

ATTACHMENT B

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

ATTACHMENT B

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

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[1] Text to be amended

Amend the following sections of text:

- Section 2: Locality Statements – 2.5.9 North Rosebery;
- Section 5: Specific Areas – Introduction;
- Section 5: Specific Areas – 5.2.4 Local infrastructure; and
- Section 5: Specific Areas – 5.2.6 Public open space

with the following sections of text, where new text is shown underlined and deleted text is shown as ~~strikethrough~~:

2.5.9 North Rosebery



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.
- (e)(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 Dalmely Avenue Future development is to address the proposed open space to increase surveillance and generate pedestrian activity.

- (f)(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.
- (g)(h) Generally, protect the views towards the Central Sydney skyline from south of the North Rosebery neighbourhood in Kimberly 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 on the smaller lots in the southern part 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.

Introduction

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.

5.2.4 Local infrastructure

5.2.4.1 Street network

The following objectives and provisions for streets within Green Square are to be read in conjunction with Section 3.1.1 General provisions for streets, lanes and footpaths.

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

Objectives

- (a) Provide an integrated, functional and legible street hierarchy that encourages sustainable travel behaviour.
- (b) Provide a street network with a high degree of amenity, safety and permeability for all users.
- (c) Maintain residential and pedestrian safety by minimising opportunities for vehicles to take shortcuts and avoid the road system.
- (d) Provide high quality and equitable access to the Green Square Town Centre and transport nodes for pedestrians, cyclists, and motorists to maximise the use of existing and future public transport facilities, local centres and community facilities.
- (e) Encourage street types that accommodate multiple activities for example, walking, vehicular access, cycling, social interaction, public transport and parking, with a hierarchy that responds the location and function of the street.
- (f) Optimise the use of on-street parking to assist the viability of neighbourhood retail uses with street activation.
- (g) Provide opportunities for public art to be located in places of public visibility and assist in the identity and amenity of places.

Provisions

- (1) Where required to be provided by Council, new public streets are to be provided in the locations identified on Figure 5.36 *Green Square street hierarchy and layout* and designed and constructed in accordance with Figures 5.35 and 5.37 and the standards set in Table 5.3 New street types for Green Square.

Note: The width of travel, parking and bike lanes and footpaths are indicative only and subject to further discussions with Council.

- (2) Design new streets or lanes so that the maximum distance between new and existing streets and lanes is no greater than 120m.
- (3) Continuous paths of travel for all users are to be provided throughout the street network with level or gently sloping surfaces, kerb ramps or flush pavements, where appropriate.
- (4) Streets are to align wherever possible to provide four-way intersections.
- (5) Where new streets are to be dedicated to Council, they must have a minimum width of 8m.

Figure 5.40
Example of open space with a dual recreation and stormwater detention function



Table 5.4: Provisions for open space catchment areas in Green Square

| Catchment | Requirements | Guidelines |
|--|---|--|
| <p>Area A East Alexandria neighbourhood local park - 10,000 sqm of open space</p> | <p>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.</p> | <p>(a) Each park or piece of open space to be provided as a single contiguous parcel. (b) 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. (c) Required location of one other park adjoining Balaclava Lane. (d) Location and configuration of open space is to be determined in response to detailed site planning.</p> |
| <p>Area B Beaconsfield neighbourhood local park - 5,000 sqm of open space</p> | <p>One park with an area not less than 4,000 sqm, or two parks, with the size of one park no less than 3,000 sqm.</p> | <p>(a) A preferred location for the proposed open space is within the site at 26-58 Rothschild Avenue, Rosebery, or the south-west corner of Epsom Road and Dunning Avenue. (b) Location and configuration of open space is to be determined in response to detailed site planning.</p> |
| <p>Area C North Rosebery neighbourhood local park - 6,005 sqm of open space</p> | <p>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.</p> | <p>(a) Location and configuration of open space is to be determined in response to detailed site planning. (a) <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> (b) <u>The preferred location of a smaller linear park is on the northern side of Kimberley Grove between Rosebery Avenue and Dalmeny Avenue.</u></p> |
| <p>Area D North Rosebery neighbourhood local park - 8,000 sqm</p> | <p>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.</p> | <p>(a) A preferred location for proposed open space is within 87-103 Epsom Road, Rosebery and the western adjoining lot. (b) Location and configuration of open space is to be determined in response to detailed site planning.</p> |

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[2] Text to be added

Insert the following text as a new section 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 Public open space

- (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 + Street Sections* and designed in accordance with Figures 5.xx to 5.xx (*Cross Sections A to G*).

