

Attachment A2

**Planning Proposal Appendix A – City of
Sydney Urban Design Study**

DRAFT

Urban Design Study 225-277 Broadway, Glebe

Proposal to amend the
Sydney Local Environmental Plan 2012

Contents

1. Background	3
2. Key Findings Arising from Architectus Study	4
3. Key Issues Addressed by City	5
4. Glebe Point Rd Interface	6-7
5. Recommendations	8

1. Background

The City has reviewed the height and FSR controls for the land fronting Broadway between Glebe Point Rd and Broadway Shopping Centre, this is a result of council resolution and the City receiving multiple planning proposals from landowners on the subject land.

In March 2015, Architectus was engaged by the City to undertake an urban design study that reviewed the planning controls. The review defined the key urban environment considerations for the area highlighting that new and medium density residential development was not a suitable or strategic use for the study area.

This is in consideration of the study area being located in a noise affected environment that is strategically located next to Glebe's B2 Local Centre Zone in close proximity to two major universities, Victoria Park and Broadway Shopping Centre.

This addendum summarises the key findings from the Architectus study, how the City refined them further and why the proposed built form option addresses suitable height and density increase.



2. Key Findings Arising from the Architectus Study

Key findings

Architectus found that:

1. Significant amenity restrictions of sun, natural ventilation and major noise sources from Parramatta Rd and Broadway Shopping Centre make the study area unsuitable for residential development.
2. Heritage buildings in the immediate vicinity of the study area establish a datum for development. These buildings include University Hall, 255 Broadway and Broadway Shopping Centre at RL 38, as shown in Fig 1 East Elevation of Broadway.
3. Height increase needs to address:
 - The lower, 2 storey scale of Glebe Point Rd Heritage Conservation Area
 - Minimisation of overshadowing to Victoria Park
 - Preservation of views from Victoria park, Glebe Point Rd South and Broadway to the study area
4. The corner site 263-277 Broadway is a 'significant gateway' entrance to Glebe Heritage Conservation Area and needs to address the interface between Broadway and Glebe Point Rd.

Further Analysis

Some issues identified were not fully resolved in the Architectus study and required further analysis:

1. FSR testing of commercial and hotel/student housing to determine suitable future density compatible with the primary findings above.
2. Additional height and setback options for new development above heritage parapet datum.
3. Detailed height and setbacks to the corner 'gateway' site 263-279 Broadway to manage the interface with Glebe Point Rd Heritage Conservation Area.

