

ATTACHMENT B

**DRAFT SYDNEY DEVELOPMENT CONTROL
PLAN 2012 AMENDMENT: NORTH
ROSEBERY PRECINCT - DATED MAY 2013**

Draft Sydney Development Control Plan 2012 amendment: North Rosebery Precinct – May 2013

[1] Section 2 – Locality Statements, 2.5 Green Square, 2.5.9 North Rosebery

Amend the section as shown below with new text shown underlined and deleted text shown as ~~strikethrough~~.

This locality is bound by Epsom Road to the north, South Dowling Street to the east, Kimberley Grove and Rosebery Estate to the south and Rothschild Avenue to the west.

North Rosebery is a neighbourhood in transition from traditional industrial land uses to a mix of uses including medium-density residential development and commercial and retail uses. New residential development in the area is to include upgrades to the public domain, including a finer grain street network and new open spaces.

~~The intersection of Epsom Road and Rothschild Avenue is to evolve as a neighbourhood focal point with active ground floor uses.~~ A central park at the corner of Rosebery Avenue and Crewe Place will be a focal point for the neighbourhood with active uses in its vicinity.

Light industrial and commercial uses are encouraged in the area in order to continue to provide local employment and give the neighbourhood a unique character.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Enable increased building heights along South Dowling Street (where large parcels of land enable impacts to be mitigated) and for buildings fronting South Dowling Street to function as an acoustic buffer and designed to address overshadowing and visual impacts.
- (c) Facilitate the long term transition of the area from employment-based uses to primarily residential and mixed uses. Commercial and industrial land uses can continue in this neighbourhood, provided that the operational impacts of non-residential uses can be appropriately managed for residential amenity.
- (d) Provide new streets and pedestrian lanes to create a fine grain residential subdivision and in turn a more permeable and walkable neighbourhood.
- (e) Provide new areas of public open space for passive recreational use. The proposed open space at the corner of Rosebery Avenue and Crewe Place should develop as a neighbourhood focal point.
- (f) Provide new open space in the east of the area bounded by the new streets, at the corner of Rosebery Avenue and Crewe Place and on the north side of Kimberley Grove between Rosebery Avenue and Dalmeny Avenue. Future development is to address the proposed open space to increase surveillance and generate pedestrian activity.
- (g) Provide street tree planting and widened footpaths along Epsom Road, retain existing street trees and use private and public setbacks to provide a high quality pedestrian environment compatible with the existing landscaped character of Rosebery.
- (h) Generally, protect the views towards the Central Sydney skyline from south of the North Rosebery neighbourhood in Kimberley Grove through employing a transition in height towards the south of the precinct.

- (i) Development is to respond to and complement existing industrial heritage to create a unique character for the area.
- (j) Development to the south of the precinct is to respond to the finer grain of the bordering Rosebery Estate by being of a low scale and of a maisonette and townhouse typology.

[2] Section 5 – Specific Areas, Introduction

Amend the section as shown below with new text shown underlined and deleted text shown as ~~strikethrough~~.

This Section applies to the areas identified in Figure 5.1 Specific Areas. Refer to Figure 5.1 to determine which, if any of these provisions apply.

This Section establishes additional provisions for specific areas in the local government area including Central Sydney, Green Square, Epsom Park, ~~and the Rosebery Estate and North Rosebery~~. Where there is an inconsistency between Section 5 and any other Section of this DCP, Section 5 applies to the extent of the inconsistency. When a development standard is not specified in this Section, development must be consistent with all other relevant provisions of the DCP.

[3] Section 5 – Specific Areas, 5.2 Green Square, 5.2.4 Local infrastructure, 5.2.4.1 Street network

Amend the section as shown below with new text shown underlined and deleted text shown as ~~strikethrough~~.

Section 5.3 Epsom Park and Section 5.7 Green Square - North Rosebery also includes specific provisions for local infrastructure.

[4] Section 5 – Specific Areas, 5.2 Green Square, 5.2.6 Public open space, Table 5.4 – Provisions for open space catchment areas in Green Square

Amend the section as shown below with new text shown underlined and deleted text shown as ~~strikethrough~~.

Catchment	Requirements	Guidelines
Area A East Alexandria neighbourhood local park - 10,000 sqm of open space	One park with an area of not less than 5,000 sqm configured for stormwater detention. Other parks to equal the remaining 5,000 sqm are configured in support of main park or water channel open space links.	Each park or piece of open space to be provided as a single contiguous parcel. Required location of major park 5,000 sqm adjoining the water channel, at the confluence of the secondary water channels at Bowden and Mandible Streets. Required location of one other park adjoining Balaclava Lane. Location and configuration of open space is to be determined in response to detailed site planning.
Area B Beaconsfield	One park with an area not less than 4,000 sqm, or two parks,	A preferred location for the proposed open space is within the site at 26-58








neighbourhood local park - 5,000 sqm of open space	with the size of one park no less than 3,000 sqm.	Rothschild Avenue, Rosebery, or the south-west corner of Epsom Road and Dunning Avenue. Location and configuration of open space is to be determined in response to detailed site planning.
Area C North Rosebery neighbourhood local park - 6,000 sqm of open space	Two parks with one park with an area of not less than 3,000sqm. Other park configured in support of parks and/or pedestrian connections.	Location and configuration of open space is to be determined in response to detailed site planning. <u>The preferred location for a larger local park is at the corner of Rosebery Avenue and Crewe Place within 5-13 Rosebery Avenue.</u> <u>The preferred location of a smaller linear park is on the northern side of Kimberley Grove between Rosebery Avenue and Dalmeny Avenue.</u>
Area D North Rosebery neighbourhood local park - 8,000 sqm	One park with an area not less than 5,000 sqm to be configured for stormwater detention on block south of Epsom Road. Other parks configured in support of parks or water channels and pedestrian connections.	A preferred location for proposed open space is within 87-103 Epsom Road, Rosebery and the western adjoining lot. Location and configuration of open space is to be determined in response to detailed site planning.
Area E Epsom Park neighbourhood district park - 20,000 sqm of open space	One park of approximately 15,500 sqm to be configured for stormwater detention. Other park configured in support of water channel open space links and pedestrian connections.	Refer to Section 5.3 Epsom Park Neighbourhood for more details on the open space requirements. Open space may contain active recreation facilities consistent with the Council's strategy for the provision of community facilities and Section 94 Contributions Plan.
Area F Lachlan neighbourhood local park - 6,000 sqm of open space	The Lachlan Precinct is deferred from the <i>Sydney LEP 2012</i> and this DCP. The City is currently reviewing the controls for this land and at a later date the <i>Sydney LEP 2012</i> and this DCP will be amended to include new provisions for this precinct. In the interim, the development controls within the South Sydney Development Control Plan 1997: Urban Design-Part G: Special Precinct No.9 Green Square, will continue to apply to this land.	
Area G Danks Street neighbourhood local park - 6,000 sqm of open space	One park with an area not less than 5,000 sqm to be configured for stormwater detention.	The preferred location on southern part of Sydney Water site at 903-921 Bourke Street to provide curtilage to heritage buildings.

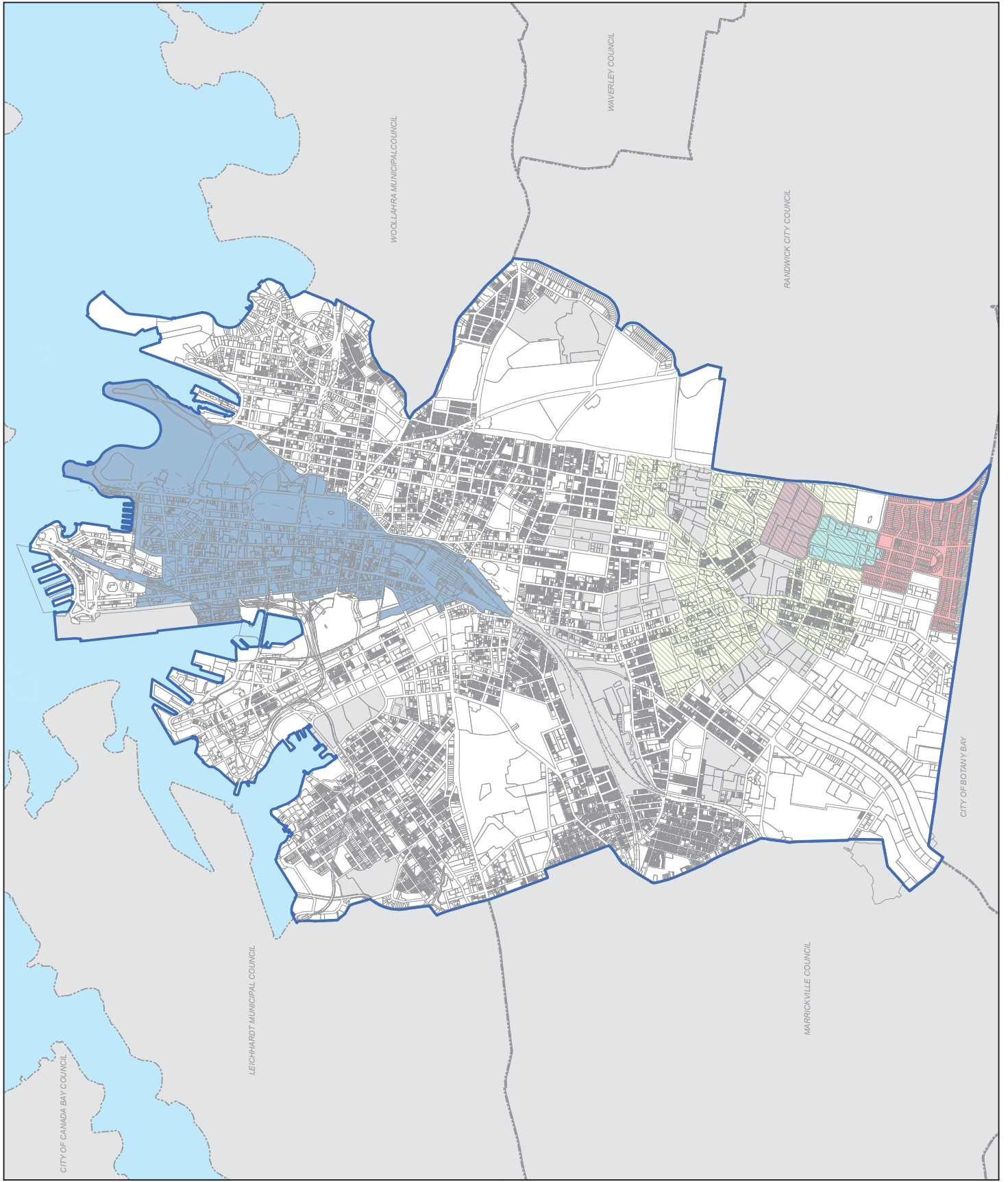
[5] Section 5 – Specific Areas

Amend Figure 5.1 *Specific Areas Map* in accordance with the figure shown over page.

Figure 5.1

Specific areas map

- Legend**
-  City of Sydney - Local Government Area
 -  Central Sydney
 -  Green Square
 -  Epsom Park
 -  Rosebery Estate
 -  North Rosebery
 -  Land excluded from this DCP



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[6] Section 5.1 - Green Square

Amend Figure 5.33 *Green Square – Structure Plan*

Amend Figure 5.36 *Green Square – Street hierarchy and layout*

Amend Figure 5.39 *Green Square – Public open space and*

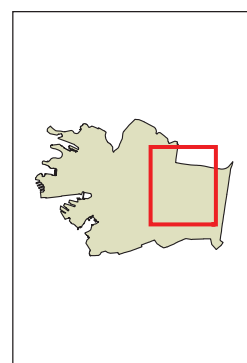
Amend Figure 5.43 *Green Square – Setbacks and public domain improvement*

in accordance with the figures shown over page.