Figure 5.xx
Section A - 16m
Street

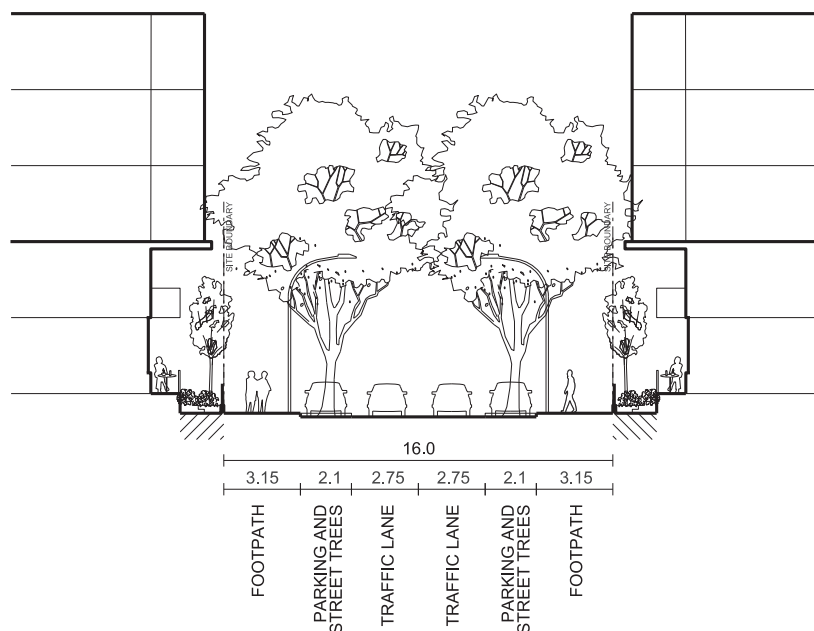


Figure 5.xx
Section B1 - 7m
Street (Long Term)

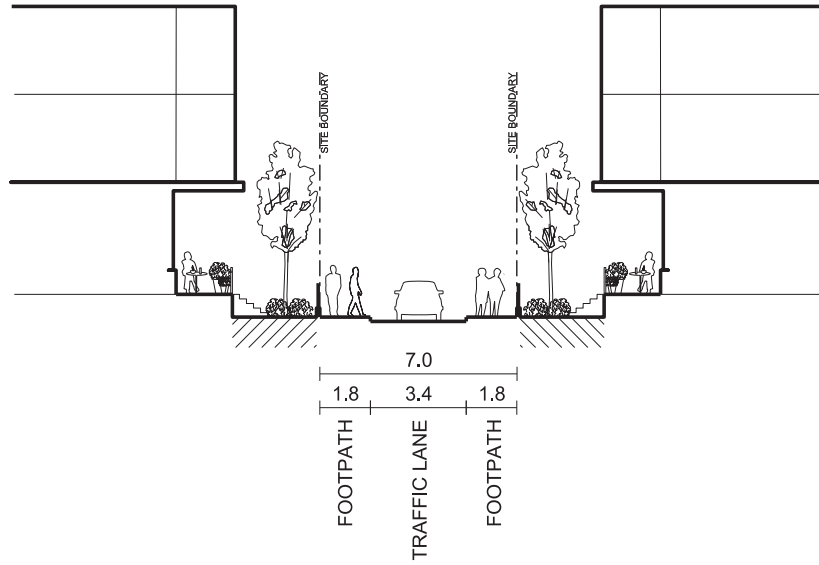


Figure 5.xx
Section B2 - 7m
Street (Short Term)