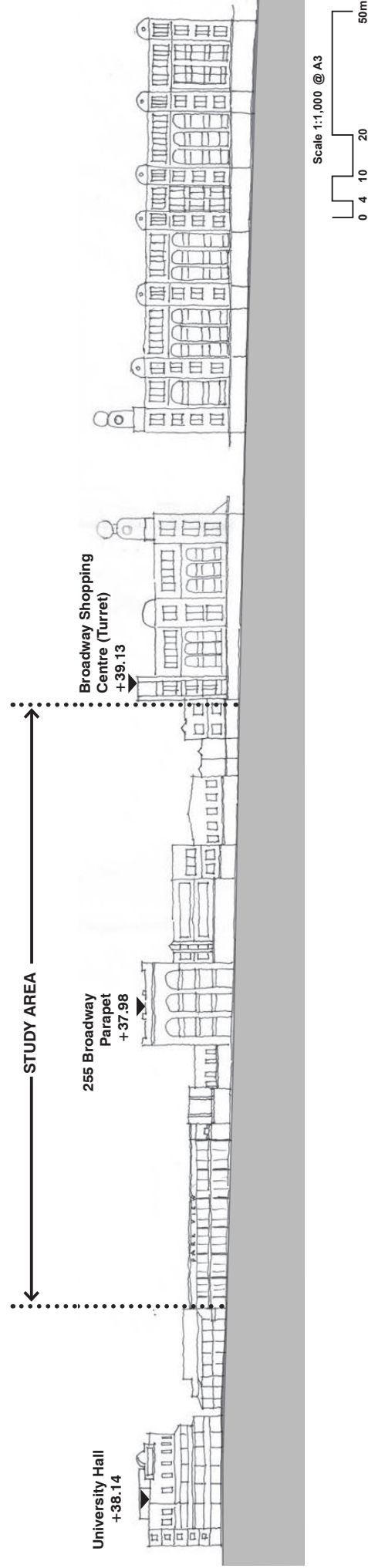


Fig 1. Architectus, Broadway Review of Planning Controls pg. 9, Existing East Elevation - Broadway

3. Key Issues Addressed by City

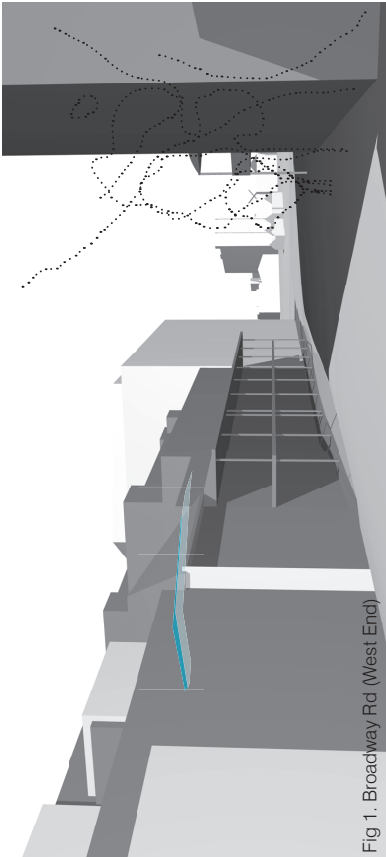


Fig 1. Broadway Rd (West End)

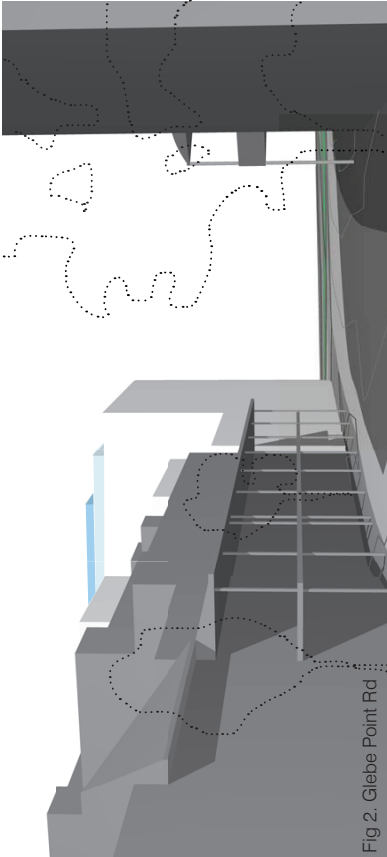


Fig 2. Glebe Point Rd

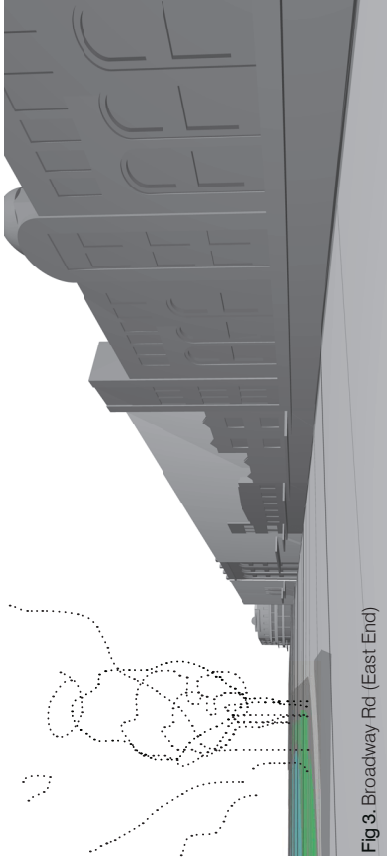


Fig3. Broadway Rd (East End)

