

Local Planning Panel

6 November 2024

Application details

Address: 277-279 Broadway, Glebe

Application: D/2024/71

Applicant: D&T Pty Ltd

Owner: D&T Pty Ltd

Architect: SJB Architects

Proposal

- demolition of existing buildings
- construction of a 7 to 8 storey mixed use development with two basement levels
- commercial and gym uses at the basement and ground levels
- co-living ground level and above
- signage strategy

Recommendation

- Approval subject to conditions

Proposal



Reason reported to LPP

The application is being reported to the LPP as:

- building height exceeds the height standard by more than 10%

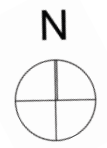
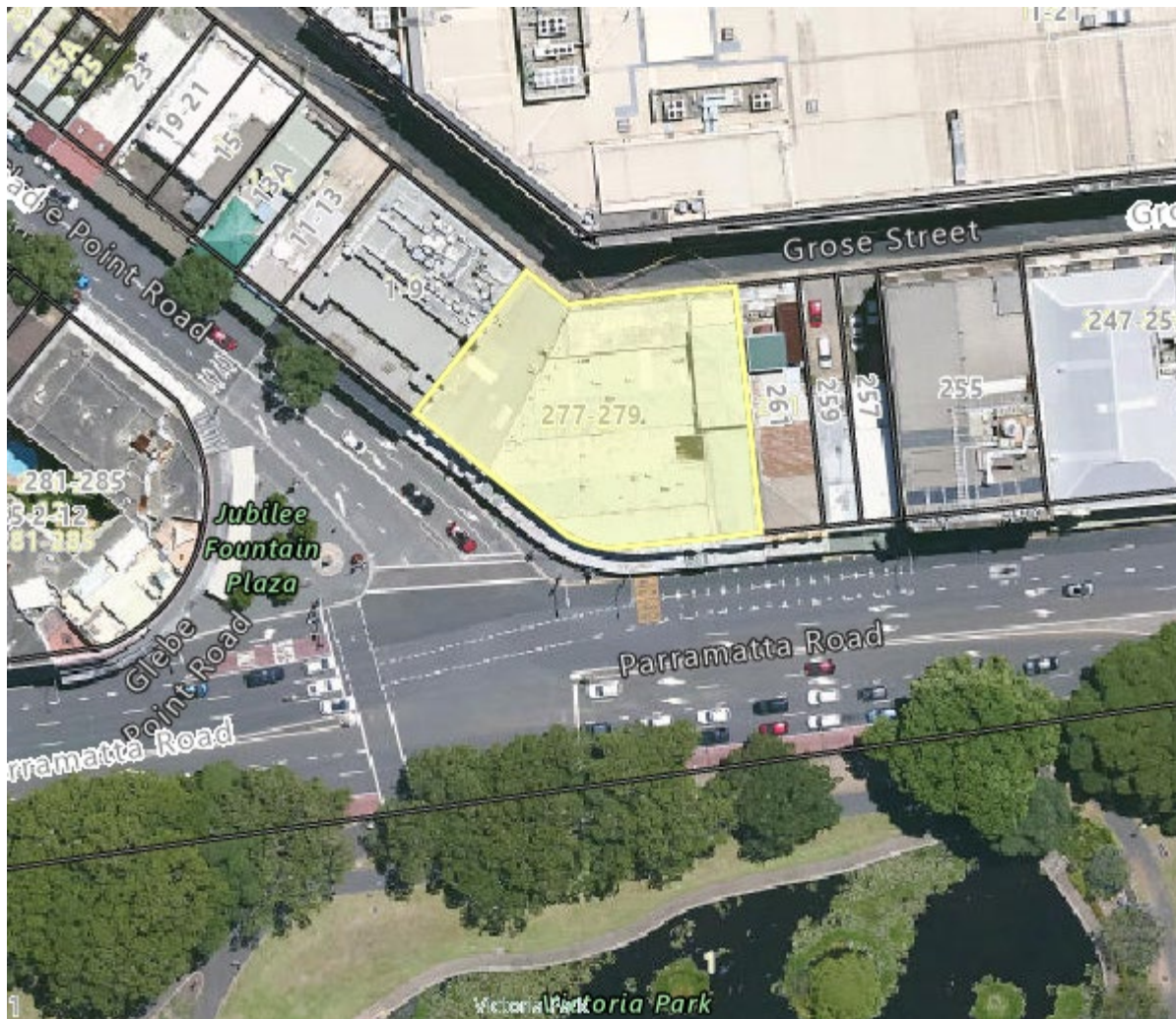
Notification

- exhibition period 28 February 2024 to 21 March 2024
- 213 owners and occupiers notified
- 16 submissions received – 15 in support, one objection

Submissions

- height and heritage – impacts to surrounding area
- no submissions received from surrounding locality