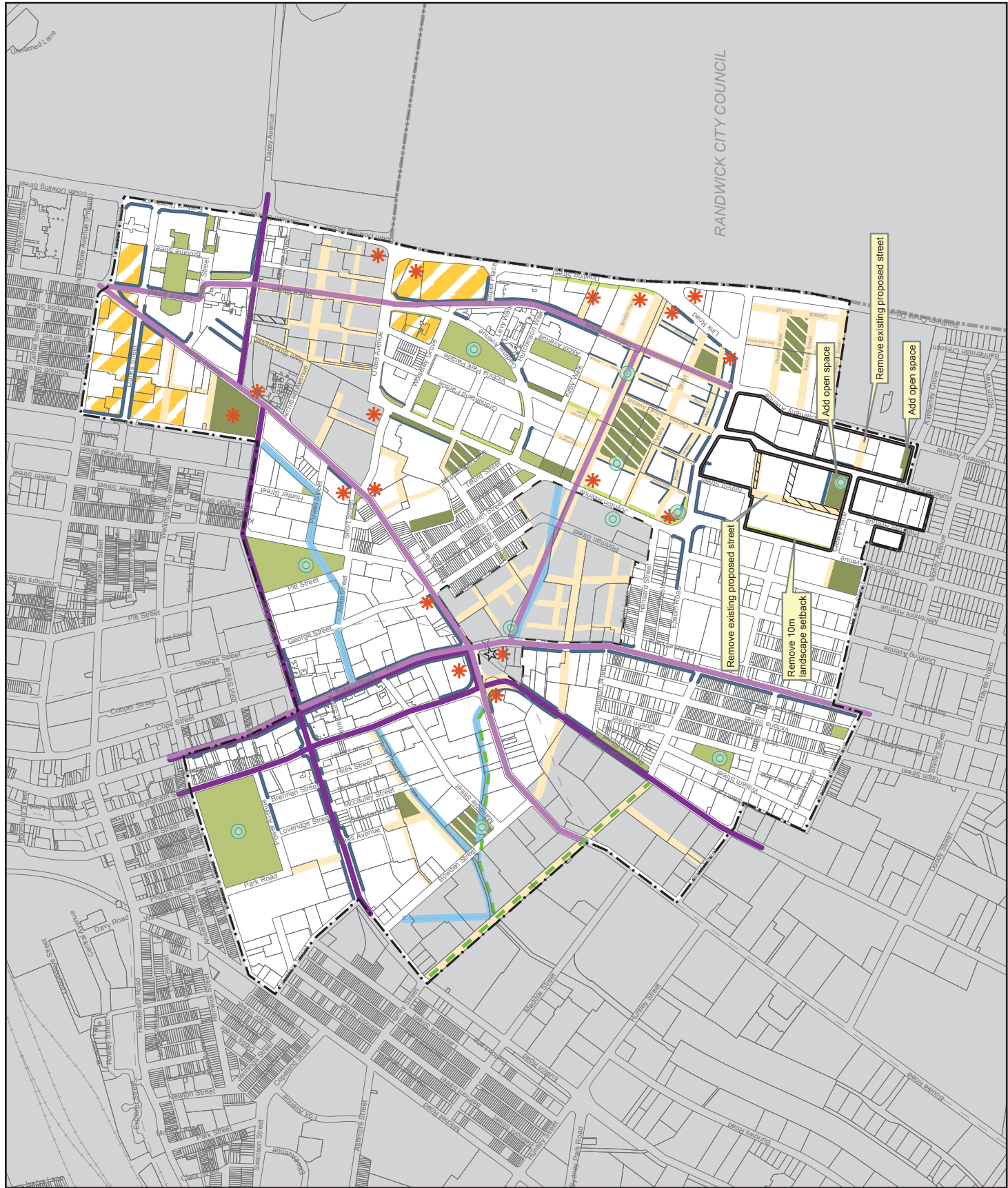
Figure 5.34

**Green Square
- Structure plan**

- Legend**
- Green Square
 - Green Square Planned
 - Town Centre/Planned
 - Major Centre
 - Local Villages
 - Community nodes
 - Highly visible sites
 - Train station
 - Detention open space
 - Existing open space
 - Landscape setback 10m
 - Required open space
 - Water channel open space link
 - Active frontages
 - Public transport corridor
 - Future public transport corridor
 - Major road
 - Proposed streets
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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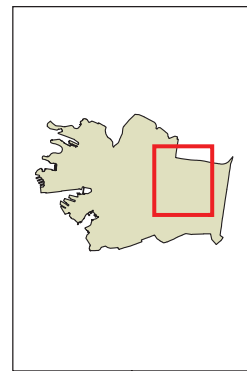


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Figure 5.34

Green Square
- Street hierarchy and layout

- Legend**
- Green Square
 - Green Square Town Centre
 - Future public transport corridor
 - Local street 9m wide
 - Local street 12m wide
 - Local street 15m wide
 - Local street 16m wide
 - Local street 18m wide
 - Local street 19m wide
 - Local street 20m wide
 - Collector road 20.5m wide
 - Collector road 22m wide
 - Shared zone
 - Variable
 - Transport corridor variable
 - Boulevards
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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 Date: 2012
 Drawing Title: Green Square - Street hierarchy and layout
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 Drawing Date: April 23, 2013
 Drawing Scale: 1:5000
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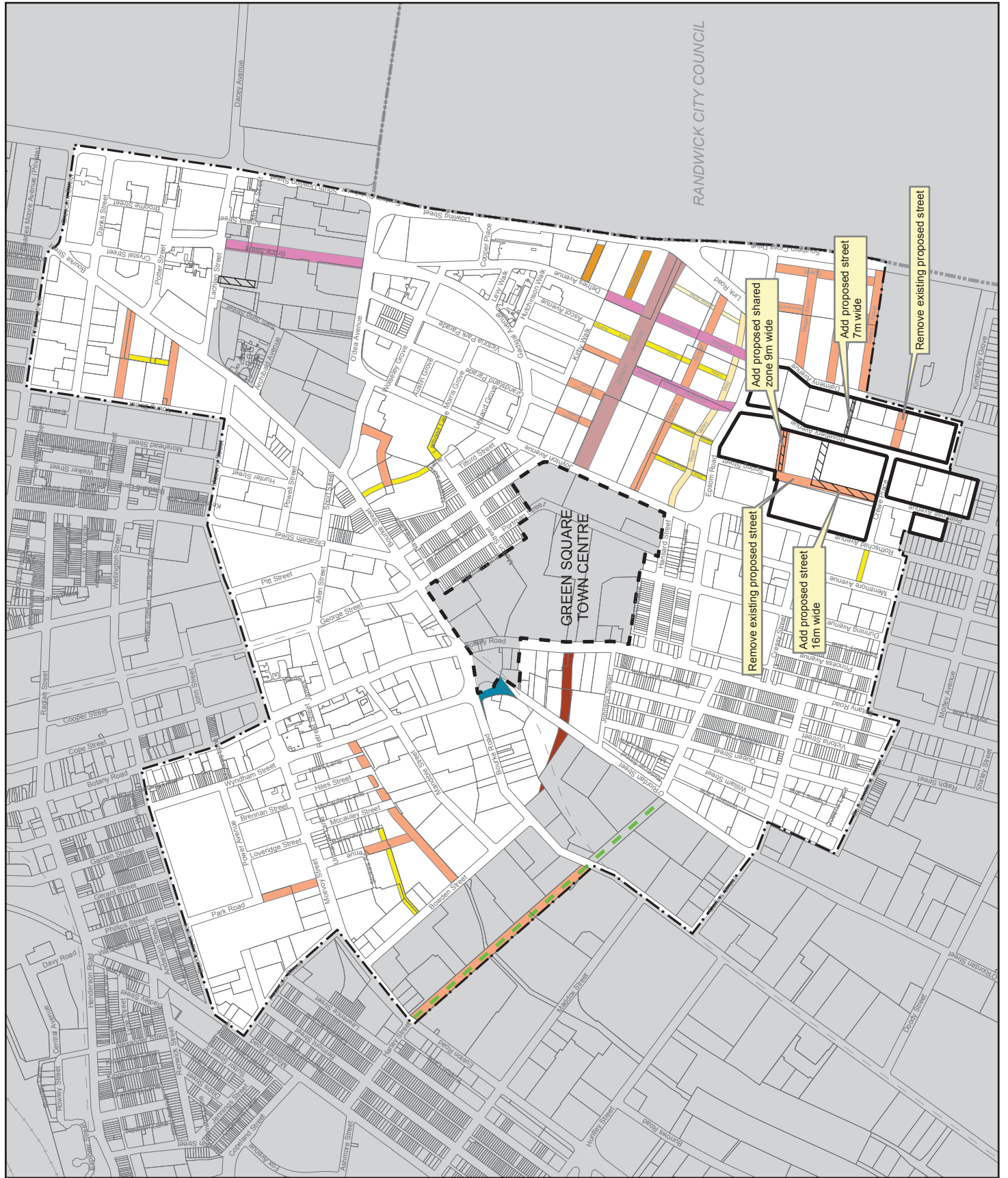
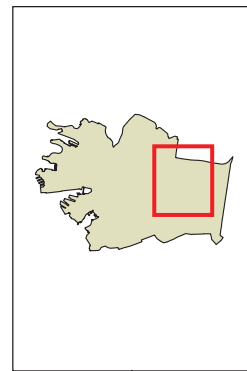


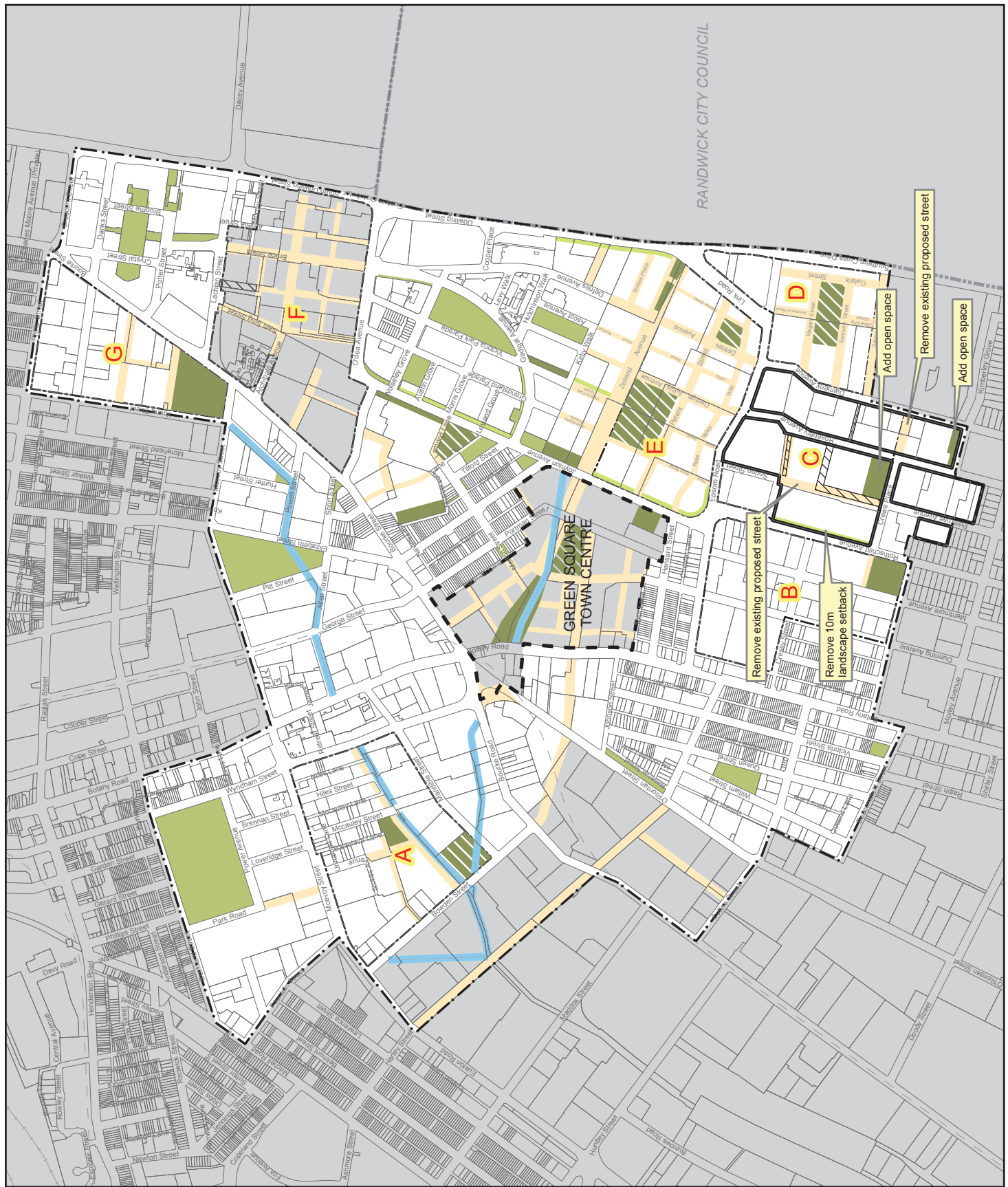
Figure 5.37

**Green Square
- Public open space**

- Legend**
- Green Square
 - Green Square Town Centre
 - Detention open space - detention
 - Required open space - preferred location
 - Existing open space
 - Landscape setback 10m
 - Water channel open space link
 - Open space catchments areas
 - Proposed streets
 - Land excluded from this DCP
 - Are subject to change
 - Proposed street change



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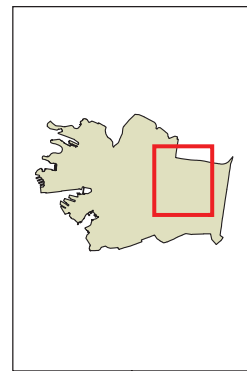


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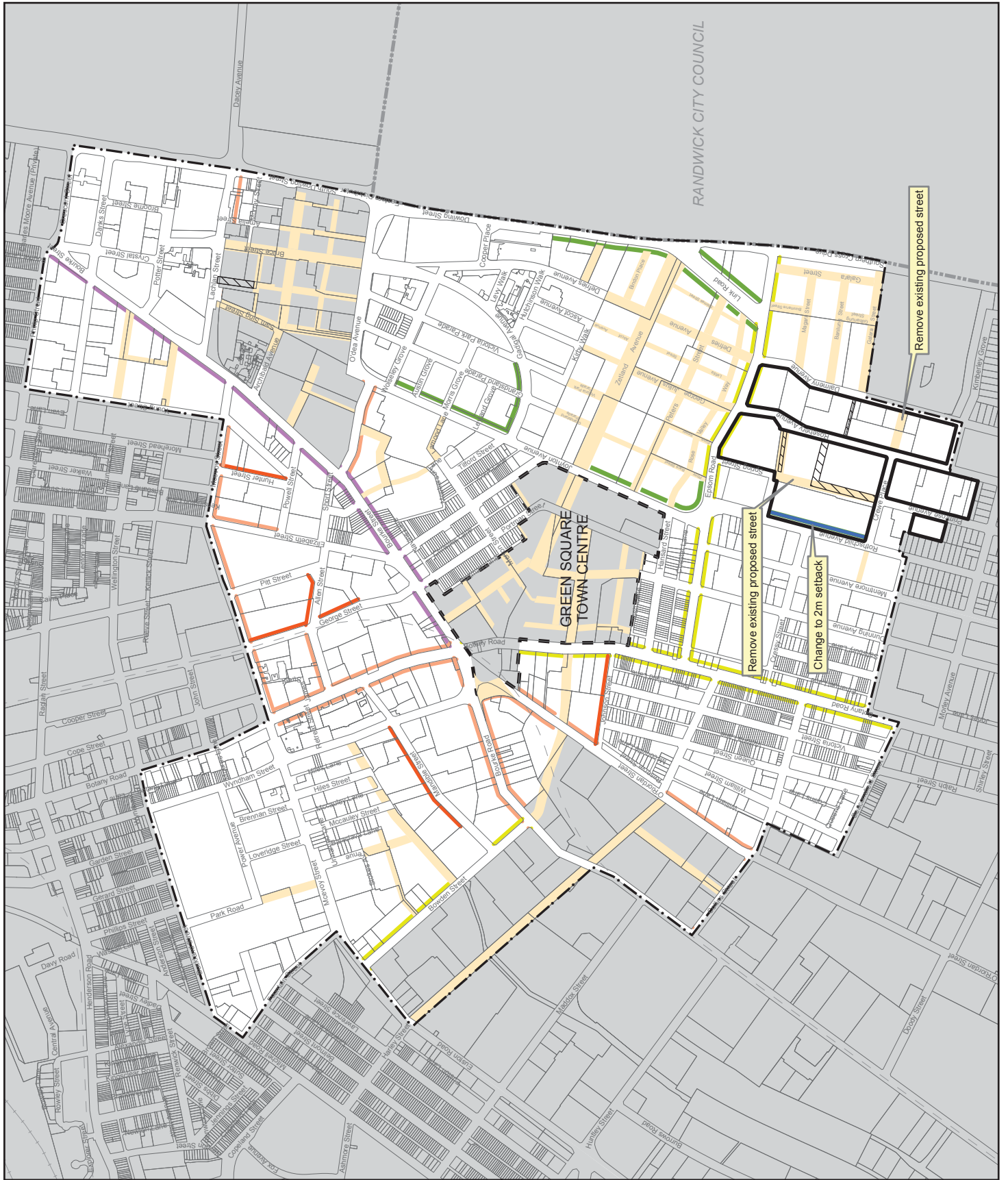
Figure 5.39

**Green Square
- Setbacks and public domain
improvement**

- Legend**
- Green Square
 - 1.4m - Setback
 - 2m - Setback
 - 2.4m - Setback
 - 3m - Setback
 - 6.4m - Setback
 - 10m - Landscape setback
 - Proposed streets
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



0 300 m



[7] Amendments to existing maps

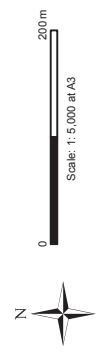
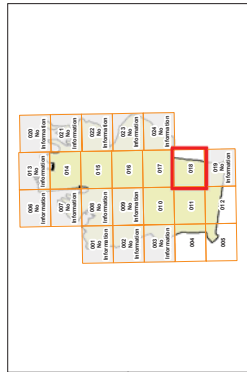
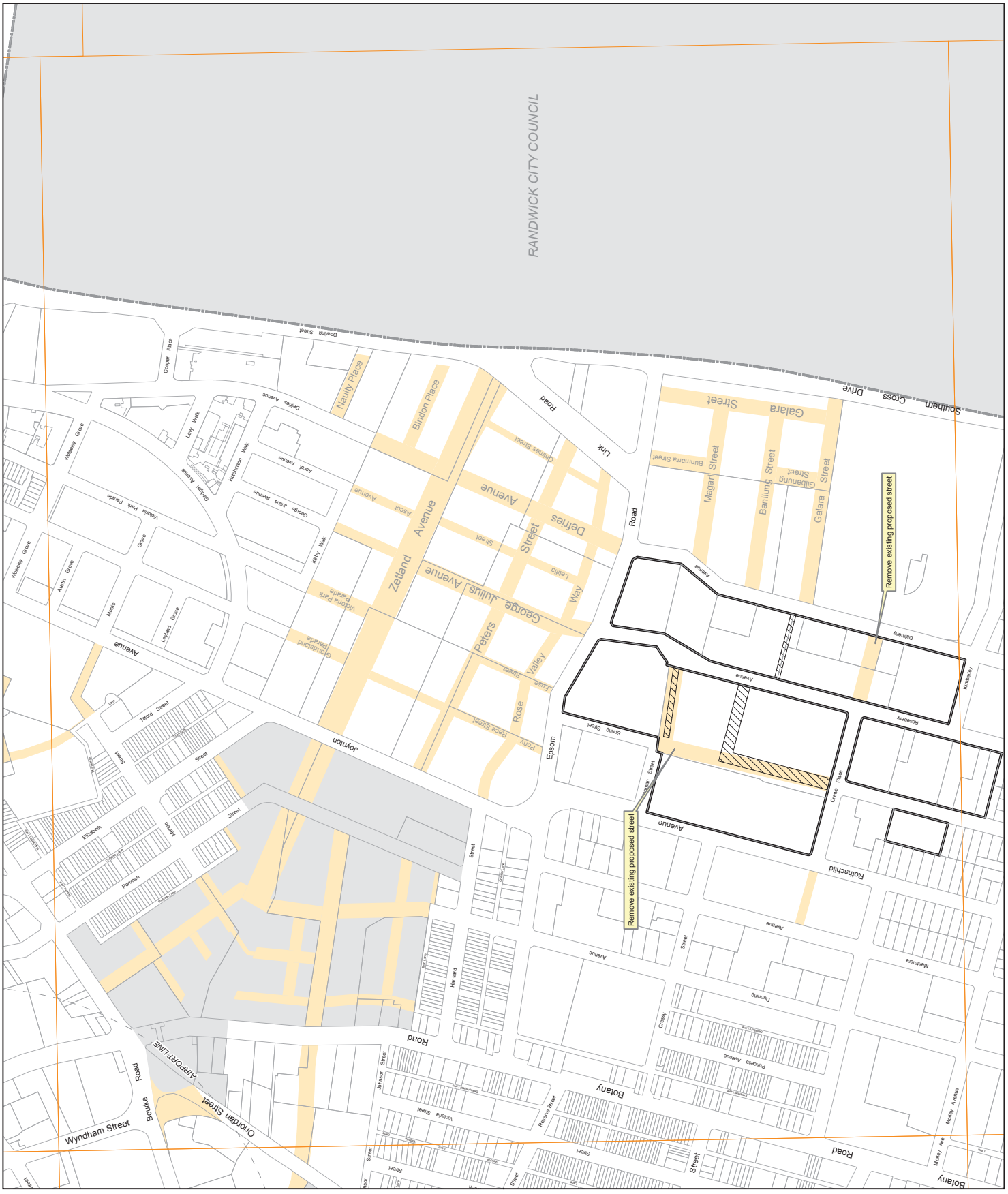
Amend the following maps:

- Streets and lanes map – Sheet 018;
- Through site links map – Sheet 018;
- Proposed open space map – Sheet 018;
- Proposed open space map – Sheet 019;
- Active frontages map – Sheet 018;
- Footpath awnings and colonnades map – Sheet 018;
- Stormwater management map – Sheet 018;
- Height in storeys map – Sheet 018;
- Height in storeys map – Sheet 019;
- Building street frontage height in storeys map – Sheet 018;
- Building street frontage height in storeys map – Sheet 019;
- Building setback and alignment map – Sheet 018;
- Building setback and alignment map – Sheet 019;

in accordance with the maps shown over page.

Streets and lanes map Sheet 018

- Legend**
- Proposed streets
 - Proposed lane
 - Central Sydney existing lane
 - Land excluded from this DCP
 - Area subject to change
 - Change to proposed streets



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**Through site links map
Sheet 018**

- Legend**
- Existing above & underground through site link
 - Existing through site link
 - Existing underground through site link
 - Proposed through site link
 - Proposed streets
 - Proposed lane
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change

Zone 96		Zone 66		Zone 154	
Code	Description	Code	Description	Code	Description
001	Through site link	001	Through site link	001	Through site link
002	Proposed through site link	002	Proposed through site link	002	Proposed through site link
003	Proposed lane	003	Proposed lane	003	Proposed lane
004	Proposed street	004	Proposed street	004	Proposed street
005	Proposed street change	005	Proposed street change	005	Proposed street change
006	Area subject to change	006	Area subject to change	006	Area subject to change
007	Land excluded from this DCP	007	Land excluded from this DCP	007	Land excluded from this DCP
008	Through site link	008	Through site link	008	Through site link
009	Proposed through site link	009	Proposed through site link	009	Proposed through site link
010	Proposed lane	010	Proposed lane	010	Proposed lane
011	Proposed street	011	Proposed street	011	Proposed street
012	Proposed street change	012	Proposed street change	012	Proposed street change
013	Area subject to change	013	Area subject to change	013	Area subject to change
014	Land excluded from this DCP	014	Land excluded from this DCP	014	Land excluded from this DCP

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**Proposed open space map
Sheet 018**

- Legend**
- Proposed open space
 - Proposed streets
 - Proposed lane
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change

001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018	019	020
021	022	023	024	025	026	027	028	029	030	031	032	033	034	035	036	037	038	039	040
041	042	043	044	045	046	047	048	049	050	051	052	053	054	055	056	057	058	059	060
061	062	063	064	065	066	067	068	069	070	071	072	073	074	075	076	077	078	079	080
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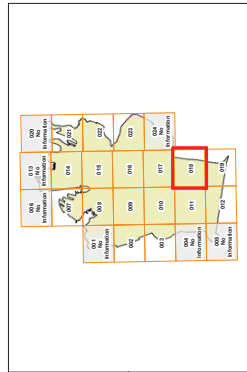
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Active frontages map Sheet 018

- Legend**
- Active frontages
 - Proposed lane
 - Proposed streets
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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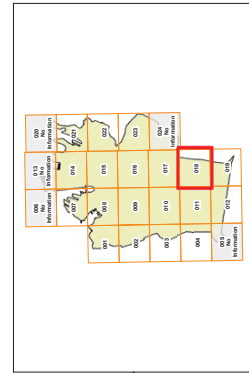
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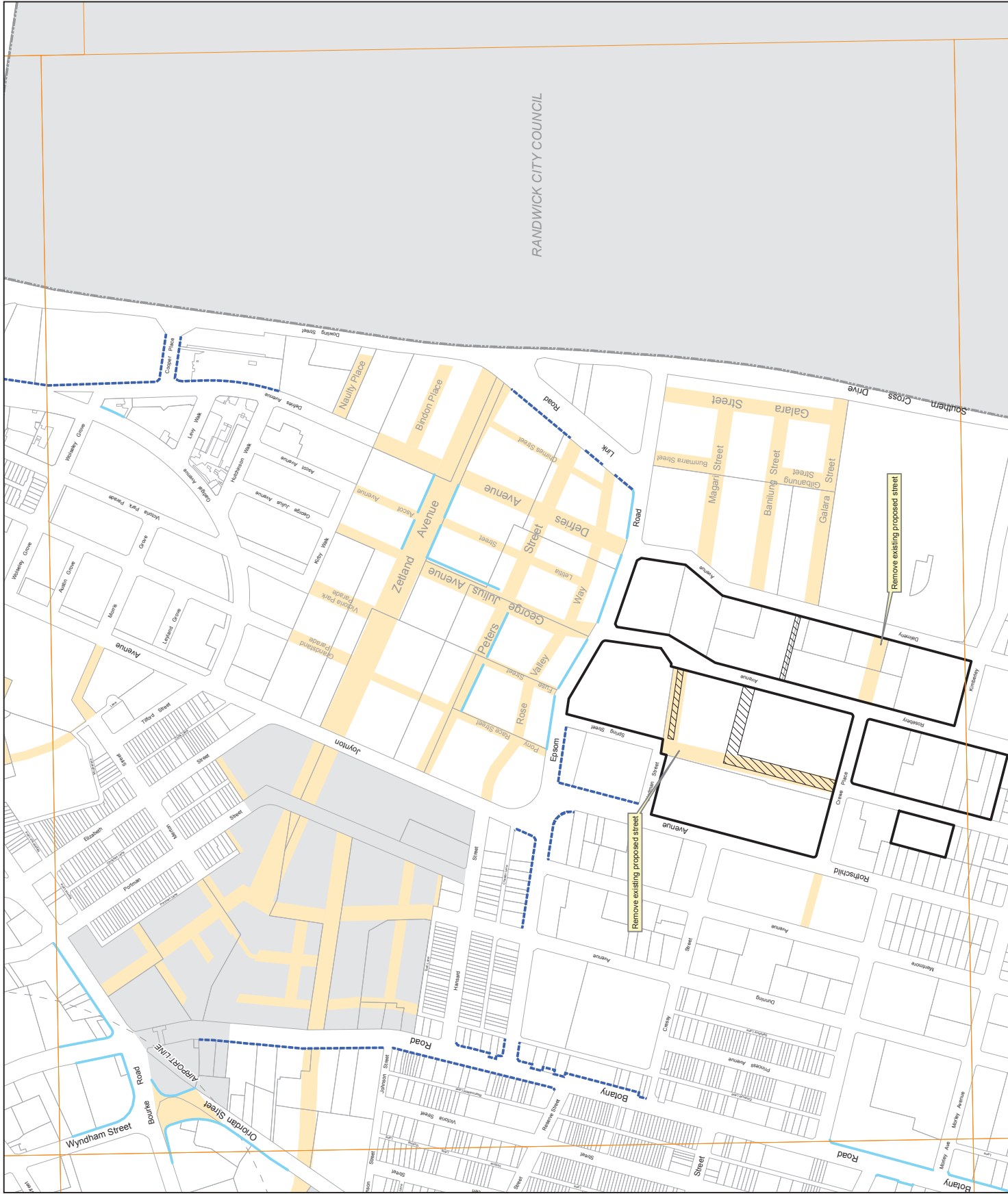


**Footpath awnings and colonnades
map
Sheet 018**

- Legend**
- Awning over entries
 - Colonnades
 - Continuous awning
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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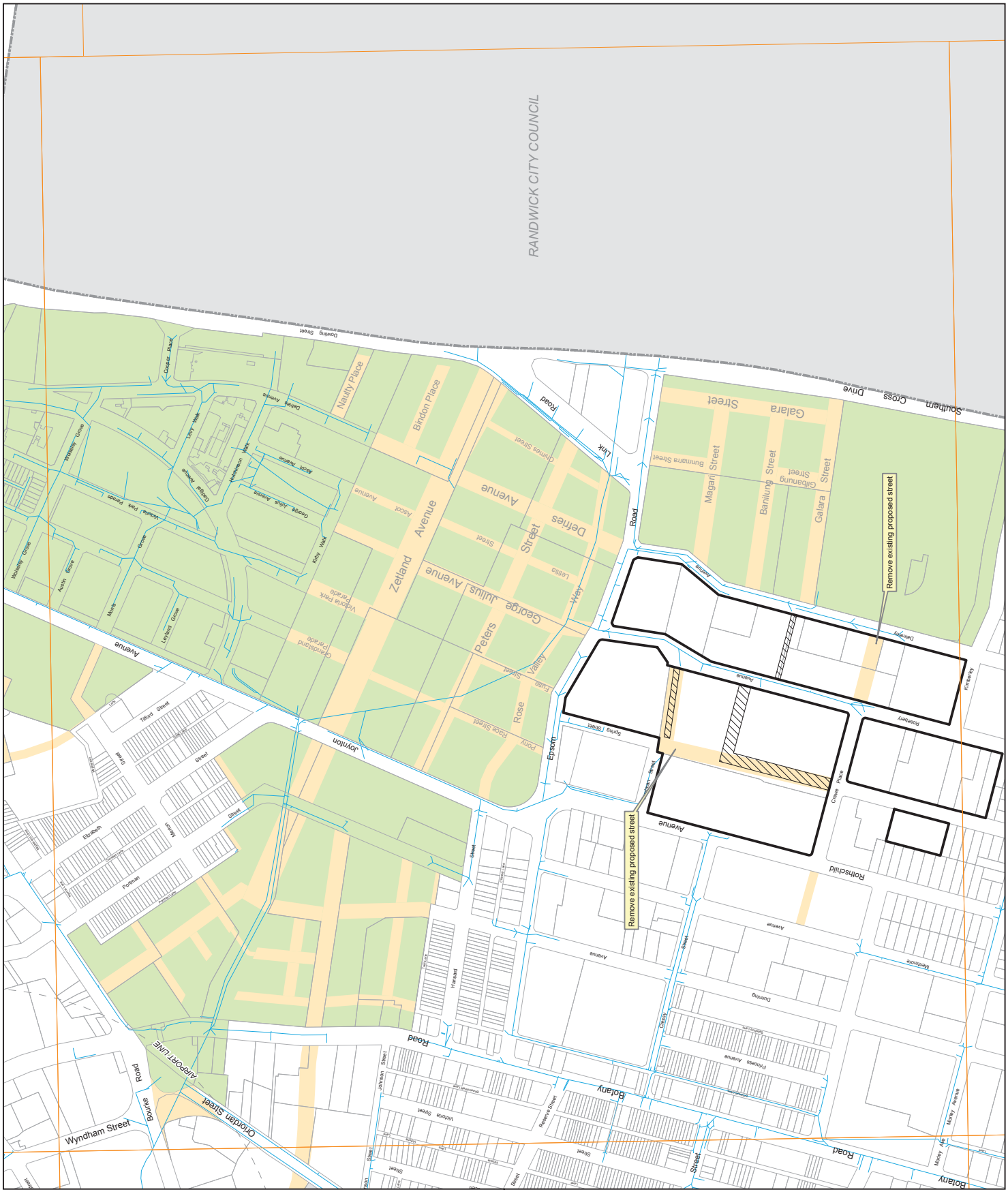
**Stormwater management map
Sheet 018**

- Legend**
- Fowlers Creek catchment
 - Site where stormwater detention is integrated with and/or dedicated open space
 - Proposed streets
 - Proposed lane
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change

001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018	019	020
Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information	Information



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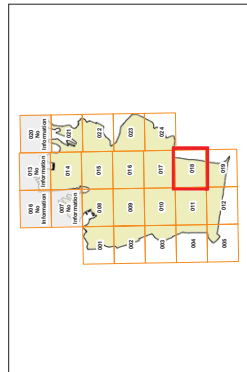
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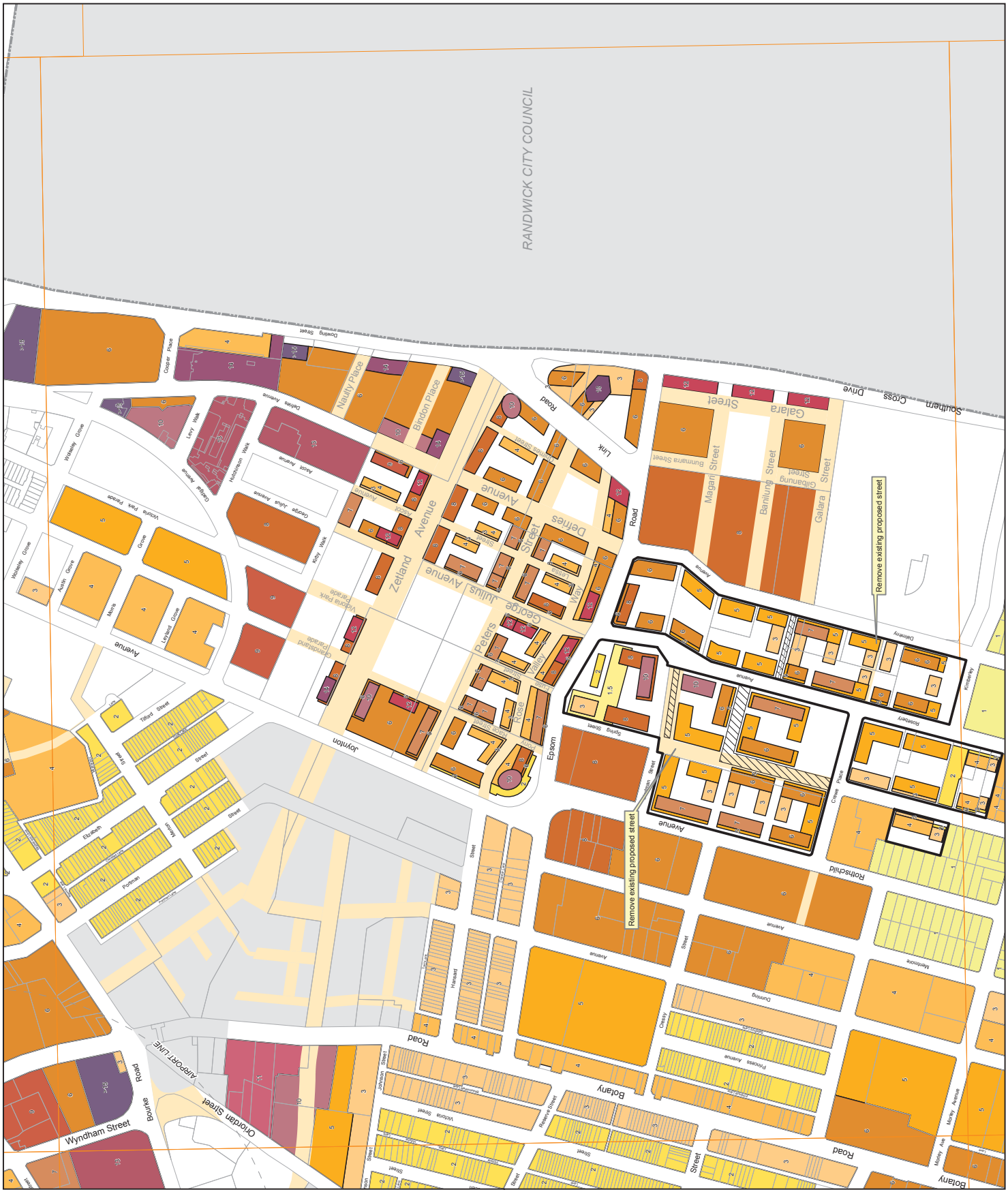


Height in storeys map Sheet 018

- Legend**
- 1 Storey
 - 1.5 Storeys
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys
 - 9 Storeys
 - 10 Storeys
 - 12 Storeys
 - 14 Storeys
 - 15 Storeys
 - >15 Storeys
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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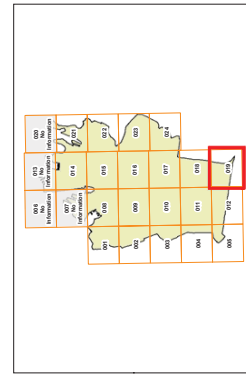
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Height in storeys map Sheet 019

Legend

- 1 Storey
- 1.5 Storeys
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- 12 Storeys
- 14 Storeys
- 15 Storeys
- >15 Storeys
- Land excluded from this DCP
- Area subject to change
- Proposed street change



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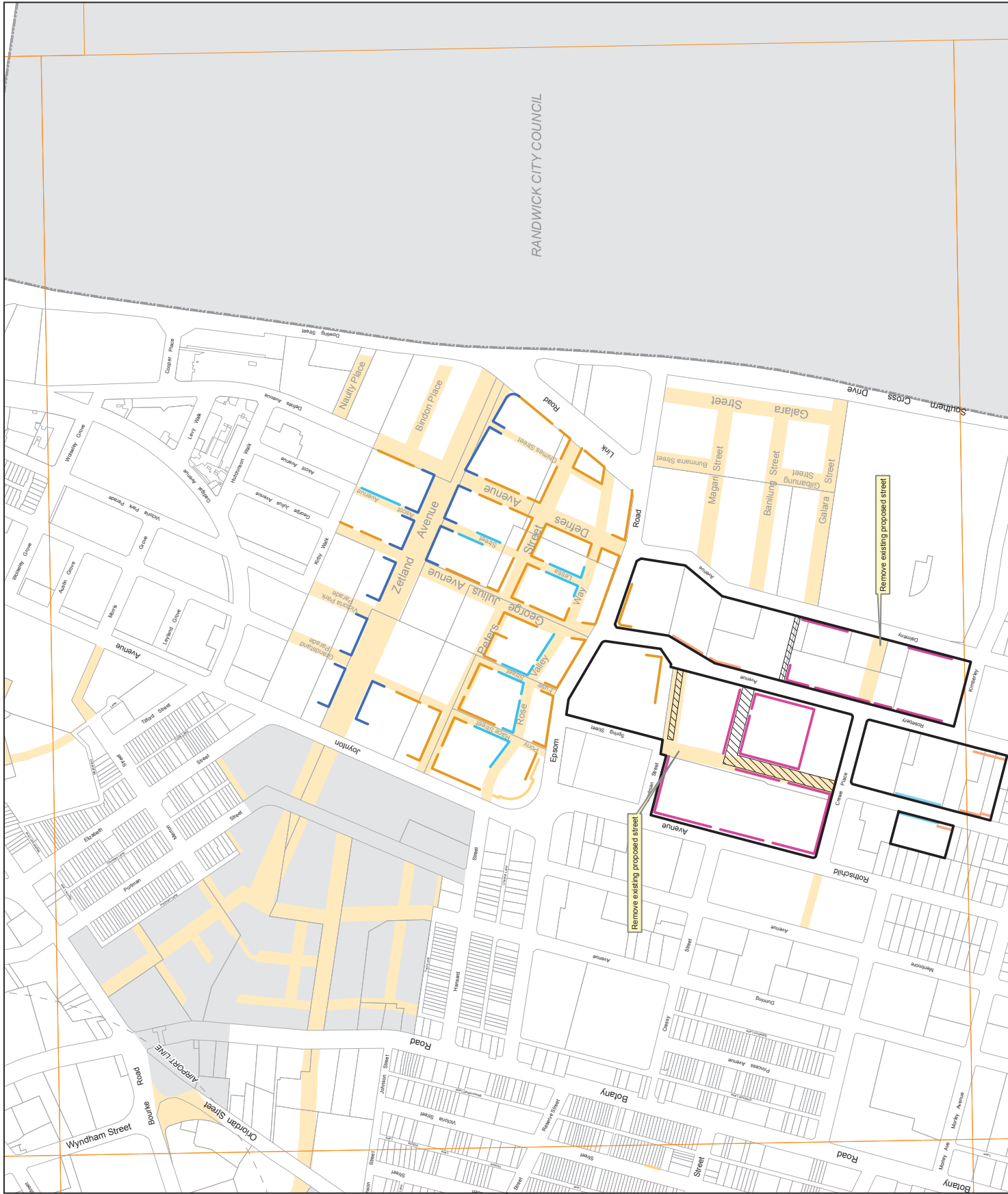
Building street frontage height in storeys map Sheet 018

Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- Existing height
- Land excluded from this DCP
- Area subject to change
- Proposed street change



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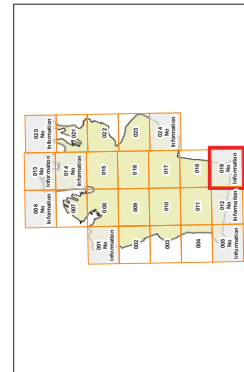
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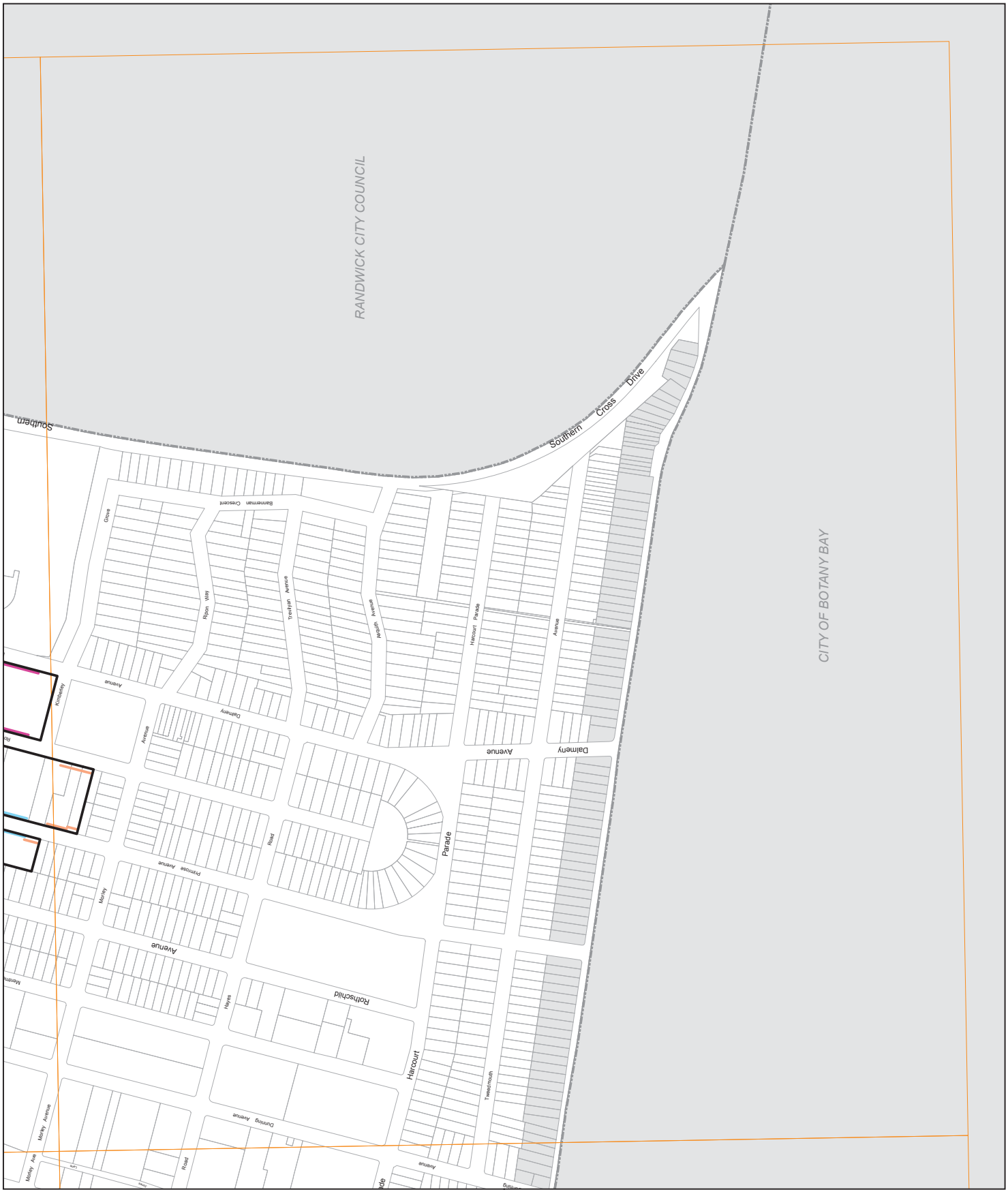
Building street frontage height in storeys map Sheet 019

Legend

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys
- 10 Storeys
- Existing height
- Land excluded from this DCP
- Area subject to change
- Proposed street change



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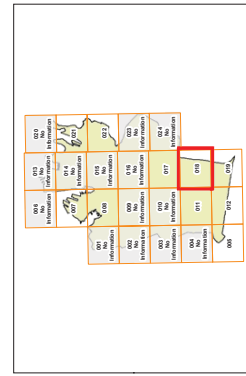


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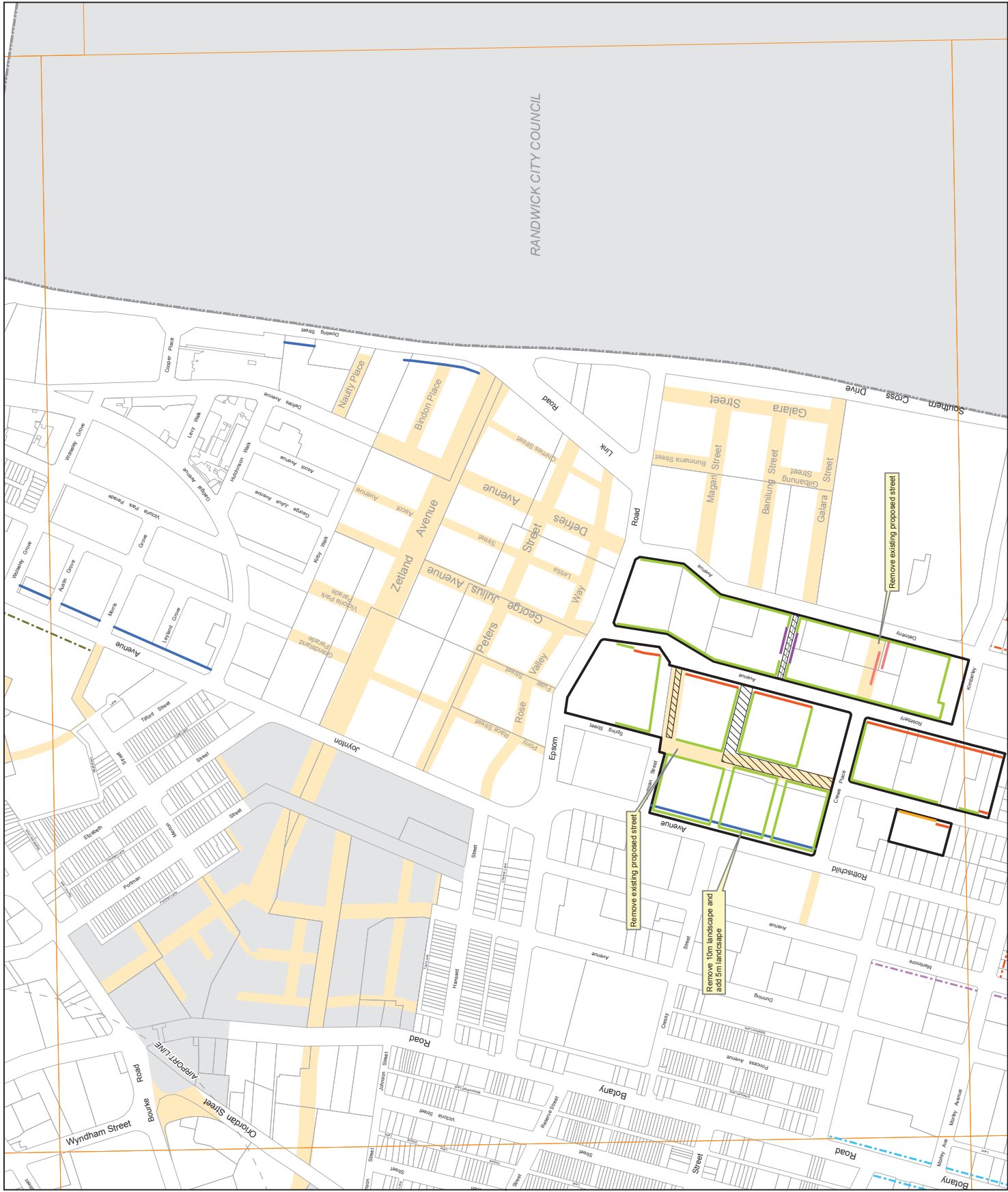
CITY OF BOTANY BAY

Building setback and alignment map Sheet 018

- Legend**
- 1.5m Landscape
 - 2m Landscape
 - 3m Landscape
 - 4m Landscape
 - 6m Landscape
 - 4m - Build to alignment
 - 5m - Build to alignment
 - 6m - Minimum setback
 - 8m - Minimum setback
 - 10m - Landscape setback
 - 12m - Landscape setback
 - 12.5m - Minimum setback
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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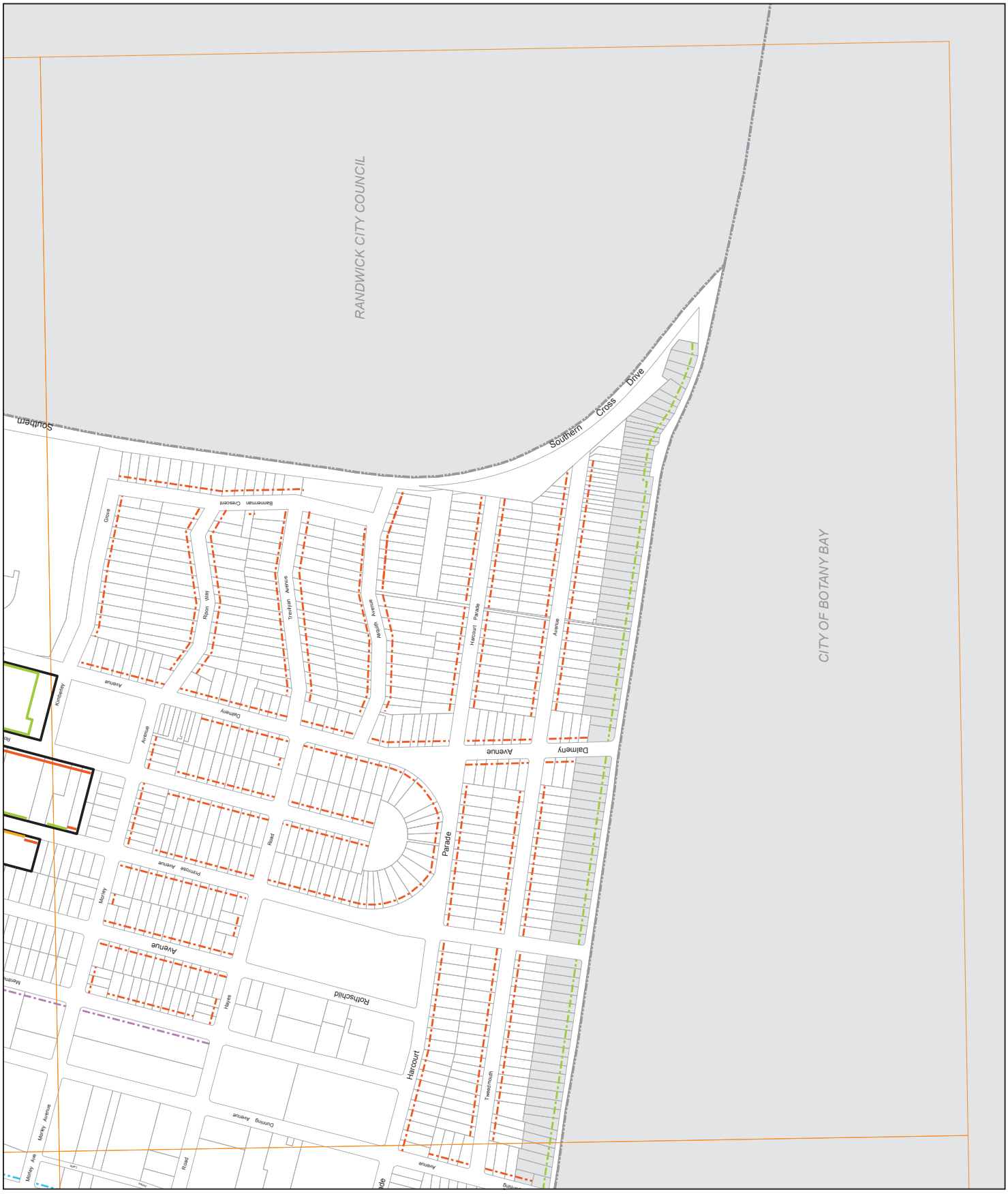
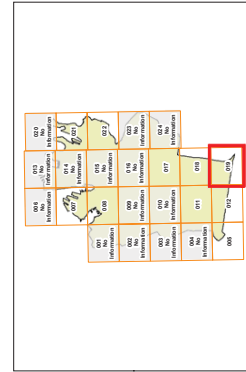
RANDWICK CITY COUNCIL

Sydney Development Control Plan 2012



Building setback and alignment map Sheet 019

- Legend**
- 1.5m Landscape
 - 2m Landscape
 - 3m Landscape
 - 4m Landscape
 - 6m Landscape
 - 4m - Build to alignment
 - 5m - Build to alignment
 - 6m - Minimum setback
 - 8m - Minimum setback
 - 10m - Landscape setback
 - 12m - Landscape setback
 - 12.5m - Minimum setback
 - Land excluded from this DCP
 - Area subject to change
 - Proposed street change



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[8] Section 5 – Specific Areas

Insert the following text at the end of Section 5 – *Specific Areas*, after 5.6 *Rosebery Estate, Rosebery*.

5.7: Green Square – North Rosebery

This section applies to the land identified as North Rosebery in Figure 5.1 *Specific Areas Map*. It should be read in conjunction with the locality statement and principles in Section 2.5.9 *Locality Statements – North Rosebery*. These principles are illustrated in Figure 5.xx *North Rosebery Urban Strategy*.

5.7.1 Local infrastructure and public domain

The objectives and provisions within this Section must be read in conjunction with the provisions in Section 3 *General Provisions* and Section 5.2 *Green Square*.

Objectives

- a) Introduce a legible pattern of new streets, lanes and pedestrian links that responds to key connections within and adjacent to the neighbourhood.
- b) Introduce new areas of public open space that offer opportunities primarily for passive recreation and link with existing and future planned open spaces in neighbouring areas.

Provisions

5.7.1.1 Street and pedestrian lane network

- 1) Where required to be provided, new streets and pedestrian lanes are to be introduced in the locations identified in Figure 5.xx *North Rosebery Street Hierarchy* and designed in accordance with Figures 5.xx to 5.xx (Cross Sections A to G).

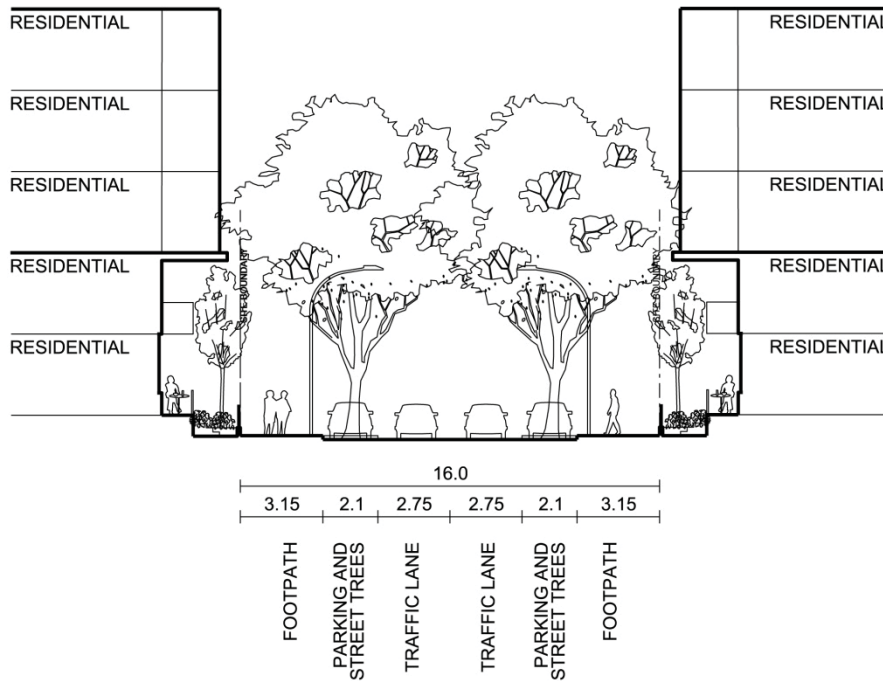


Figure 5.xx: Section A - 16m Street

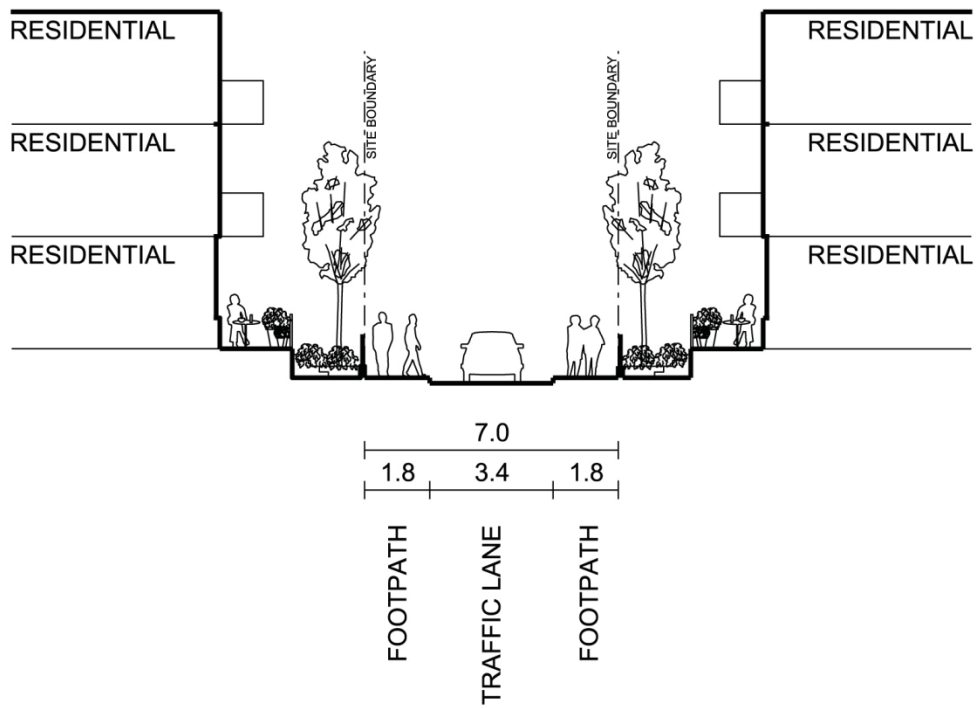


Figure 5.xx: Section B - 7m Street

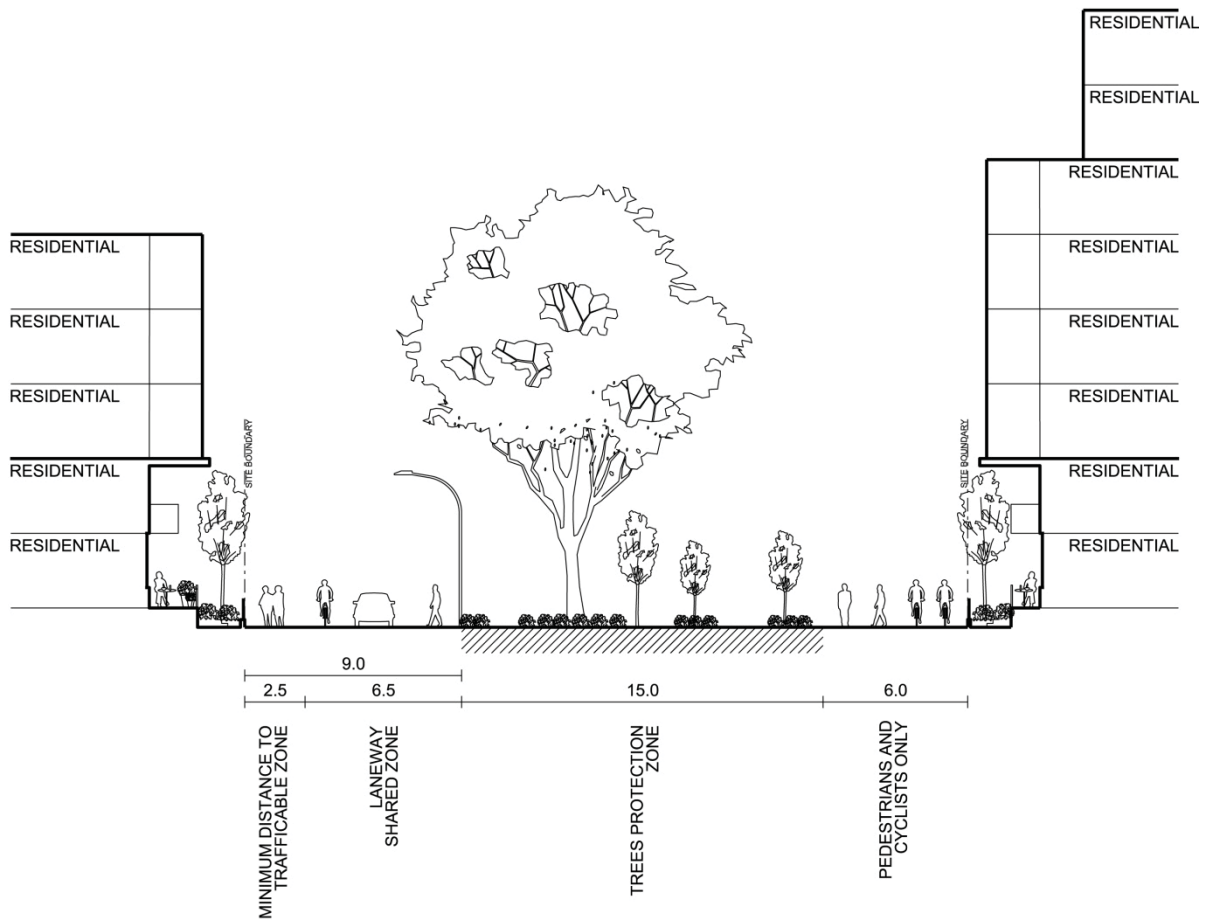


Figure 5.xx: Section C - Shared Zone

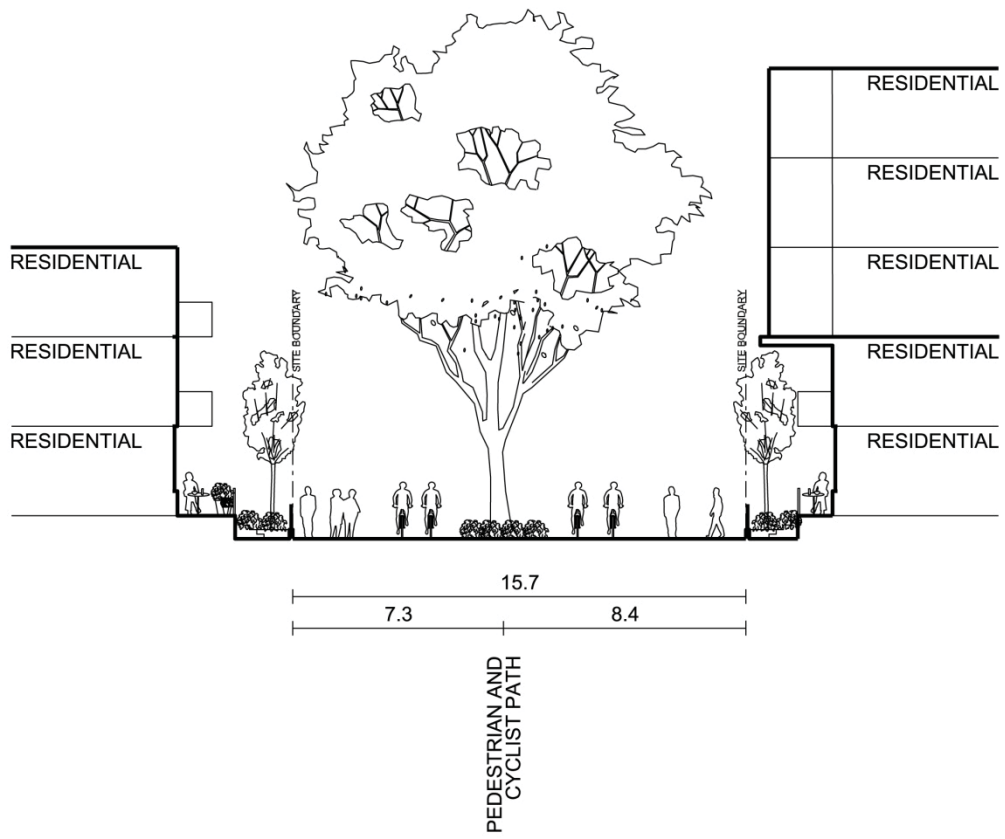


Figure 5.xx: Section D – Green Link

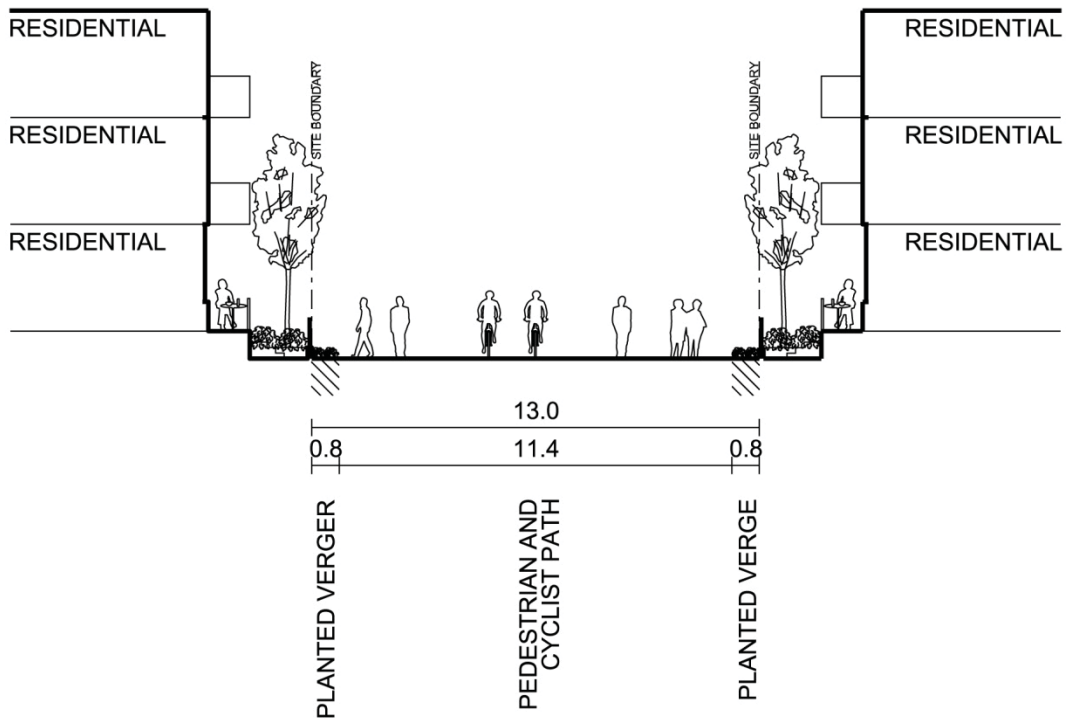


Figure 5.xx: Section E Pedestrian Lane

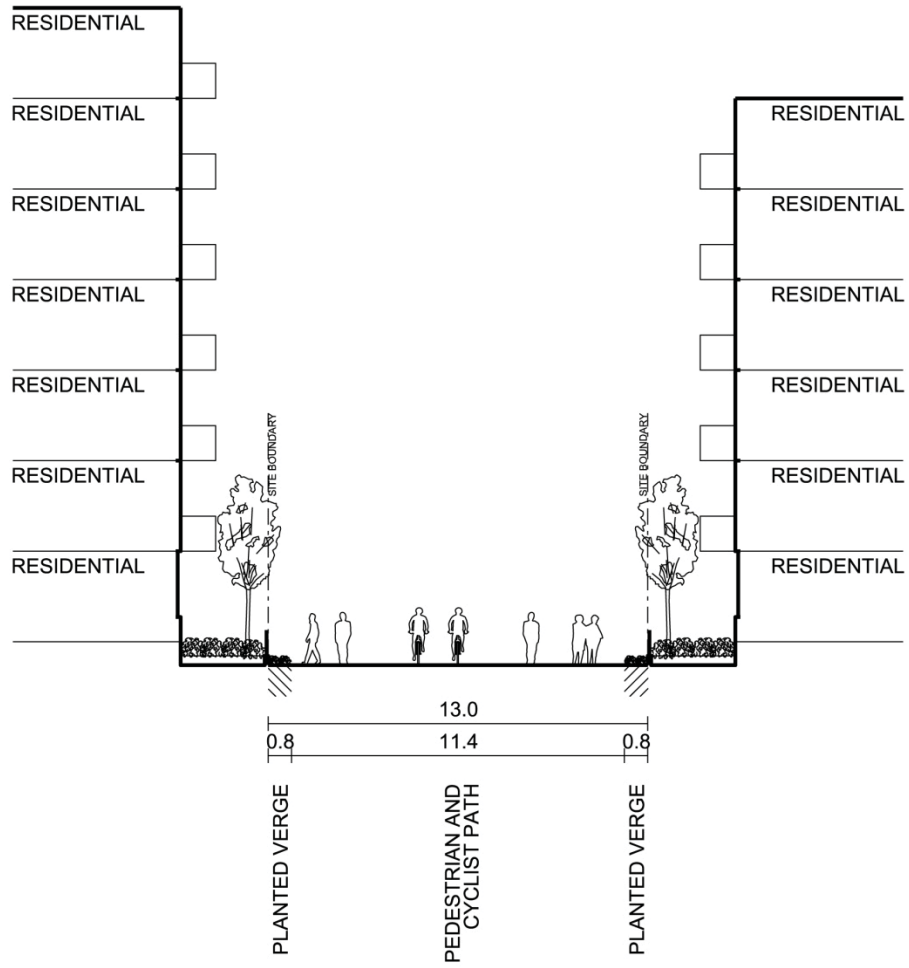



Figure 5.xx: Section E1 - Pedestrian Lane



PRECINCT BOUNDARY	GREEN LINK - PEDESTRIAN / CYCLE ONLY	5 STOREY STREET WALL HEIGHT	NON-RESIDENTIAL GROUND FLOOR USES
FUTURE TRANSPORT CORRIDOR	LANDSCAPE SETBACK	TALL BUILDINGS 7-10 STOREYS	PROPOSED OPEN SPACE
PEDESTRIAN / CYCLE LANE - NO VEHICULAR ACCESS	LOW BUILDINGS 2-4 STOREYS	ACTIVE EDGE	HERITAGE BUILDING





	PRECINCT BOUNDARY		16 METRES		PROPOSED OPEN SPACE
	PEDESTRIAN / CYCLE LANES (NO VEHICULAR ACCESS)		GREEN LINK - PEDESTRIAN / CYCLE ONLY		
	7 METRES		SHARED PATH		

5.7.1.2 Vehicle Access, Entries and Circulation

- 1) Vehicle access points are to be provided where identified in Figure 5.xx *North Rosebery Circulation*
- 2) Vehicular traffic circulation is to be consistent with Figure 5.xx *North Rosebery Circulation*.

5.7.1.3 Public open space

The North Rosebery neighbourhood is identified as Catchment Area C 'North Rosebery neighbourhood' in Figure 5.39 *Green Square public open space* and Table 5.4 *Provisions for open space catchment areas* within Section 5.2 *Green Square*.

- 1) Where required by Council, public open space is to be provided in the locations identified on Figure 5.xx *North Rosebery Public Dedication* and in accordance with the standards set out in Figure 5.xx *Provision for Public Open Space in North Rosebery*.
- 2) Figure 5.xx *Open Space Interface* illustrates an indicative design for the interface between development and the two new areas of open space within the precinct. Future development should consider this indicative design.

Type	Requirements	Guidelines
Local Park	One park of 4,500 square metres to be provided in the centre of the precinct.	The park is to: a) Provide for deep soil planting b) Allow for passive recreation
