

SYDNEY, MON., SEPTEMBER 28, 1964 (5d)

PHONE: 2-0666.

BOX 4088, G.P.O. 168 Castlereagh St.

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## EXPERTS STUDY 28-ACRE GLEBE

# Church's building problems

The Church of England will delay its plans for developing 28.6 acres of land at Edgecliff until experts have studied building problems.

## Sale rumor denied

THE land is in St. James' Glebe at Edgecliff.

The Glebe Administration Board said in an official statement that the Church had no intention of selling its Edgecliff land nor did it intend handing over the property for "exploitation by commercial developers."

The Board said it issued the statement to end doubt and speculation arising from "uninformed comments" in the previous fortnight.

A group of Edgecliff residents on September 20 decided to ask the Church of England to make public its re-development plans in the area.

Tenants of church property said they were concerned that their homes and business premises might be demolished to make way for re-development.

About 120 tenants attended a public meeting in Trumper Park, called by the Labor Member for Bligh, Mr. T. Morey.

The Church early in September said it would not renew the leases of two hotels and a liquor supply store in New South Head Road, Edgecliff.]

The Board said the Church land carried about 350 small, old dwelling units, "some of which were derelict, but nearly all of which badly needed replacement."

A number of commercial premises and small shops on the New South Head Road frontage would be affected by possible road and railway proposals.

## Statement

The Church statement made these points:

- The Church many years ago leased land to various ground lessees. Some of these ground leases already had expired; the others would expire on December 31 next.

- As leases expired, the present occupants of properties would continue in occupation, becoming direct tenants of the Church, rather than of sub-lessees.

- Where occupying lessees now paid only ground rents, they would now pay weekly rents.

The Church would take over liability for rates, taxes and repairs.

- The Church aimed at re-developing the land "to the highest international standard of urban design."

The Board aimed at "transforming this decayed sector into a socially diverse precinct, predominantly residential in character."

- Last January the Church engaged the firm of Clarke, Gazzard and Partners, town planners and architects, as development consultants for the Glebe.

- This firm had carried out an intensive series of

## "NO DECISION" ON FUTURE OF GLEBE

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"feasibility studies" on the social, economic, physical and esthetic sides.

These studies involved a home-interview survey of many households.

- Last February and March, Archbishop Gough, members of the Board, and Mr. Clarke, of Clarke, Gazzard and Partners, conferred with the Minister for Local Government (Mr. Hills) and the Chairman-Designate of the State Planning Authority (Mr. N. A. W. Ashton) on development problems.

Later, they conferred with the Lord Mayor, Alderman H. Jensen.

A Glebe Administration Board official said last night no overall decision on the future development of the area could be made until the Government had decided on the widening of New South Head Road and its policy on the construction of the Eastern Suburbs Railway.

He said: "Both these projects vitally affect the future of the Glebe."



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LATE EDITION

FORECASTS (for 24 hours from 6 a.m.):  
CITY: Fine. Warm gusty N-NW winds.  
Expected temperature range 60 to 80 deg.  
N.S.W.: Clearing to mostly fine. Warmer  
gusty north winds.

# The Sydney Morning

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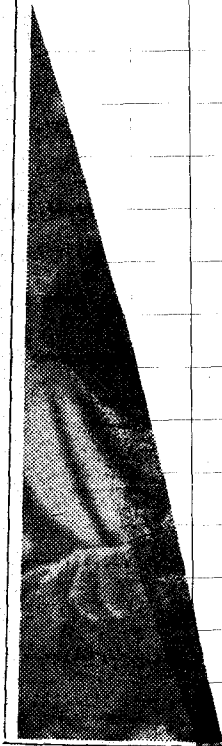
JONES STREET, BROADWAY,  
BOX 506, G.P.O., SYDNEY.

Telephone 2 0944

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One Hundred And Thirty-fourth Year

## CHURCH TO UNDERTAKE £20m LAND PROJECT AT EDGECLIFF



SMH Front Page Head  
Mon 28 Sep 1964

see story →

The Church of England yesterday announced plans to redevelop its land at Edgecliff—a project estimated by one authority to involve as much as £20 million.

The authority said although no comprehensive plan had been completed, the scale of the project could be compared with the redevelopment of the Rocks area, or the extension of Sydney University to Darlington.

The Church, in a statement, said the area was decayed, and would be transformed into one that was socially diverse and predominantly residential.

It is understood that it would be possible under existing Local Government ordinances to replace the 350 dwellings in the area with about 1,600 dwellings.

## £850,000 VALUATION

The Church intended to ultimately bring about a "long-term revitalisation of the area according to the highest international standards of urban design."

The statement said the Church had no intention of selling the land or of handing it over "for exploitation by commercial developers."

The 28.6-acre area was valued officially in 1961 at about £850,000.

It is known as St. James' Glebe.