Site





site viewed from Victoria Park - looking north



site viewed from Glebe Point Road - looking south



site viewed from Broadway - looking west

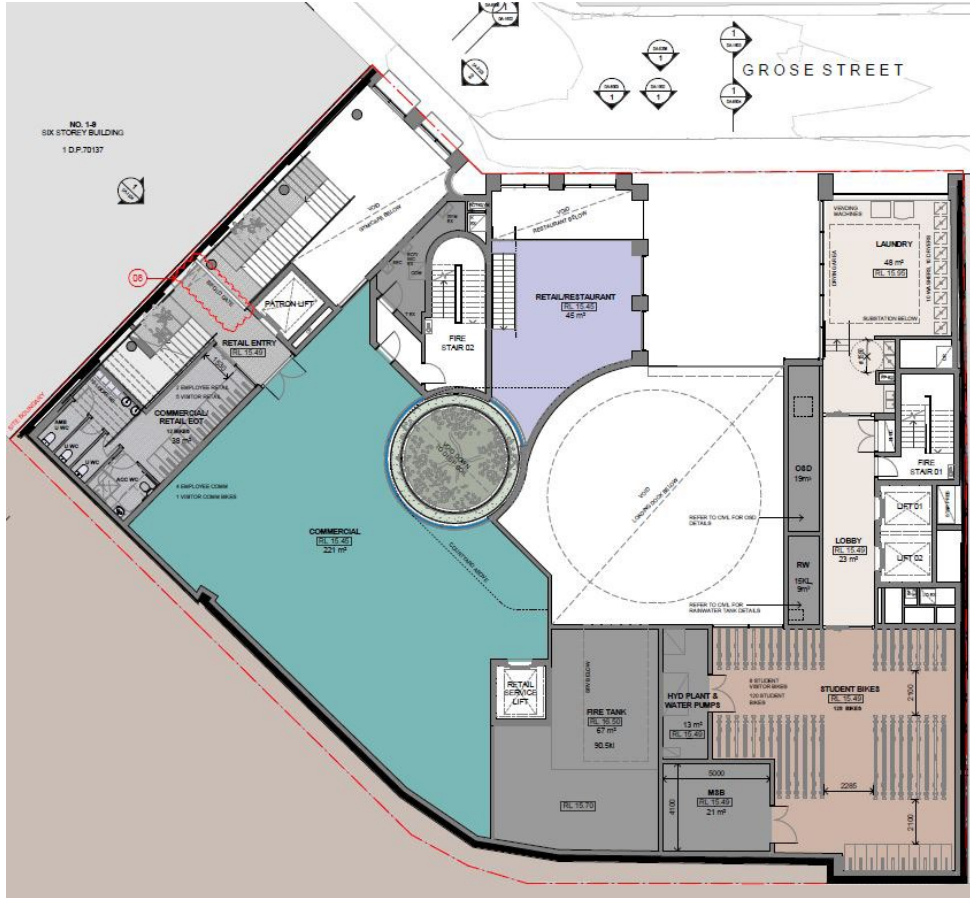


looking west



looking east

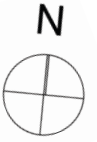
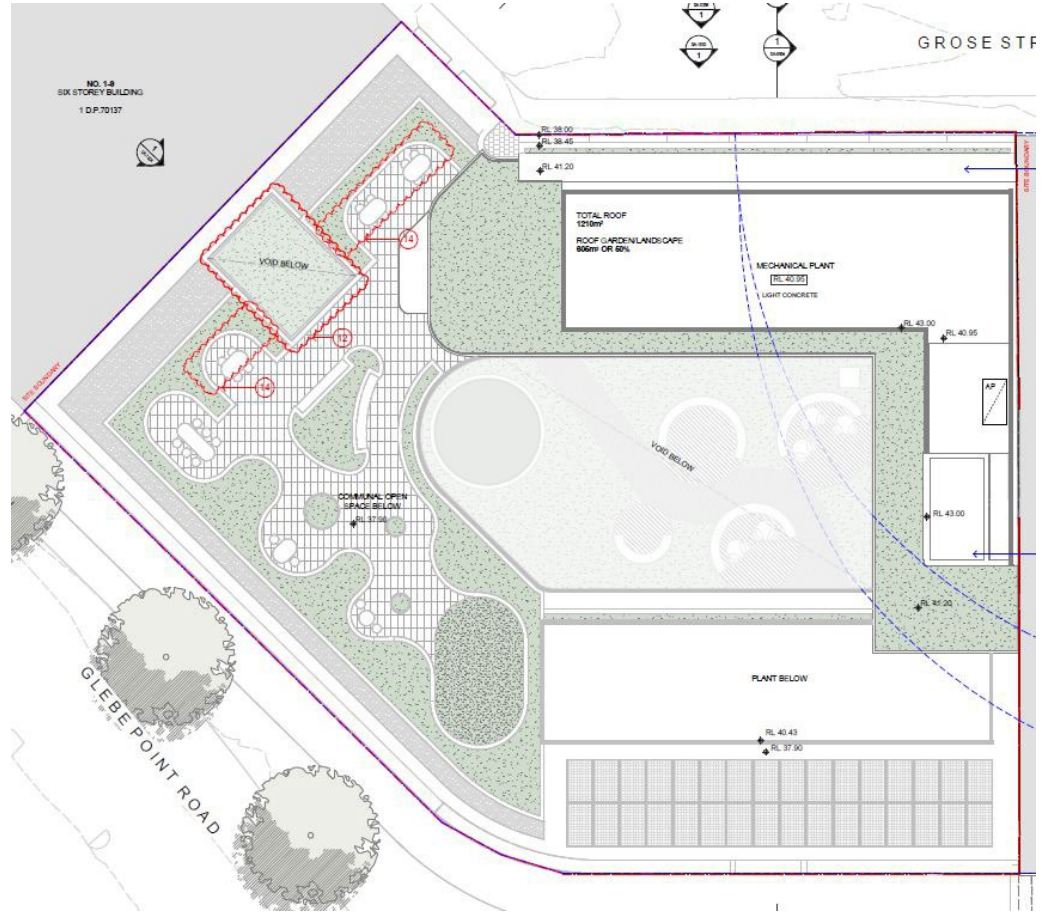
site viewed from Grose Street