Linear park	One linear park of 1,550 square metres to be provided as an extension to the existing open space along the northern side of Kimberley Grove.	The space is to: a) Provide for deep soil planting b) Serve a similar function to the existing open space along Kimberley Grove which is for passive recreation and as a children's play area.

Figure 5.xx: Provisions for Public Open Space in North Rosebery

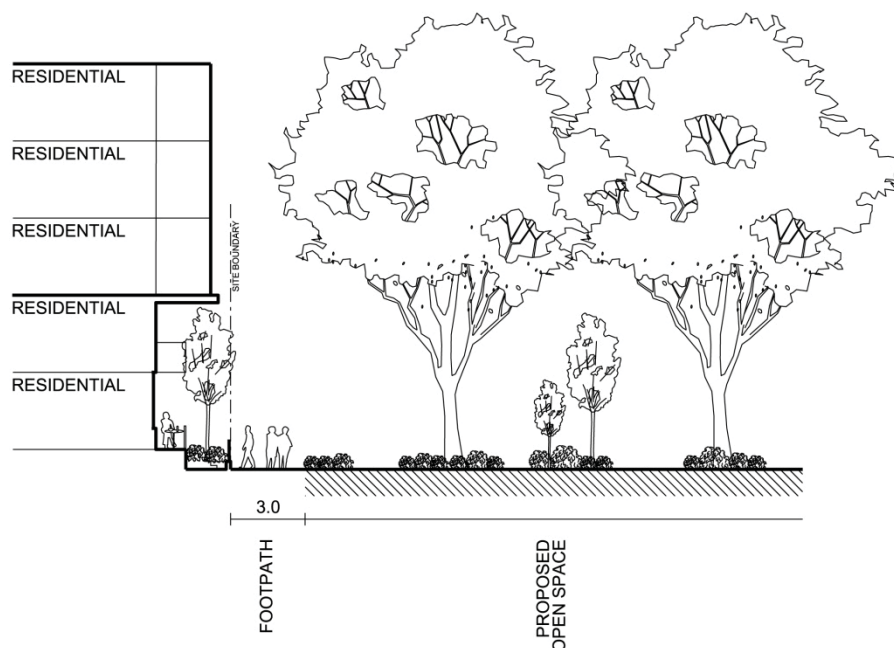


Figure 5.xx: Section F - Open Space Interface



- KEY**
- PRECINCT BOUNDARY
 - ← VEHICULAR ENTRIES
 - ↔ PEDESTRIAN / CYCLE LANES (NO VEHICULAR ACCESS)
 - VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)
 - ↔ SHARED ZONE (INDICATES DIRECTION OF TRAVEL)
 - INTEGRATED CARPARK

- GREEN LINK - PEDESTRIAN / CYCLE ONLY
- PROPOSED OPEN SPACE



- KEY**
- PRECINCT BOUNDARY
 - 1.4 METRES
 - 2 METRES

- STREETS
- GREEN LINK - PEDESTRIAN / CYCLE ONLY
- PROPOSED OPEN SPACE

- PEDESTRIAN / CYCLE LANES (NO VEHICULAR ACCESS)



5.7.2 Building form and design

The objectives and provisions within this Section must be read in conjunction with the provisions in Section 4.2 *Residential Flat, Commercial and Mixed Use Developments* and Section 5.2 *Green Square*.

Objectives

- a) Ensure that the height and scale of built form is of a pedestrian scale and contributes to the physical definition of the existing and proposed street network.
- b) Ensure built form responds to the lower scale of the Rosebery Estate in the southern areas of the precinct.
- c) Provide a transition from higher buildings in the north to lower buildings in the south.
- d) Encourage development that draws on the neighbourhood's past industrial uses, particularly in the north and centre of the precinct. This can be through provision of public art, reuse of materials and adaptive reuse of buildings where appropriate.

Provisions

- 1) Development must not exceed the maximum number of storeys as shown on the building height in storeys map and Figure 5.xx *North Rosebery Building Height in Storeys*.
- 2) The street frontage height of a building must not exceed the maximum indicated on Figure 5.xx *North Rosebery Street Frontage Height in Storeys*.
- 3) A variety of built form options are possible within each street block. The preferred built form layout is presented in Figure 5.xx *North Rosebery Building Height in Storeys*. Alternate building layouts may be considered within each street block provided it achieves better amenity for new and existing development and the public domain.
- 4) Private open spaces to all dwellings on the ground floor are to be located to address the street and be accessible from the footpath.

5.7.2.1 Building setbacks

The objectives and provisions within this Section should be read in conjunction with the provisions for residential uses on the ground and first floor in Section 4 *Development Types*.

Provisions

- 1) Setbacks are to be provided in accordance with Figure 5.xx *North Rosebery Setbacks*.
- 2) A typical ground floor condition for residential development is shown in Figure 5.xx *Typical ground floor condition for residential development*
- 3) Side setbacks are to be provided between new development and the existing dwellings on Rosebery Avenue and Primrose Avenue in accordance with Figure 5.xx *Primrose and Rosebery Avenue Side Setback*

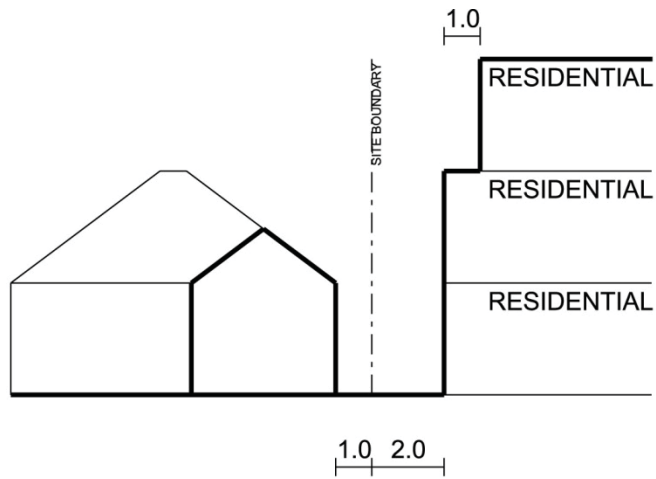
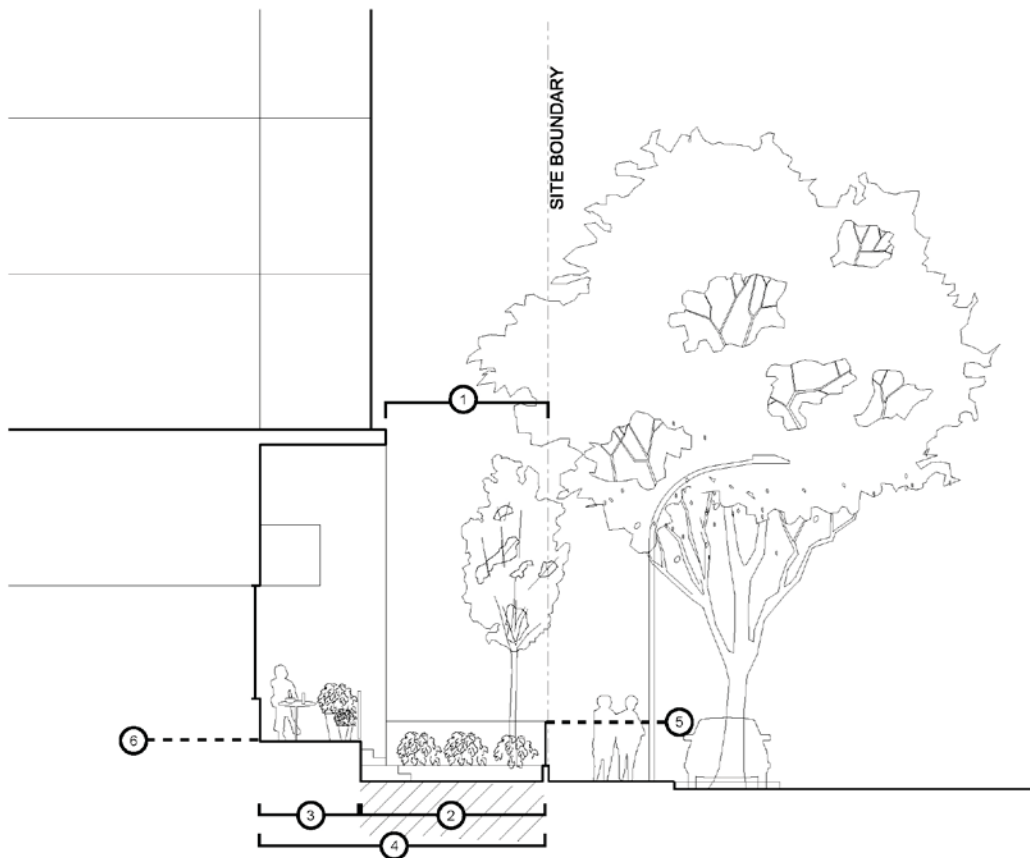


