

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.

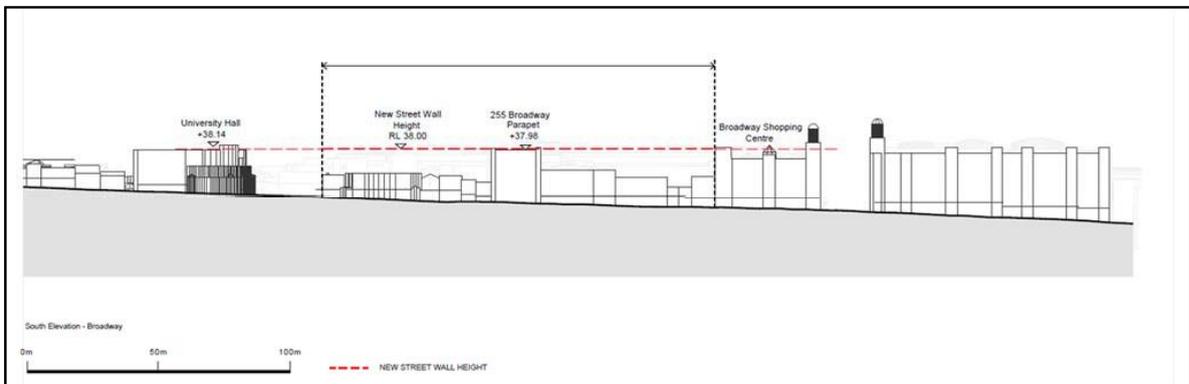


Figure 6.X – Street wall height

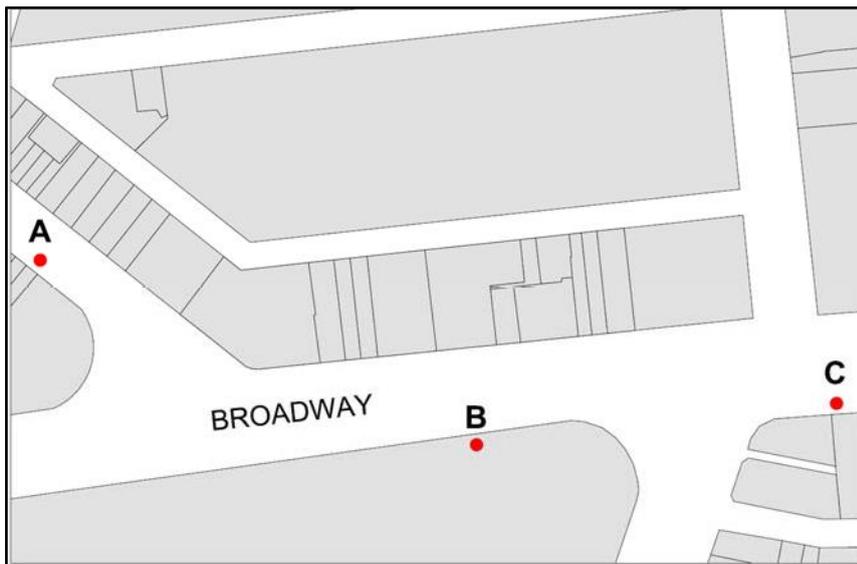


Figure 6.X – Points to establish visibility from the public domain

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 21st 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.