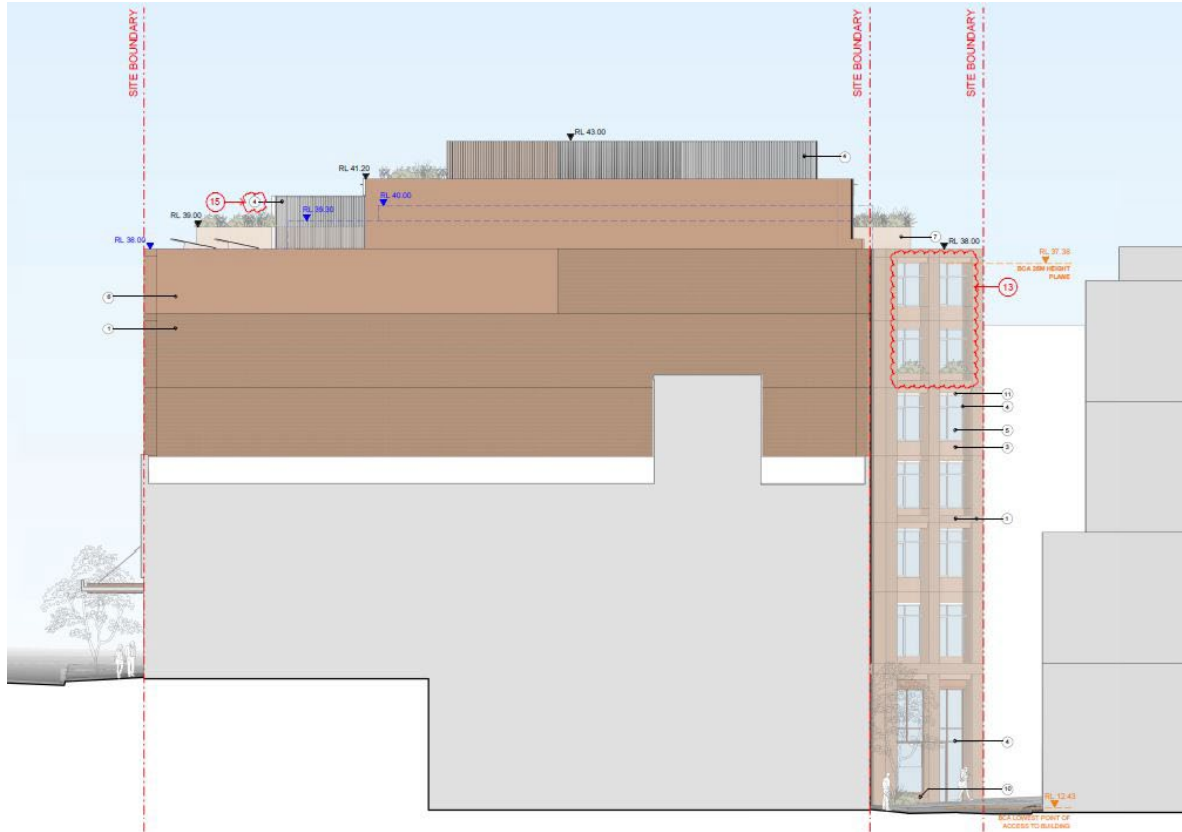
basement mezzanine level



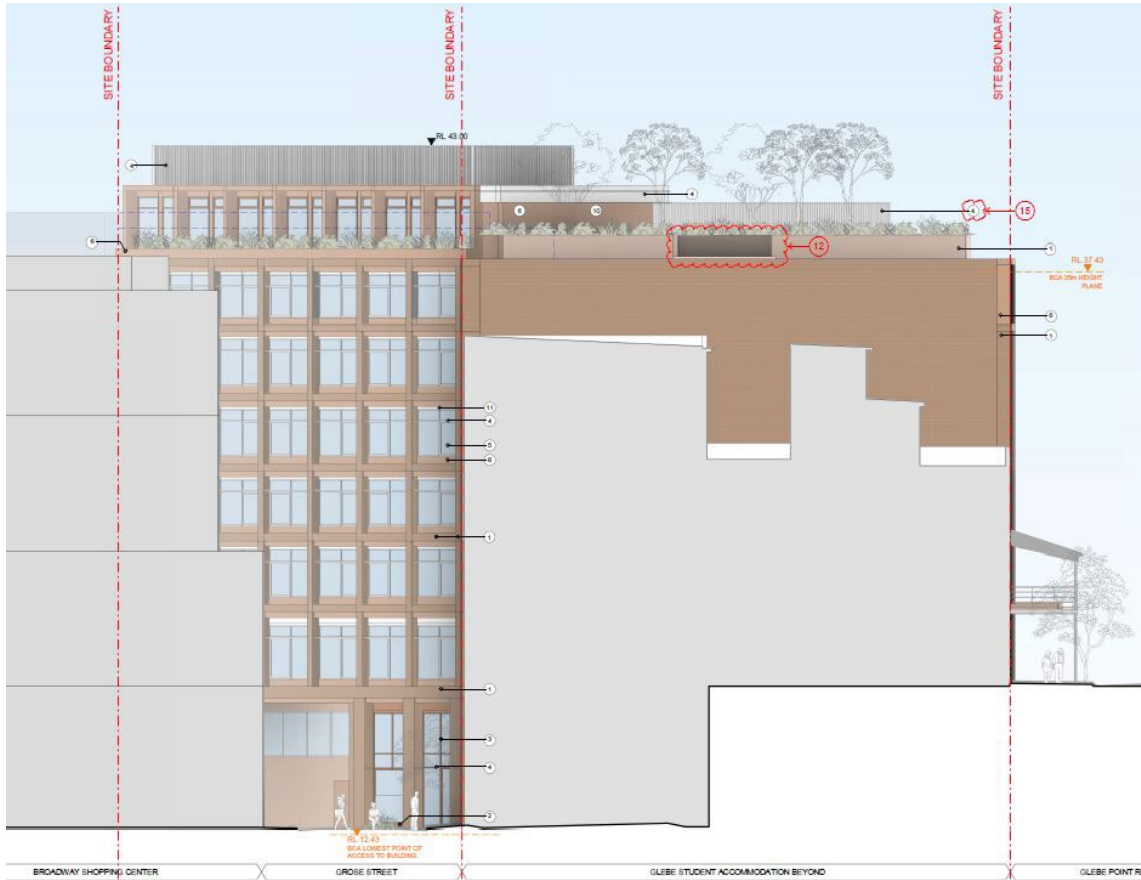
ground level – Glebe Point Road / Broadway