Figure 5.xx: Section G - Primrose and Rosebery Avenue Side Setback



1. Primary building setback, clear full height - min. 2.5m
2. Deep soil landscape planting area - min. 3m
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line - min. 4.2m
5. Site boundary fence - max. 1.4m high
6. Ground floor private open space deck max. 1m above street level

Figure 5.xx: Typical ground floor condition for residential development



KEY

- PRECINCT BOUNDARY
- PROPOSED STREET BLOCKS
- PROPOSED OPEN SPACE

HEIGHTS IN STOREYS

 2 STOREYS	 6 STOREYS
 3 STOREYS	 7 STOREYS
 4 STOREYS	 8 STOREYS
 5 STOREYS	 9 STOREYS

EXISTING

X Number denotes MAXIMUM height in storeys.

X Brackets indicate the preferred location of any additional floorspace awarded through a competitive design process.





- KEY**
- PRECINCT BOUNDARY
 - 2 STOREYS
 - 3 STOREYS
 - 5 STOREYS
 - 6 STOREYS





KEY
 PRECINCT BOUNDARY

STREET FRONT SETBACK
 6M LANDSCAPE SETBACK
 4M LANDSCAPE SETBACK
 3M LANDSCAPE SETBACK

2M LANDSCAPE SETBACK
 1.5M LANDSCAPE SETBACK

UPPER LEVEL SETBACK
 4M
 1M

SIDE SETBACKS
 2M



5.7.2.2 Above ground car parking

This section should be read in conjunction with Section 5.2.12 *Above ground and adaptable car parking spaces*

Provisions

- 1) Where above ground car parking is permissible under Section 5.2.12, it should project no more than 1 metre above ground or as required to comply with Flood Planning Levels

5.7.2.3 Fencing

Provisions

- 1) Fences on front property boundaries must:
 - a. Enable some outlook from buildings to the street for safety and surveillance
 - b. Assist in highlighting entrances and creating a sense of communal identity within the streetscape
 - c. Be designed and detailed to provide visual interest to the streetscape
 - d. Be a maximum height of 1.4 metres from ground level where fronting a street or pedestrian lane

5.7.2.4 Deep soil planting

Provisions

- 1) The front setback gardens required for ground floor apartments are to be included as part of the deep soil area.
- 2) All remaining deep soil areas are to comply with the relevant provisions within Section 4.2.3.6 *Deep soil planting*.

5.7.3 Building Type and Use

Provisions

- 1) Dwelling types are to comply with Figure 5.xx *North Rosebery Building Typology and Uses*.
- 2) Active frontages are to be provided where commercial uses at ground floor are indicated in Figure 5.xx *North Rosebery Building Typology and Uses*.
- 3) Modern terrace and maisonette style development is preferred in the southern part of the precinct. An example of appropriate development is at Figure 5.xx.



- KEY**
- PRECINCT BOUNDARY
 - COMMERCIAL USES AT GROUND FLOOR / RESIDENTIAL ABOVE
 - APARTMENT
 - TERRACE / TOWNHOUSE
 - MAISONNETTES / DUPLEX
 - EXISTING HERITAGE ITEM
 - G POTENTIAL CHILDCARE FACILITY





Figure 5.x: Terrace houses in Lawrence Street, Alexandria

5.7.4 Staging and implementation

Objectives

- 1) To ensure the redevelopment of the North Rosebery neighbourhood is coordinated in an orderly manner and development of sites can occur independently without impeding adjacent sites.

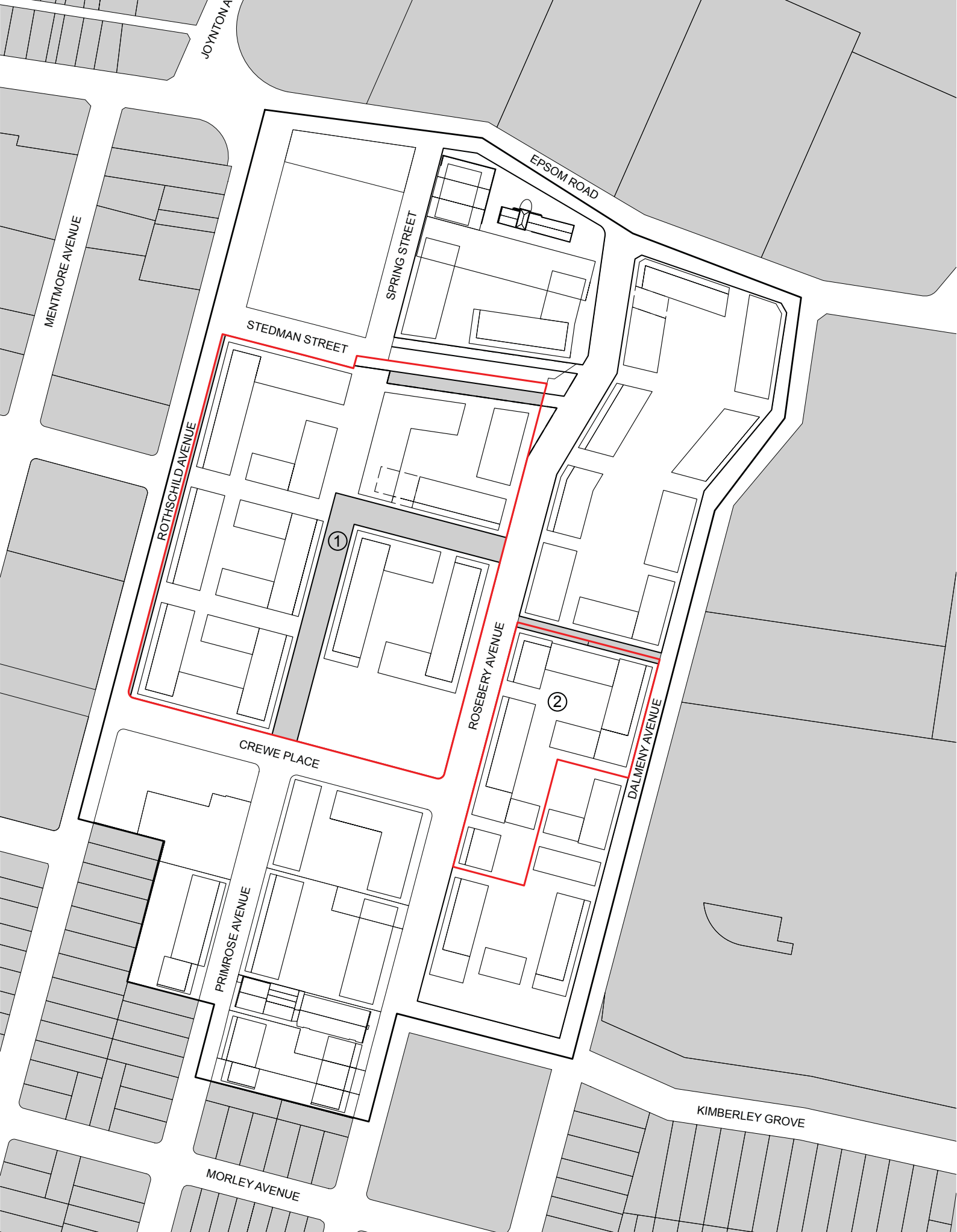
Provisions

- 1) All sites are to have a public road frontage and be accessible via a public street
- 2) An interim alternative street block layout or built form layout may be considered on a site by the Consent Authority to allow for staged redevelopment and/or retention and refurbishment of existing industrial/commercial buildings provided that:
 - a. Any area of proposed redevelopment which impedes the achievement of the public domain infrastructure required in Figure 5.xx *North Rosebery Public Dedication* be of a temporary nature and be conditioned as such; and
 - b. A staging plan and delivery sequence for the remaining public domain infrastructure in Figure 5.xx *North Rosebery Public Dedication* be submitted with the development application

5.7.5 Land Amalgamation

Provisions

- 1) The maximum Floor Space Ratio applicable to sites identified in Figure 5.xx *North Rosebery Land Amalgamation* may only be achieved when landholdings are amalgamated in accordance with Figure 5.xx *North Rosebery Land Amalgamation*.
- 2) Any alternative land amalgamation scheme must be supported by an urban design study and will be assessed individually.



KEY
 [Black outline] PRECINCT BOUNDARY
 [Red outline] LOTS REQUIRED TO AMALGAMATE

① Lot 2 DP 566811
 Lot 3 DP 1065657

② Lot 682 DP 7534 Lot 688 DP 7534
 Lot 683 DP 7534 Lot 689 DP 7534
 Lot 684 DP 7534 Lot 690 DP 7534
 Lot 685 DP 7534 Lot A DP 323125
 Lot 686 DP 7534 Lot 721 DP 7534
 Lot 687 DP 7534 Lot 12 DP 853289



5.7.6 Design Excellence

- 1) Where a site is the subject of a competitive design process under clause 6.21(5) of *Sydney Local Environmental Plan 2012*, which requires such a process for development including tall buildings of 8 storeys or greater (greater than 25 metres), the preferred location of potential additional height is indicated in brackets in Figure 5.xx *North Rosebery Building Height in Storeys*.
- 2) Figure 5.xx 5-13 *Rosebery Avenue Design Excellence Competition Site* shows as an example the portion of the site at 5-13 Rosebery Avenue that would be subject to a competitive design process under Clause 6.21(5)(a) of *Sydney Local Environmental Plan 2012*.

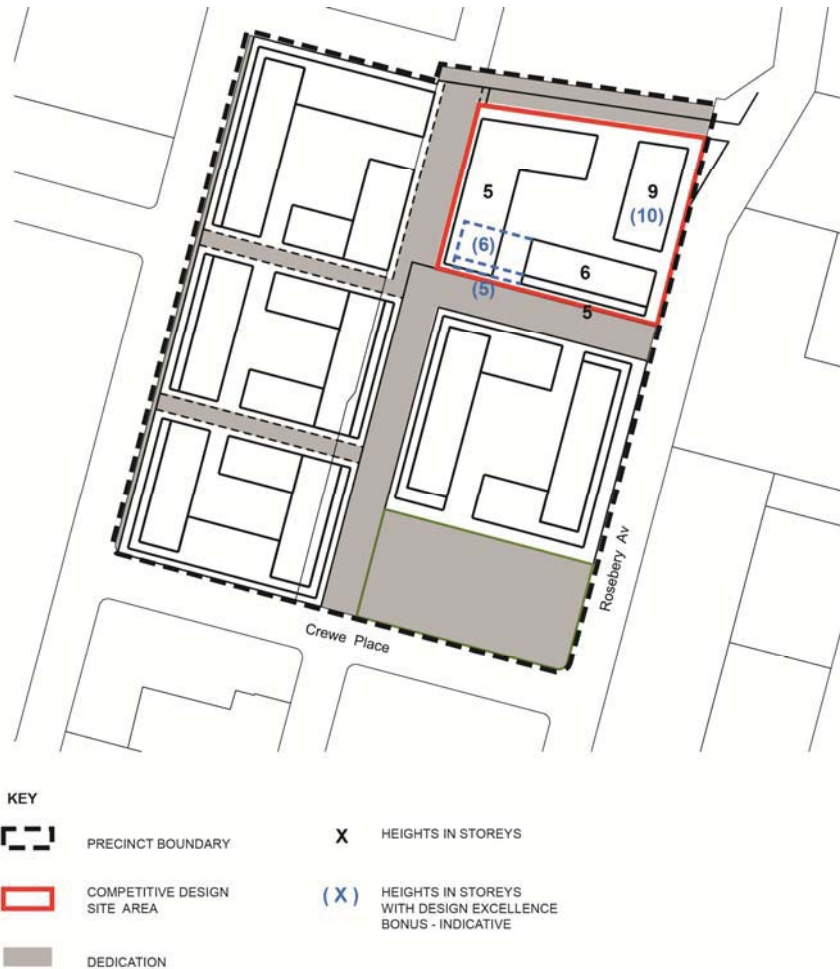


Figure 5.xx 5-13 *Rosebery Avenue Design Excellence Competition Site*