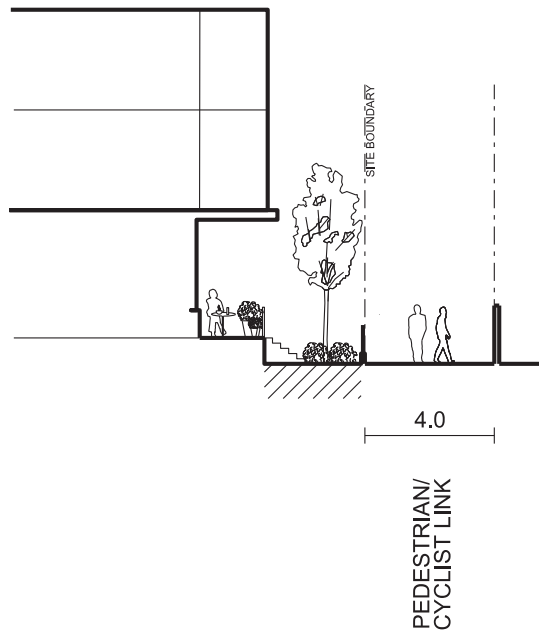


Figure 5.xx
Section C - Shared
Path

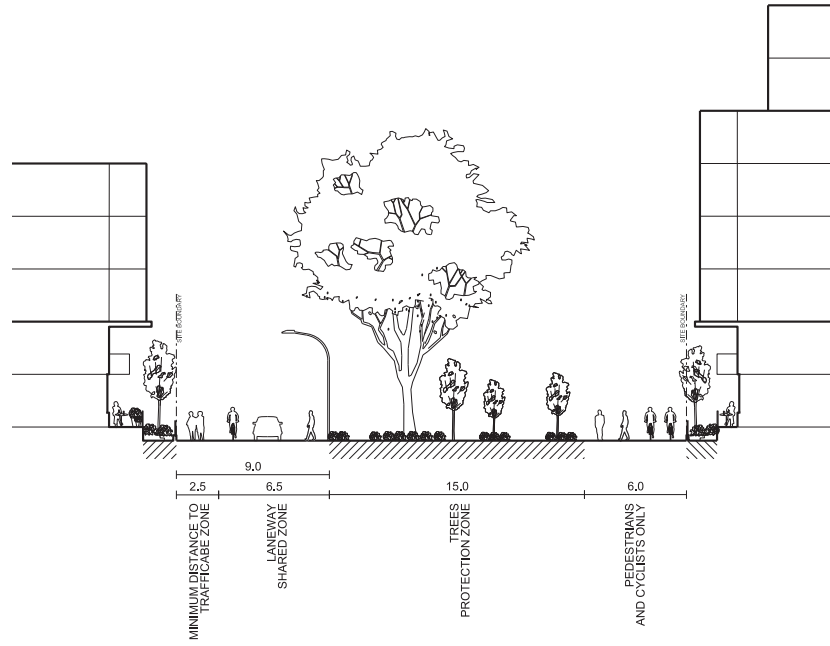


Figure 5.xx
Section D – Green
Link

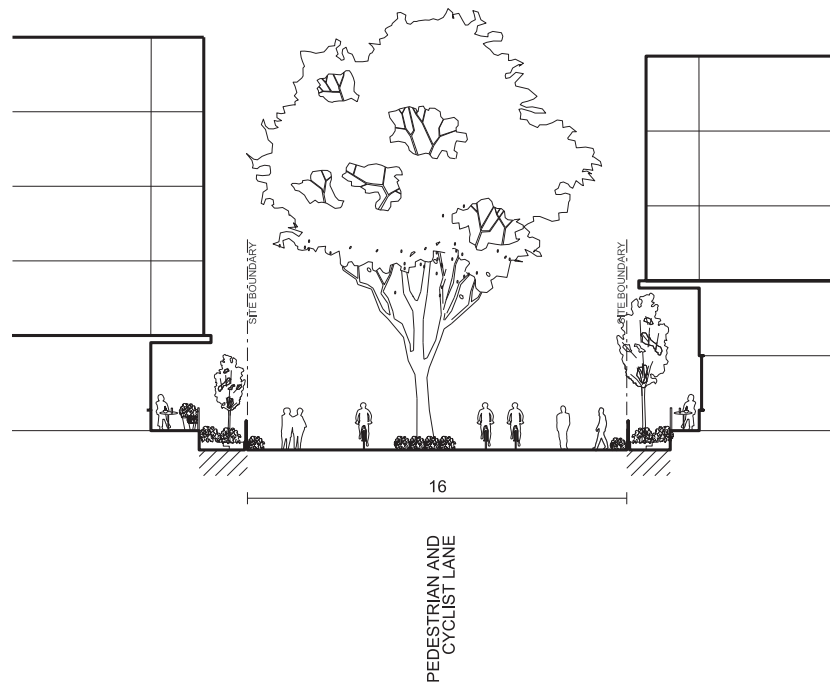


Figure 5.xx
Section E
Pedestrian/Cyclist
Lane

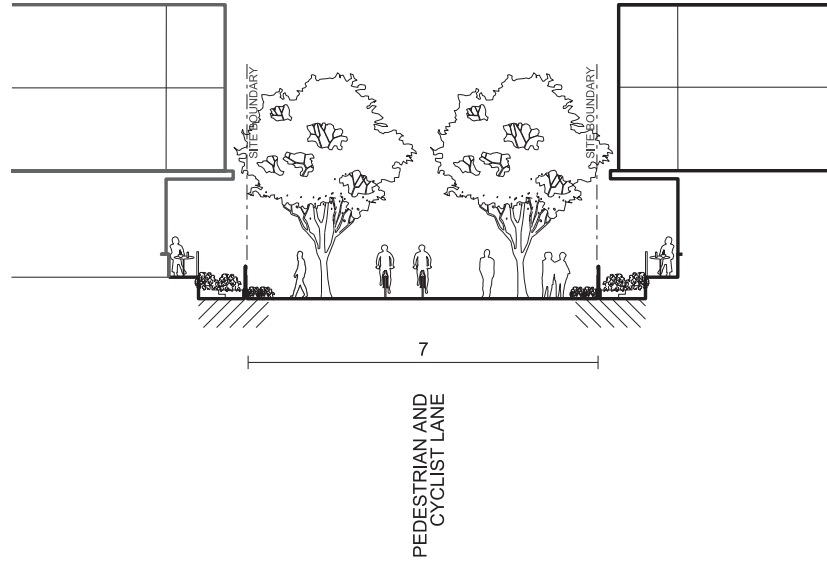


Figure 5.xx