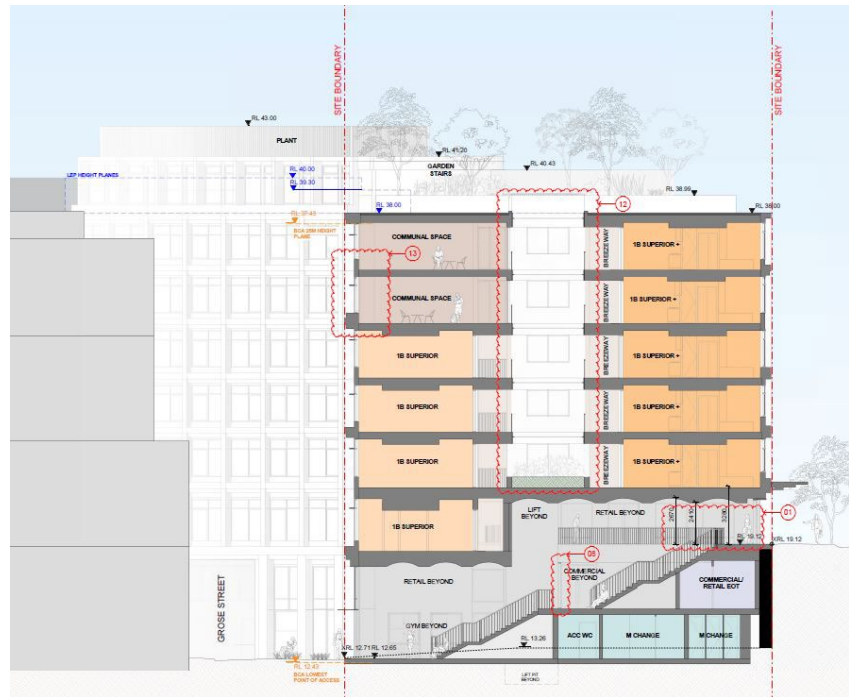
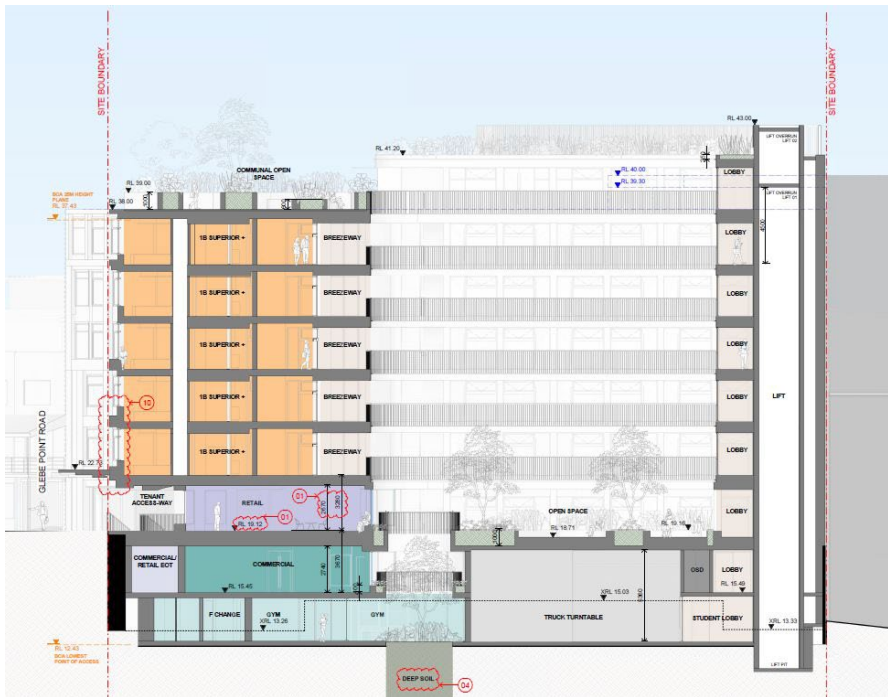
roof



east elevation



west elevation



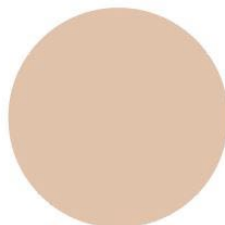
sections



1 Material type: Warm Face Brick 01
Location: Facades
Product Name: Hereford Bronze
Manufacturer: Bowerl Bricks
Grout: Light Grey



