

Relevant Information for Central Sydney Planning Committee

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

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)

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport