

## Relevant Information for Central Sydney Planning Committee

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**FILE:** X001999 **DATE:** 15 August 2019

**TO:** The Central Sydney Planning Committee

**FROM:** Graham Jahn AM, Director City Planning, Development and Transport

**SUBJECT:** Information Relevant To Item 7 – Post Exhibition - Planning Proposal - 225-279 Broadway, Glebe - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

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### Alternative Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition of Planning Proposal - 225-279 Broadway, Glebe and draft Development Control Plan for 225-279 Broadway, Glebe, as detailed in this report;
- (B) the Central Sydney Planning Committee approve Planning Proposal - 225-279 Broadway, Glebe as shown in Attachment A1-A4 to the subject report, to be made as a local environmental plan under s3.36 of the Environmental Planning and Assessment Act 1979;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 12 August 2019 that Council approve the draft Development Control Plan: 225-279 Broadway, Glebe, as shown at Attachment B, noting the approved development control plan will come into effect on the date of publication of the subject local environmental plan, **subject to:**
  - (i) ***the addition of the following in the Active Frontages provision: "Through-site links are encouraged to improve pedestrian permeability and support the future activation of Grose Street." and "(3) Lots with a frontage to Broadway of 40m or longer are encouraged to provide a through-site link to Grose Street. Any through-site link is to be designed in accordance with Provision 3.1.2.2 - Through-site links."***

- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on August 12 2019 that authority be delegated to the Chief Executive Officer to make minor amendments to the Planning Proposal 225-279 Broadway, Glebe and Development Control Plan: 225-279 Broadway, Glebe to correct any minor errors or omissions prior to finalisation.

Additions shown in ***bold italics***.

## **Purpose**

The alternative resolution will enable the draft Development Control Plan for 225-279 Broadway, Glebe to be amended to include mention of a through-site link.

## **Background**

At the meeting of Council's Transport, Heritage and Planning Committee on 12 August 2019, the merits of including a through-site link between Broadway and Grose Street were discussed.

During exhibition of the planning proposal, a submission from Mirvac, the owner of neighbouring Broadway Shopping Centre, was received. The submission highlighted the potential for through-site links to be included on the site, to improve pedestrian permeability and support the activation of Grose Street.

A through site link could assist activating Grose Street and improve permeability. However, there are challenges to introducing an effective through site link. The level change from Broadway to Grose Street requires the through-site link to have stairs or a lift. Currently, Grose Street has limited amenity, features an inactive wall presented by Broadway Shopping Centre with no entry to the centre and is used as a service lane with car park access and loading. In time, this may change and become a walkable street environment.

The proposed control encourages a through-site link. The control applies to development sites with a long frontage to Broadway of at least 40m. The control also refers to an existing DCP provision '3.1.2.2 - Through-site links' which has general design requirements for through-site links.

Prepared by: Jarrod Booth, Planner

## Attachments

**Attachment A.** Draft Development Control Plan: 225-279 Broadway, Glebe (as amended)

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Approved



**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport

# **Attachment A**

**Draft Development Control Plan: 225-279  
Broadway, Glebe (as amended)**

## Draft Development Control Plan: 225 to 279 Broadway, Glebe

This development control plan amends *Sydney Development Control Plan 2012* by inserting the following into Section 6.3: Specific site controls prepared as part of a Planning Proposal and identifying 225-279 Broadway on Figure 6.1 Specific sites map.

*The following objectives and provisions apply to 225-279 Broadway, Glebe as shown in Figure 6.1 Specific Sites map.*

Broadway is a prominent and busy street and entry to Central Sydney. The following provisions define a built form that recognises and protects the significant heritage elements along Broadway.

The provisions encourage suitable strategic land use for the surrounding area and aim to renew the active street frontage to Broadway and establish a new active street frontage to Grose Street.

### Objectives

- (a) To deliver a high quality built form that responds to heritage items along Broadway and the Glebe Point Road Conservation Area.
- (b) To set building heights and frontage alignments compatible with the local context.
- (c) To promote uses compatible with the busy road environment.
- (d) To deliver retail and commercial uses at ground level to provide active frontage to both Broadway and Grose Street.

### Provisions

#### Built Form

To ensure the built form responds to significant heritage items along Broadway, respects the local context and mitigates noise impacts:

- (1) Development must be designed with a street wall to a height datum of RL38.0 AHD. This will align with the predominant parapet datum of neighbouring heritage items as shown in **Figure 6.X – Street wall height**; University Hall, 255 Broadway and the Former Grace Brothers Building (Broadway Shopping Centre).
- (2) Development is to be built to the street property boundary with no setback (0m) fronting both Broadway and Grose Street from ground level to a height of RL38.0 AHD.
- (3) All built elements above RL38.0 AHD are to be setback from the Broadway street frontage so as not to be at all visible from points A, B and C as shown in Figure 6.X where:

- A is RL 20.54 AHD (includes pedestrian eye level height of 1.5 metres)
  - B is RL 18.62 AHD (includes pedestrian eye level height of 1.5 metres)
  - C is RL 15.52 AHD (includes pedestrian eye level height of 1.5 metres)
- (4) Development is not to obstruct views from Victoria Park to Central Sydney above RL 42.0 AHD.
- (5) Development must minimise the impact of noise from Broadway and Glebe Point Road and adjacent plant and equipment through the careful internal layout of sensitive uses within the development and the design and physical fabric of the façades.