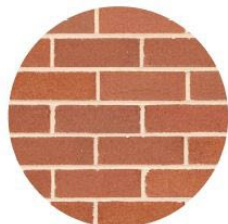
4 Material type: Powdercoated Aluminium 02
Location: Window frames, metalwork & plant vertical
Patterns: 15
Finish: Matt
Colour: Natural White
Product Name: Durallloy
Manufacturer: Dulux



7 Material type: Painted Concrete & GRC
Location: Courtyard, Tenant Access-way walls & columns
Colour: Exclusiv 9122
Product Name: Mineral Paints
Manufacturer: Kelm



10 Material type: External Wall Tile
Location: Brezeway & Tenant Access-way
Colour: Mattone
Finish: Satin
Product Name: Viva Porcelain Tiles
Manufacturer: Perini Tiles



2 Material type: Red Face Brick 02
Location: Facade GF window seats
Product Name: Capitol Red
Manufacturer: Bowerl Bricks
Grout: To match brick



5 Material type: Double Glazing
Location: Facades
Finish: Low-E Tripple Coating, VLT 50%
Colour: Clear / Light Tint
Product Name: Super Shade 550-1 on clear
+12B +6C, to achieve JV3 U4.5, SHGC 0.24
Manufacturer: ASG



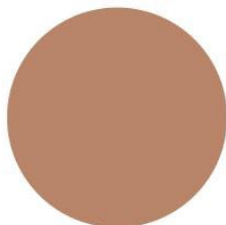
8 Material type: External Floor Tiles
Location: Brezeway & L6 Terrace
Finish: Matt
Colour: Lido
Product Name: Techniflora
Manufacturer: Eco Outdoor



11 Material type:
Location: Windows subheads & GF louvers
Finish: Powdercoat
Colour: Dulux Copper Pearl (3)
Product Name: G/S Perform Louver
Manufacturer: Construction Specialties



3 Material type: Powdercoated Aluminium 01
Location: Window frames, metalwork & cladding
Finish: Satin
Colour: Copper Pearl
Product Name: Precious Pearlescent Range
Manufacturer: Dulux



6 Material type: Painted Concrete & GRC
Location: Facades
Colour: Exclusiv 9125
Product Name: Mineral Paints
Manufacturer: Kelm



9 Material type: External Paving
Location: Ground Floor Paving
Product Name: Belmore Grey
Manufacturer: Nubrik



12 Material type: External Paving
Location: Tenant Access-way
Product Name: Acland cream
Manufacturer: Nubrik



photomontage - Broadway

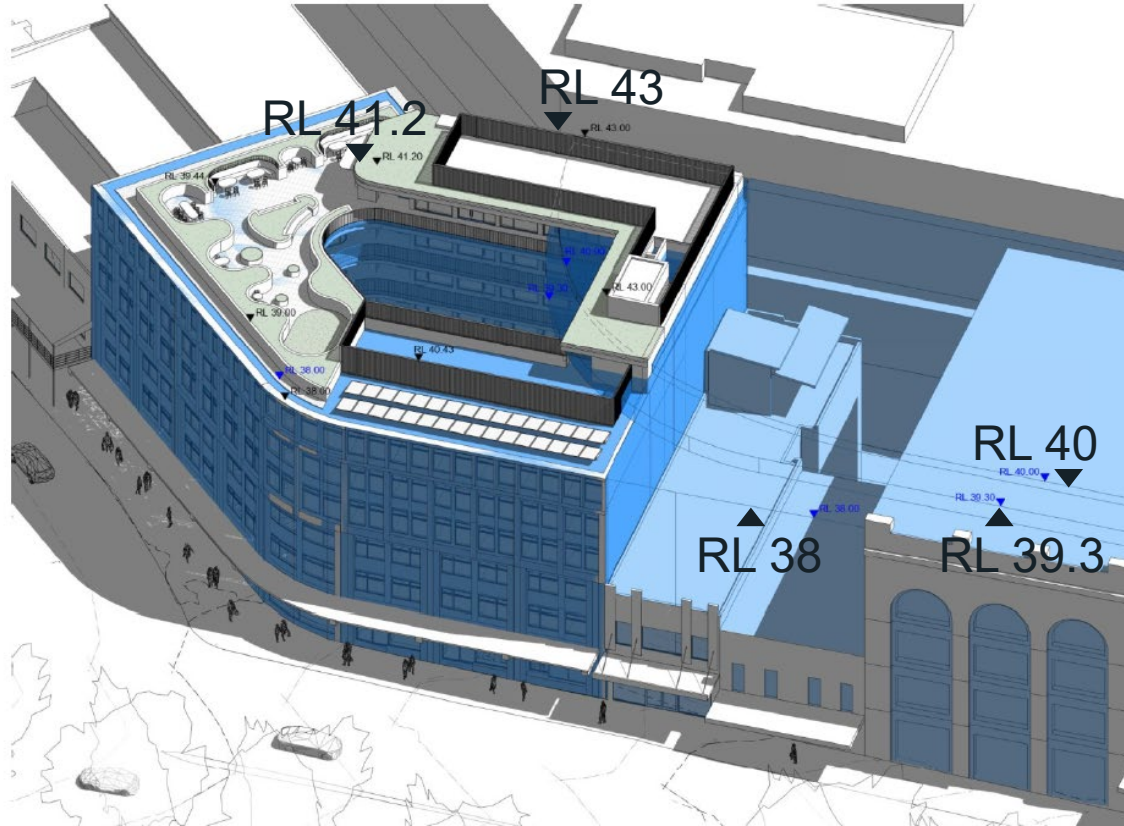


photomontage – Broadway/Glebe Point Road

Compliance with key LEP standards

| | control | proposed | compliance |
|-------------------------|--|--|---|
| height | 38 RL street wall 39.3 RL area 40 RL area above street wall | 38 RL street wall building – 41.2 RL screening 43 RL | street wall - yes communal areas and screening exceed height |
| floor space ratio | 2:1 base 1.6 site bonus | 3.6:1 | yes |

Height of buildings - illustration



Compliance with SEPP Housing 2021

| | control | proposed | Comply |
|----------------------|--|---|---------------|
| Communal living area | 30sqm plus 2sqm for each room (total 258sqm), 3 hours solar access | 335sqm north facing areas | yes |
| Communal open space | 20% site area (243sqm) | 431sqm | yes |
| Room size | 12sqm-25sqm (excluding bath & kitchen) | 12-25sqm for 115 rooms 27sqm for 5 accessible suites | yes no |

Compliance with ADG

| | control | proposed | Comply |
|------------------------|---|--|--|
| 2F building separation | <ul style="list-style-type: none">Up to 12m (4 storeys) - 12m (6m)Up to 25m (5-8 storeys) – 18m (9m) | zero setback 9m from Broadway carpark and loading bay | no acceptable under site specific controls and context |

Design Advisory Panel Residential Subcommittee

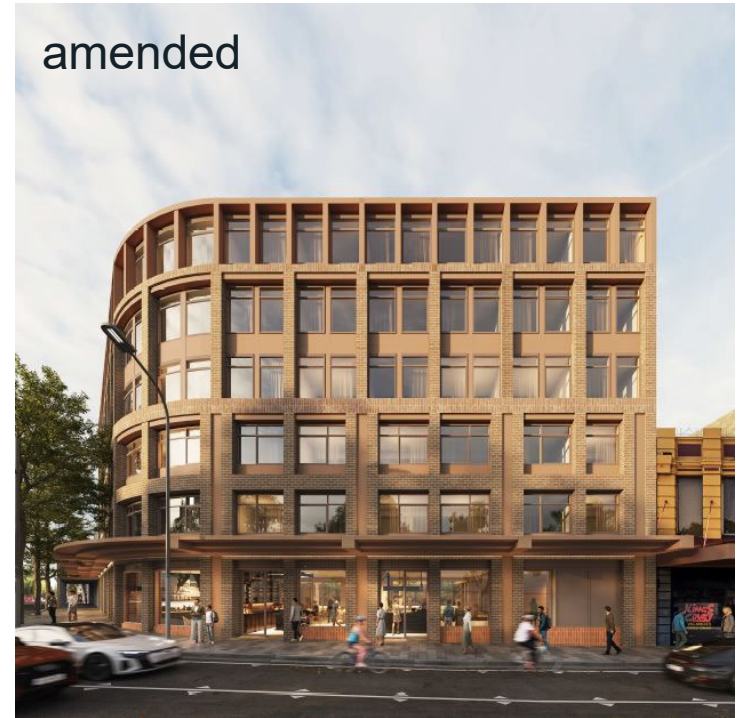
- competitive design process January 2023
- reviewed by DAPRS on 7 May 2024
- panel generally supported the proposal and provided comments in relation to:
 - quality of deep soil
 - preference for elements of the competition-winning scheme to be retained
 - natural ventilation to be optimised
- these issues have been addressed in amended plans