The City undertook detailed studies of the outstanding issues. In summary:

1. FSR testing for commercial and hotel/student housing typologies

Strategies used for testing across entire study area:

- Efficiency testing of 90% for commercial and 85% for hotel/student housing
- Calculating floor space with one central core and one without, depending on use
- Excluding floor space below Broadway street level to create consistent FSR calculation across all lots on study area
- Including 1 level additional height above RL38 with setbacks to create consistent FSR calculation across all lots on study area

By including additional height to Grose Street, using increased setbacks to Broadway and not calculating FSR below Broadway at ground level a more consistent FSR is established across the entire study area.

2. Additional height and setbacks

View impact testing at Broadway (Fig 1) Glebe Point Rd (Fig 2) and Victoria Park (Fig 3) show additional height setbacks at 4 and 8 metres are minimally visible from key views.

The two proposed setbacks (Fig 4 and Fig 5) at the additional upper level maintain a 4-5 level frontage at Broadway. This aligns new development with the 4 existing floor levels of Heritage item 255 Broadway.

3. Glebe Point Rd and Broadway interface

This study addressed the important interface between Broadway and Glebe Point Rd Conservation Area with site specific testing to the 'gateway' corner lots 263-279 Broadway, this included:

- Setback testing to lot 279 Broadway
- Stepping street wall height from 4-5 levels at Broadway to 2 levels at 279 Broadway to address the two-storey scale of Glebe Point Rd conservation area scale change. Additional detail on this transition is in section 4.

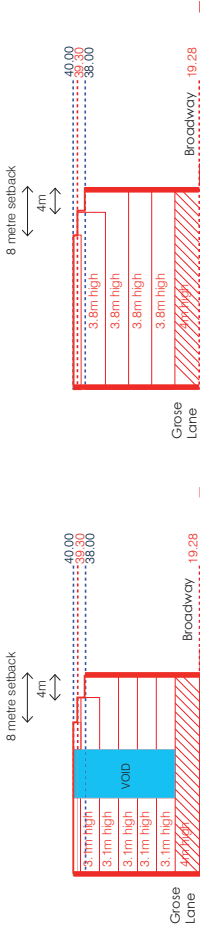


Fig. 4 Section Diagram - Hotel/Student Housing

Fig. 5 Section Diagram - Commercial

4. Glebe Point Rd Interface

The significant location of the corner lot 263-279 Broadway instigated further form testing

The location is significant due to it being:

1. In close proximity to three heritage items, including 'University Hall', 'Jubilee Fountain', 'Australian Gas Light Co Showroom' as well as the Glebe Point Rd Heritage Conservation Area.
2. The built form's ability to impact the 'gateway' entrance to Glebe Point Rd and the requirement for it to address a scale and form that is compatible with both University Hall and Glebe Conservation Area.
3. The key stepping point in scale from a predominantly low rise conservation area at Glebe Point Rd to an increased street wall height of 5 levels at Broadway.

Multiple options were tested as shown in Figures 6 to 9. The preferred option in Figure 9 manages visual impact with detailed setback requirements.

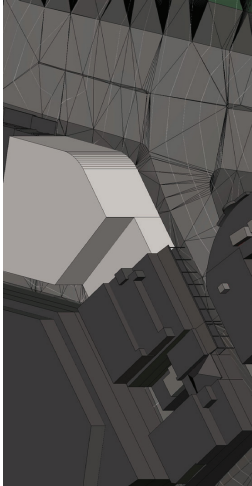
To reduce visual impact on the surrounding context these strategies were used:

- Setback at RL 32.5 of 3.7 metres to meet existing 2 level building height along Glebe Point Rd
- Setback at RL 38.00 of 13.2 metres to reduce dominance to University Hall
- No additional height above RL 38.00 to reduce dominance to University Hall
- Retain height RL 28.30 of contributory item 279 Broadway