[A glebe is land belonging, or yielding revenue, to a parish church or ecclesiastical benefice. In this case, the Crown granted the land to the Church over a century ago.]

The authority, referring to the scope of the project, said that development could extend over a period of years.

Recently a group of Edgecliff residents decided to ask the Church to make public its redevelopment plans for the area.

Earlier this month, the Church announced that it would not renew the leases of two hotels and a liquor supply store in New South Head Road, Edgecliff.

The Church of England, Sydney Diocese, Glebe Administration Board, said yesterday that the Church wished to end doubt and speculation about the future of the area.

### "Derelict Buildings"

The board said that the Glebe was a 28.6-acre area which carried about 350 small, old dwellings, some of which were derelict, and nearly all of which badly needed replacement.

There were also some commercial premises and small shops on the New South Head Road frontage affected by possible road and railway proposals.

The board said: "The land was originally leased to

various ground lessees by the Church many years ago. Some of these ground leases have expired and the remainder will expire on December 31 this year.

"As the leases expire, the occupants of the properties will continue in occupation, becoming direct tenants of the Church rather than of a sub-lessee.

"Where occupying lessees are paying only ground rents, these will be adjusted to weekly rents.

"The Church will take over the liability for rates, taxes and repairs.

"This situation will continue in the foreseeable future."

In January this year, the Church had engaged the firm of Messrs Clarke, Gazzard and Partners, town planners and architects, as development consultants for the area.

The firm had since been carrying out an intensive series of feasibility studies of the social, economic, physical and aesthetic problems which required solution during the period of renewal.

The board said: "These studies, including a home-interview survey of many households, are still in progress and no decisions will be made by the Church until these studies are complete.

### Two Key Projects

"In February and March this year, the Archbishop, accompanied by members of the Glebe Administration Board and by Mr Clarke of Clarke, Gazzard and Partners, conferred with the Minister for Local Government and the chairman-designate of the State Planning Authority.

"They further conferred with the Lord Mayor of Sydney, the Town Clerk and other officers of the Sydney City Council.

"It was then agreed that the consultants would confer closely on technical matters with officers of all the relevant State, local and semi-governmental bodies.

"These conferences at a technical level are still proceeding."

Negotiations with such bodies and studies, by the consultants had reached an advanced stage, but there could be no "complete deci-

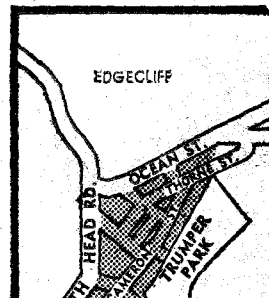
sion regarding the whole area until the two important matters of the New South Head Road widening and the Eastern Suburbs Railway" were determined by the Government, the board said.

Both these projects vitally affected the future of the Glebe.

The Labour M.L.A. for Bligh, Mr T. I. Morey, who called a public meeting to discuss the matter recently, said last night he had anticipated the Church statement on the matter.

After the Church's statement was read to him, Mr Morey said: "Though I have not received specific details it does seem that the Church's approach to this matter is a practical one, and in keeping with Christian principles.

"I have always found that the Church has reacted quickly and sympathetically when I sought assistance on behalf of my constituents, and I have no doubt it will continue such an attitude in this case."



## CHURCH PULLS DOWN OLD HOMES, HOTELS

The AUSTRALIAN p 4, Sep 1964

More than 200 old homes, two hotels and a wine shop are expected to fall victim to the bulldozers of progress on land at Edgecliff, Sydney, owned by the Church of England.

The Church's Sydney Diocese is planning a long-term re-development of housing on the 29 acres of land which it owns in the area.

The land, in one of Sydney's closer eastern suburbs, faces New South Head Road, and is valued at more than £500,000.

A spokesman for the Administration Board which controls the land, said yesterday the area contains 250 small, old dwellings, some of which are derelict, and nearly all needing replacement.

The 99-year leases for all the building sites within the property will expire on December 31.

The Church has announced that two hotels and a wine shop in New South Head Rd will not have their leases renewed.

High density housing of modern design, and good quality commercial enterprises are expected to be erected on the blocks.

### DECAYING

By keeping overall control of the re-development, the Church is likely to become one of the city's major land developers.

A Board spokesman said the Church's aim is to gradually transform a decaying sector into a socially diverse precinct, predominantly residential in character.

As leases of the land expire, the present occupants will remain, becoming direct tenants of the Church.

The Church will pay rates, taxes and make repairs, and where occupying lessees are paying only ground rents, the rents will be adjusted to a weekly scale.

A firm of architects and town planners, Messrs Clarke, Gazzard and partners, is carrying out a survey of the area, including home interviews, and the Church will make no final decision on redevelopment until the survey is completed.

"Commercial proposals have been made, but the Church has no intention of selling its land or handing it over for exploitation by commercial developers," the spokesman said.