floor window, fabric awnings and outdoor dining

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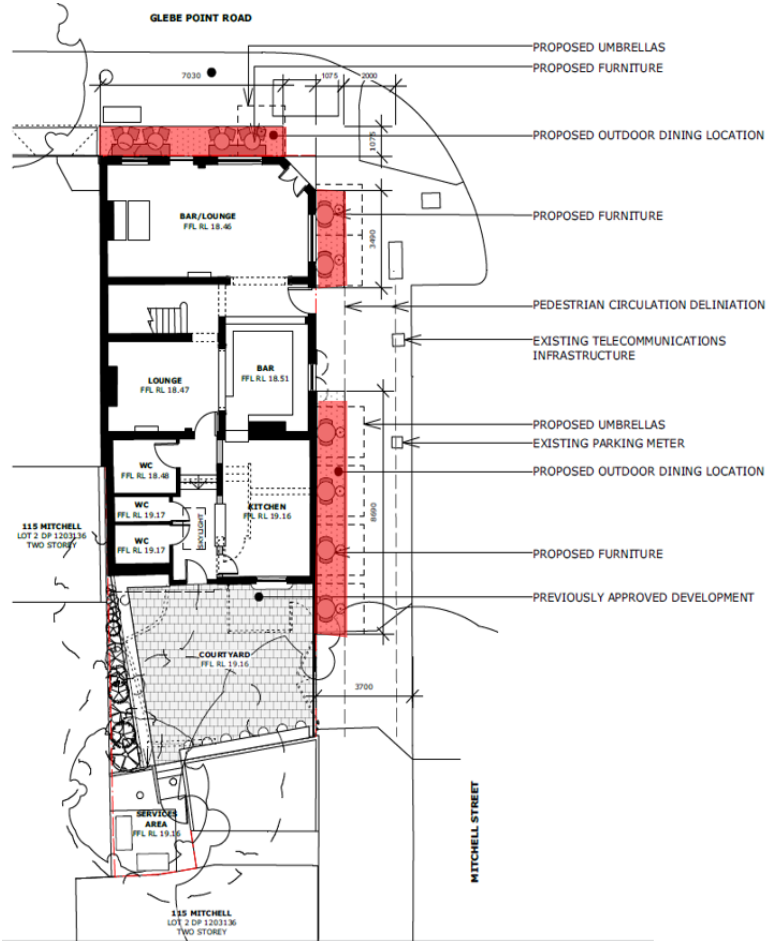

seating accommodates approximately:

- 16 persons on Glebe Point Road
- 12 persons on Mitchel Street

outdoor dining areas

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compliance with key LEP development standards

	control	proposed	compliance
height	9m	no additional height	NA
floor space ratio	1.5:1	no additional FSR	NA
heritage	heritage item within conservation area	fabric awnings, ground floor window and signage	yes- works retain significance of heritage item

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hours of operation

	controls	proposed	recommended
Monday to Sunday	7.00am to 11.00pm (indoor) trial to 2am	8.00am to midnight (indoor)	8.00am to 11.00pm (indoor) trial 11.00pm to midnight
	7.00am to 8.00pm (outdoor) trial to 10pm	8.00am to 10.00pm (outdoor courtyard)	8.00am to 8.00pm (outdoor courtyard) trial 8.00pm to 10.00pm
		8.00am to 9.00pm (outdoor footway)	8.00am to 9.00pm

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issues

- heritage – fabric awnings, replacement window and signage
- operation and amenity (noise) impacts

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heritage

- signage to be painted finish on existing wall
- replacement of sashless window frame to be timber not aluminum
- fabric awnings to be reduced to above doorways only

operation and amenity

Conditions recommended:

- maximum capacity 120 patrons (inclusive of 20 patrons in courtyard and 20 patrons within footway seating)
- Mitchell Street gate to be closed at 4.00pm
- installation of CCTV surveillance
- late opening hours and footway seating 1 year trial

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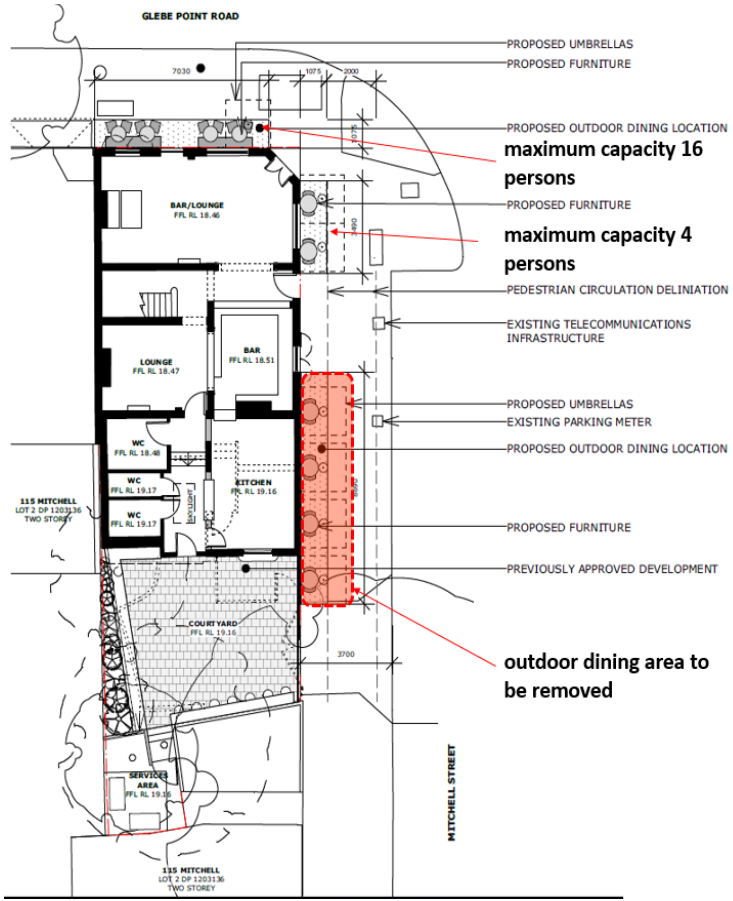
late night trading – outdoor dining

- footway seating along Mitchell Street reduced (by 9.3sqm)
- maximum 20 patrons within footway seating
- hours 8.00am to 9.00pm



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recommendation

- approval subject to conditions

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