Glebe Point Rd Interface

Fig 6. Height to existing contributory item



Existing - RL 28.23

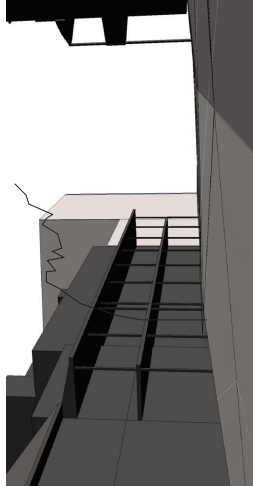
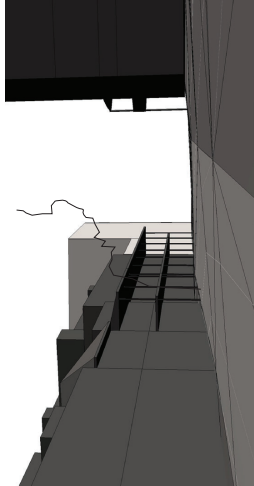
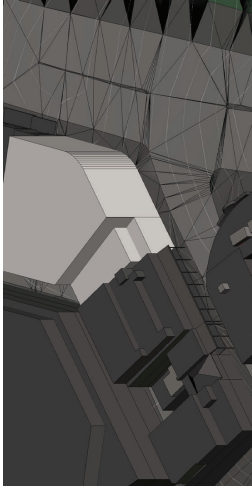


Fig 7. Setback with 1 additional level



1 - RL 32.5, setback ~3.7m

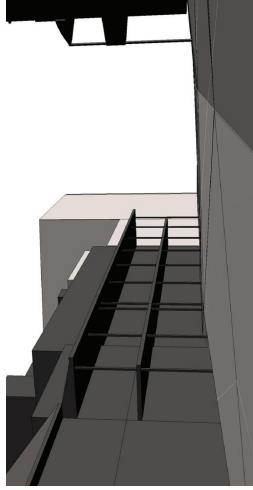
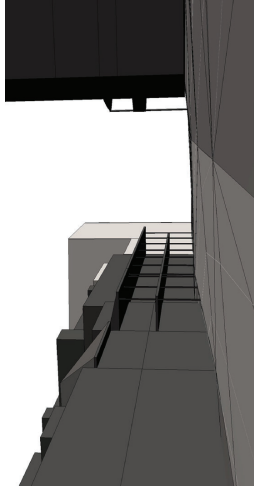
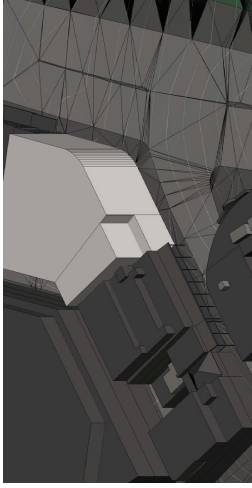