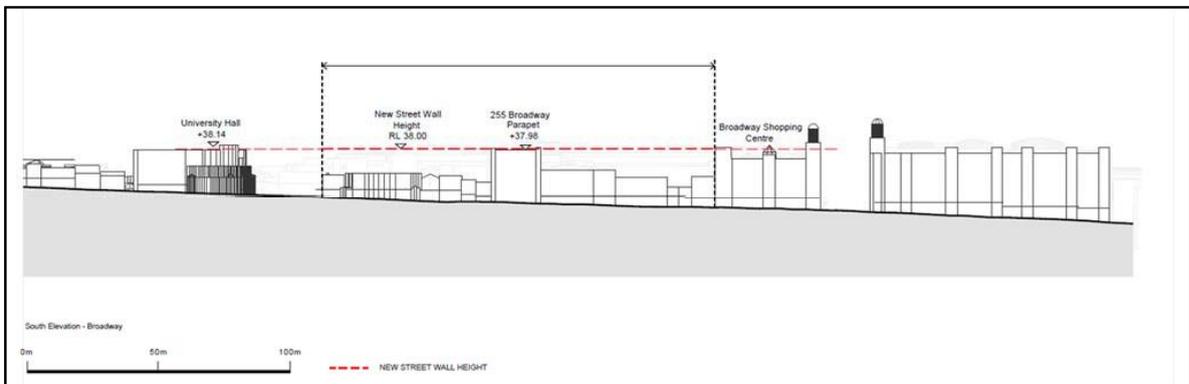


Figure 6.X – Street wall height

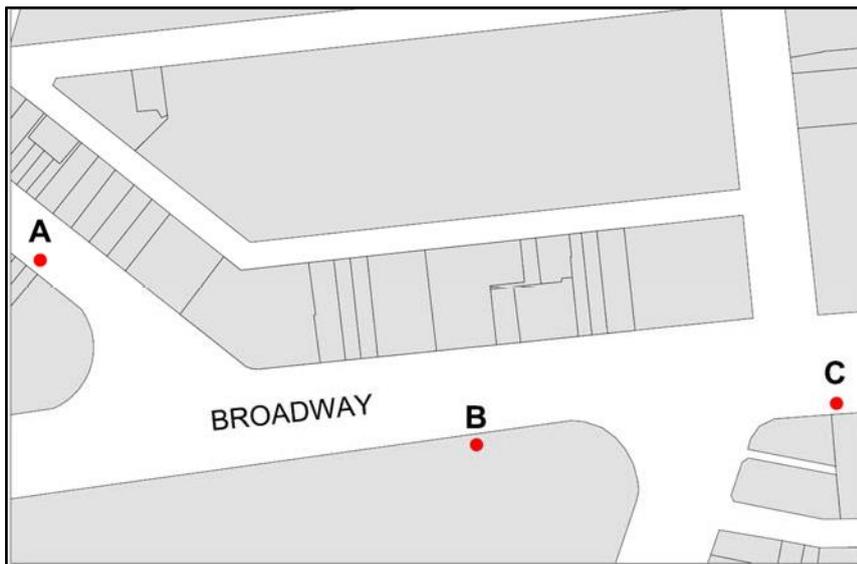


Figure 6.X – Points to establish visibility from the public domain

## Heritage and Character

- (1) New buildings, whilst being contemporary, should respond sympathetically to the local character and context of Glebe Point Rd Heritage Conservation Area, neighbouring heritage items; University Hall, 255 Broadway and the Former Grace Brothers Building (Broadway Shopping Centre) and the existing lot subdivision pattern.
- (2) Sympathetic design is to be expressed through:
  - a. wall and window arrangement and architectural language that has vertical proportion that relates to the existing subdivision pattern, and
  - b. predominantly solid masonry facades (rendered and painted or face brick).
- (3) Development visible from Glebe Point Road is to be of high quality in relation to its massing, materials and architectural details and is not to reduce the heritage values of the conservation area.

## Overshadowing

- (1) All built elements above RL38.0 AHD are not to create any additional overshadowing of Victoria Park on the 21<sup>st</sup> of June.

## Active Frontages

Development is to maximise active frontages at both Broadway and Grose Street by providing only retail or commercial uses at ground level. Through-site links are encouraged to improve pedestrian permeability for the public and support the future activation of Grose Street.

- (1) Separate entries are to be provided from Broadway for each use within the development to maximise activity to Broadway.
- (2) Vehicular access is not to be provided from Broadway.
- (3) Lots with a frontage to Broadway of 40m or longer are encouraged to provide a public through-site link to Grose Street. Any through-site link is to be designed in accordance with Provision 3.1.2.2 – Through-site links.

## Archaeological Assessments

- (1) Prior to demolition or excavation, an archaeological assessment is to be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the NSW Office and Environment and Heritage.
- (2) An archaeological assessment is to be submitted as part of the Statement of Environmental Effects
- (3) An archaeological assessment is to include:
  - a. an assessment of the archaeological potential of the archaeological site or place of Aboriginal heritage significance;

- b. the heritage significance of the archaeological site or place of Aboriginal heritage significance;
  - c. the probable impact of the proposed development on the heritage significance of the archaeological site or place of Aboriginal heritage significance;
  - d. the compatibility of the development with conservation policies contained within an applicable conservation management plan or conservation management strategy; and
  - e. a management strategy to conserve the heritage significance of the archaeological site or place of Aboriginal heritage significance.
- (4) If there is any likelihood that the development will have an impact on significant archaeological relics, development is to ensure that the impact is managed according to the assessed level of significance of those relics.