

Item 3.**Public Exhibition - Draft Sydney Development Control Plan 2012 - 225 to 279 Broadway, Glebe**

File No: X001999

Summary

This report seeks Council approval to exhibit a draft development control plan for land at 225-279 Broadway, Glebe. The land forms part of a prominent block that has the opportunity to contribute to important business, health and education uses in the area, while responding to surrounding heritage buildings and Victoria Park.

On 19 March 2018, Council resolved to request Gateway Determination from the Greater Sydney Commission to exhibit a planning proposal to amend the planning controls for the land at 225-279 Broadway. Council also resolved that the planning proposal exhibition should be accompanied by a draft development control plan to provide additional design direction.

The draft development control plan contains additional design direction for building heights and form, transition to the heritage conservation area at Glebe Point Road, active frontages, and overshadowing of the public domain.

The report recommends Council approve the draft development control plan for public exhibition alongside the planning proposal.

Recommendation

It is resolved that:

- (A) Council approve Draft Development Control Plan 225 to 279 Broadway, Glebe shown at Attachment A to the subject report, for public exhibition alongside the Planning Proposal: 225 to 279 Broadway, Glebe, shown at Attachment B to the subject report; and
- (B) authority be delegated to the Chief Executive Officer to make any minor amendments to the Draft Development Control Plan 225 to 279 Broadway, Glebe to ensure consistency with the Gateway Determination for the planning proposal.

Attachments

- Attachment A.** Draft Development Control Plan: 225 to 279 Broadway, Glebe
- Attachment B.** Planning Proposal: 225 to 279 Broadway, Glebe
- Attachment C.** Planning Proposal: 225 to 279 Broadway, Glebe - Urban Design report
- Attachment D.** Planning Proposal: 225 to 279 Broadway, Glebe - Heritage report
- Attachment E.** Resolution of Council of 19 March 2018 - Planning Proposal: 225 to 279 Broadway, Glebe

Background

1. The City regularly reviews its planning controls to achieve local and State planning objectives. The sites at 225 to 279 Broadway, Glebe (the site) present opportunities for revitalisation and to deliver on the City's and the State's planning objectives related to the Ultimo-Camperdown health and education precinct, tourism, heritage and sustainability.
2. On 19 March 2018, Council resolved to request a Gateway Determination from the Greater Sydney Commission to allow public exhibition and public agency consultation for a planning proposal for land at 225 to 279 Broadway Glebe. The resolution of Council is at Attachment C to this report. The planning proposal seeks to incentivise strategically important uses through a floor space incentive. It identifies a new heritage item and includes height controls to respond to heritage items and the adjacent heritage conservation area and protect sun access to Victoria Park.
3. Council also resolved that City officers prepare a draft development control plan to accompany the planning proposal on public exhibition. The draft development control plan provides further design guidance and gives additional clarity to the development outcomes sought in the planning proposal. This report seeks approval of the draft development control plan to be placed on public exhibition alongside the planning proposal.

Site, context and proposed development control plan

4. The site is located along Broadway, from the corner of Glebe Point Road to the Former Grace Bros building, and comprises 13 lots. It has a southern frontage to Broadway, and a northern frontage to Grose Street. It adjoins the Glebe Point Road heritage conservation area. The site is shown outlined on Figure 1.



Figure 1: site location

5. The draft development control plan will provide more detailed design guidance to complement the controls in the planning proposal. It establishes considerations for the design of elements that may impact on heritage values, including at the interface of the site and the Glebe Point Road heritage conservation area. This guidance includes materials suitable to be used in development, and the general arrangement of windows and openings to reflect the vertical composition of the existing subdivision pattern. It also seeks to promote street activation along both Broadway and Grose Street, including the requirement for active street frontages and for separate entries for each tenancy.
6. The draft development control plan provides additional guidance to complement the RL 38.0 AHD street frontage height limit in the planning proposal. This includes clarifying the relationship between the proposed new height and the parapets of prominent heritage buildings, and that development is to maintain some views over the site from Victoria Park and not be visible from immediate public domain areas.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

7. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This plan is aligned with the following strategic directions and objectives:
 - (a) Direction 1 - A Globally Competitive and Innovative City - the draft development control plan and planning proposal incentivise land uses that will contribute to the Camperdown-Ultimo health and education collaboration area.
 - (b) Direction 9 - Sustainable Development, Renewal and Design - the draft development control plan establishes a built form that responds to the heritage of the area and protects sun access to public open space.

Relevant Legislation

8. Environmental Planning and Assessment Act 1979, Division 3.6

Public Consultation

9. If Council approves the draft development control plan, it will be placed on public exhibition alongside the Planning Proposal: 225 to 279 Broadway, Glebe. Public exhibition will be in accordance with the requirements set out by the Greater Sydney Commission in the Gateway Determination for the planning proposal.

10. The City will notify the public of the exhibition on the City's website, in newspapers that circulate widely in the area and in writing to relevant landowners, relevant community groups and stakeholders near the site. Exhibition documents will be made available on the City's website and at the One Stop Shop at Town Hall House.

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