Fig 8 Setback with multi-level height



5 - RL 38, setback 3.0m

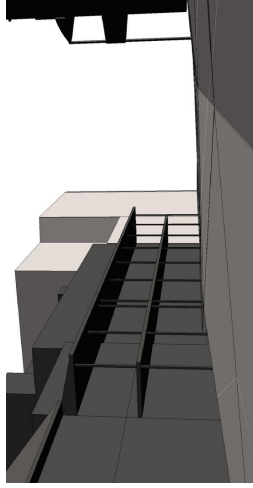
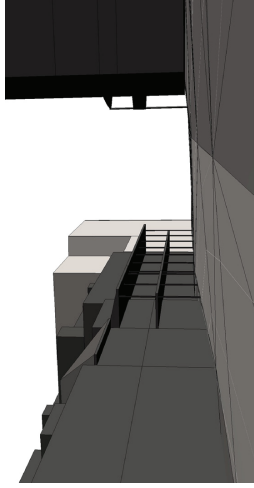
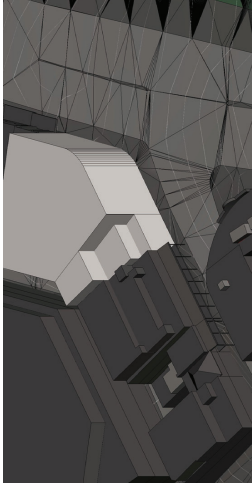
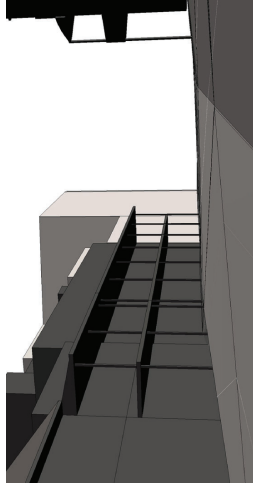
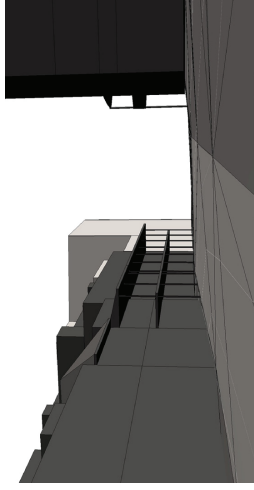


Fig 9. Preferred setbacks and heights



3 - RL 32.5, setback ~3.7m
RL 38, setback ~13.2m



5. Recommendations

The City's study resulted in the following recommendations:

1. FSR

Maximum 4:1 including bonuses and excluding FSR below Broadway level

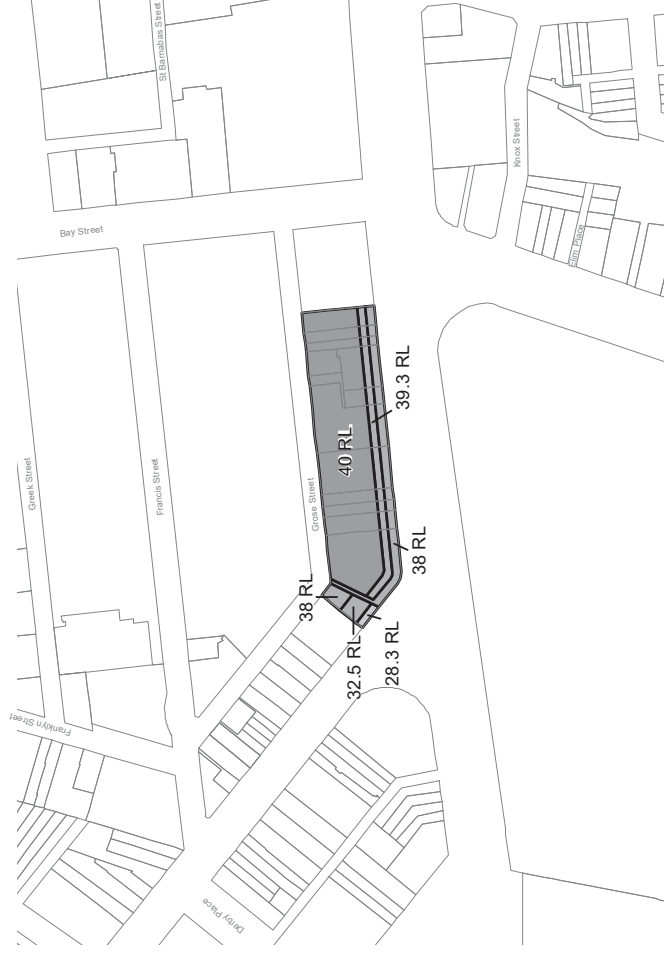
2. Height

Streetwall height to Broadway at RL 38.00

Mid Setback height at RL 39.30

Grose Lane Wall height at RL 40.00

Detailed setbacks to Glebe Point Rd and Glebe Heritage Conservation Area as described in section 4.



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Fig 1. Indicative LEP Map with proposed RLs