Issues

- design
- site specific controls
- building height
- room size

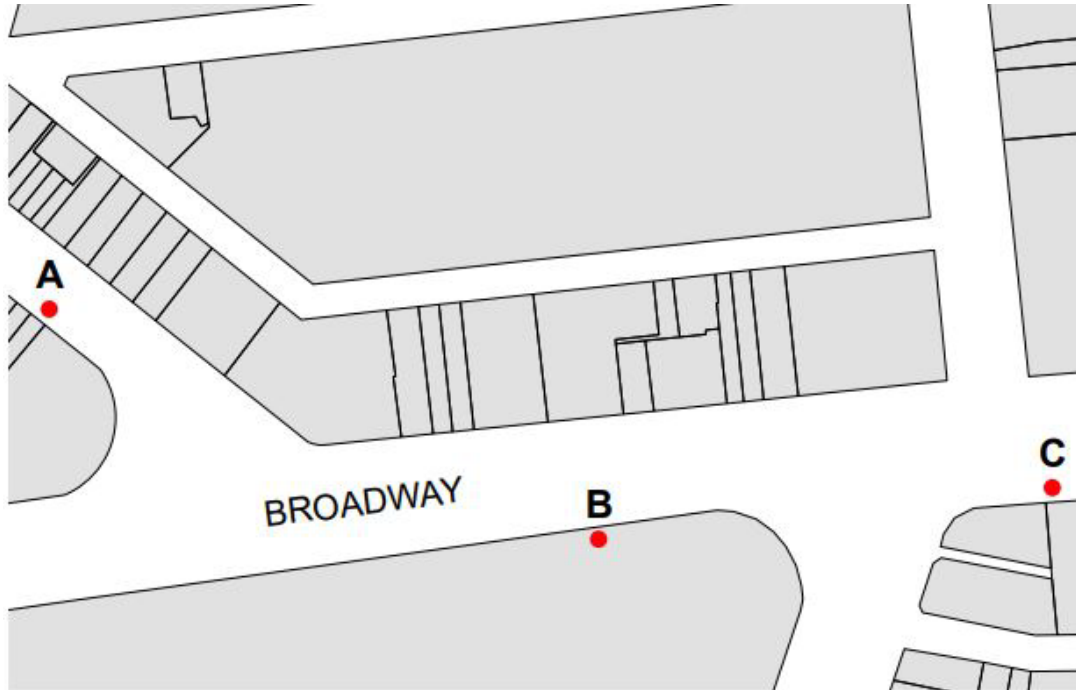
Design

- facade design amended to reintroduce brick pilasters and spandrels to lower Broadway facade



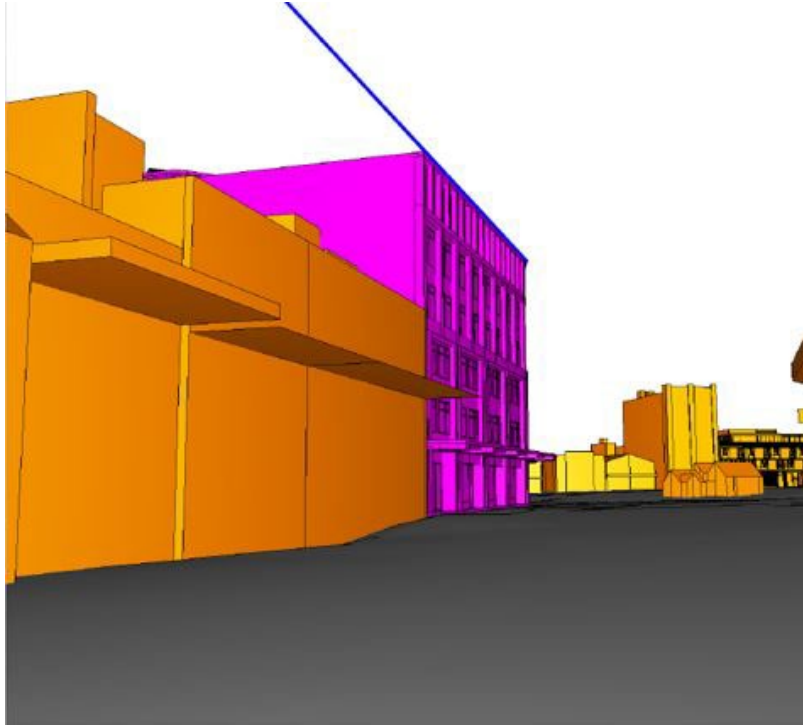
Site Specific Controls

- building visibility from 3 points – s6.3.15.1(3) SDCP 2012



Site Specific Controls

Point A



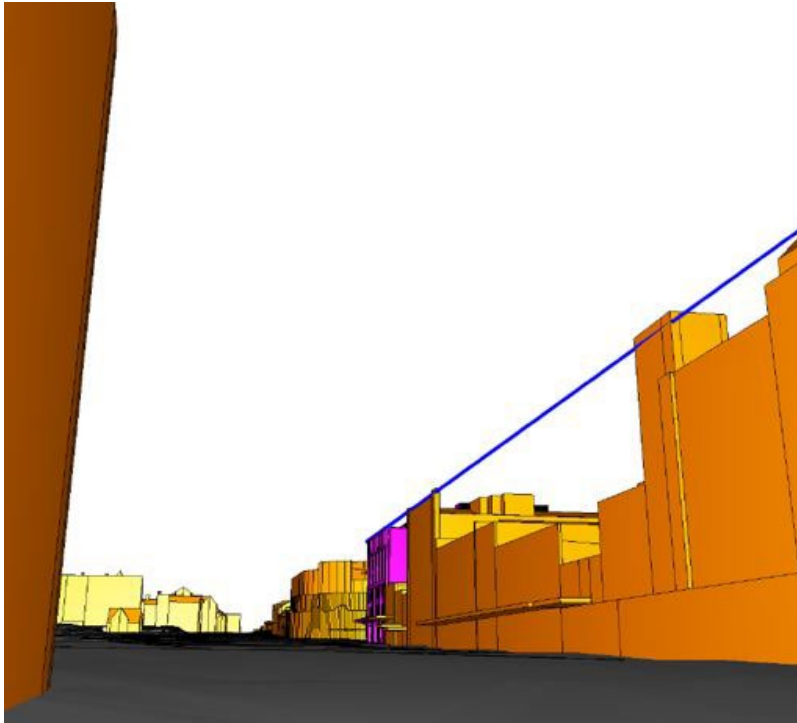
Site Specific Controls

Point B



Site Specific Controls

Point C



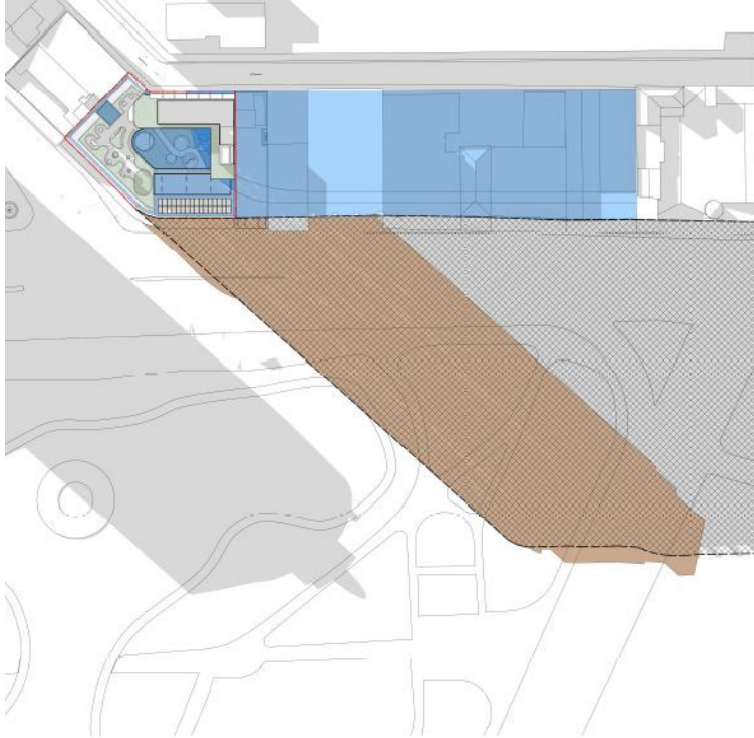
Site Specific Controls

City skyline views from Victoria Park – s6.3.15.1(4) SDCP 2012



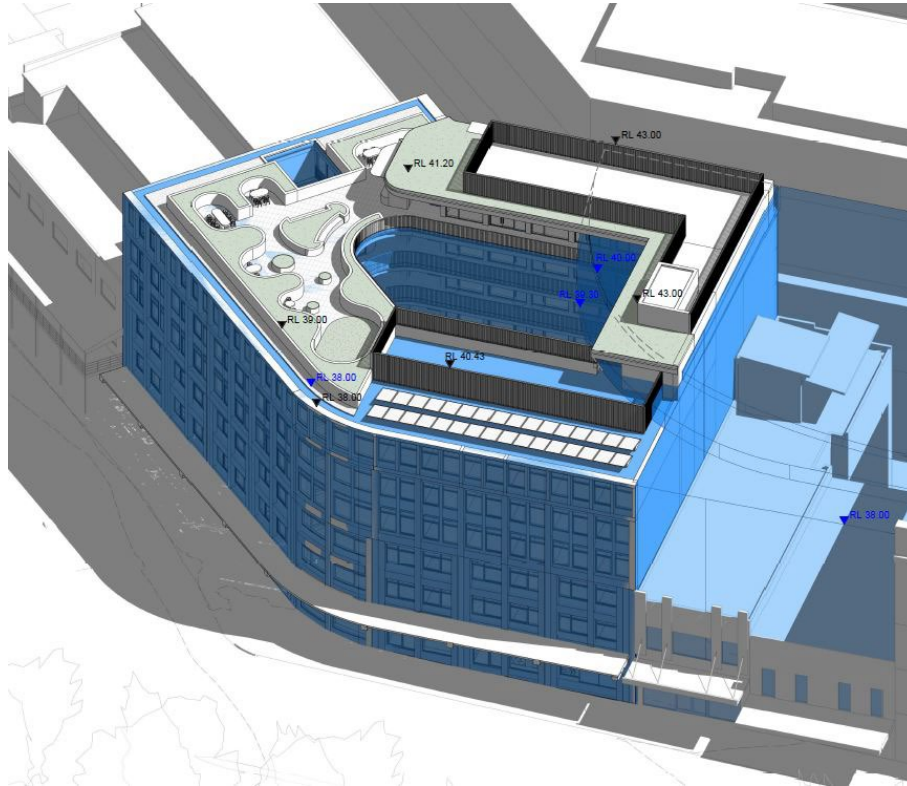
Site Specific Controls

Shadow impacts to Victoria Park



Building Height

Non-compliance with height standards



Building Height

Clause 4.6 request submitted:

- objectives of the standard are achieved notwithstanding the non-compliance
- locating the mechanical plant to the rooftop above the communal living space allows for the provision of generous communal open space and landscaping
- impacts of the height exceedance are minimal demonstrated in view and shadow analysis

Request to vary standard supported

Room Size

Clause 4.6 request submitted

- maximum room size standard of 25sqm under SEPP Housing (excluding any area used for the purpose of private kitchen or bathroom facilities)
- 5 of the accessible room types (from total of 120 rooms) exceed standard with floor areas of 27.3sqm
- extent of non-compliance limited
- provides improved accessibility
- no adverse impacts

Request to vary standard supported in circumstances

Recommendation

Approval subject to conditions