Section E1
Pedestrian/Cyclist
Lane

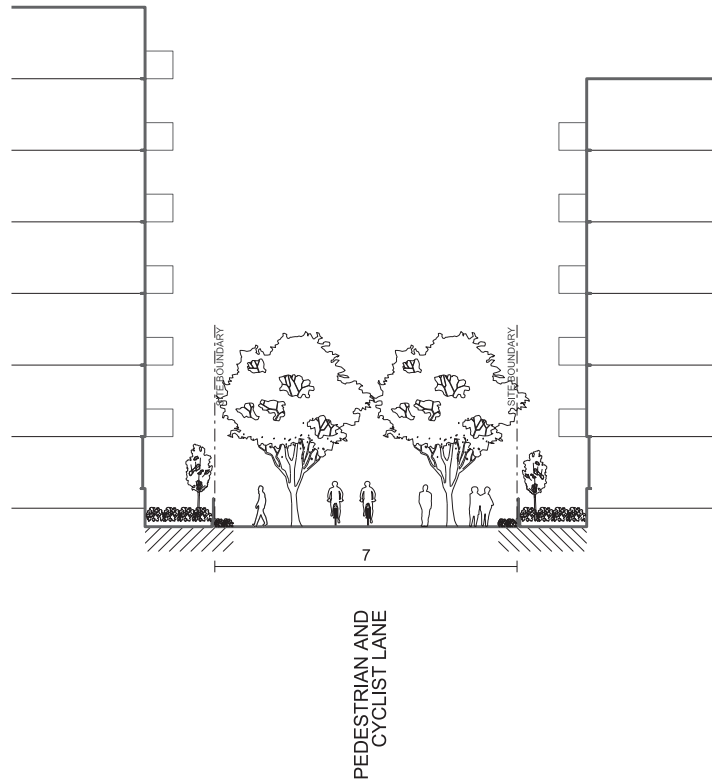


Figure 5.xx
 Section F - Open
 Space Interface



Figure 5.xx
 Section G1 -
 Rosebery Avenue
 General (Long Term)

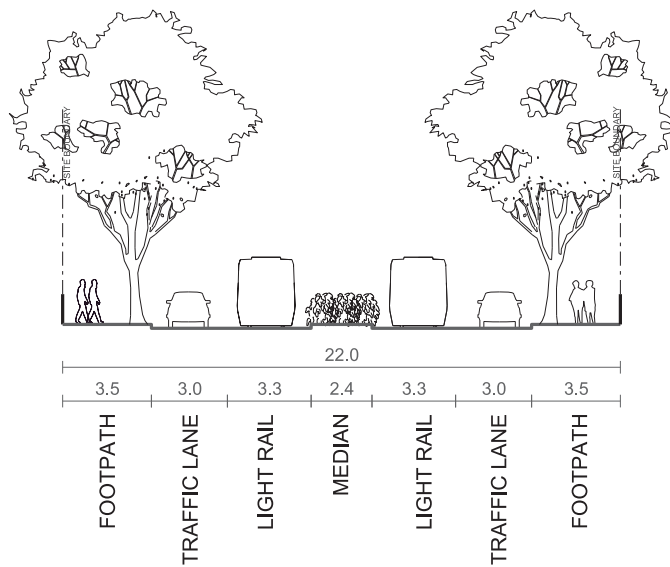


Figure 5.xx
Section G2 -
Rosebery Avenue
General (Short
Term)

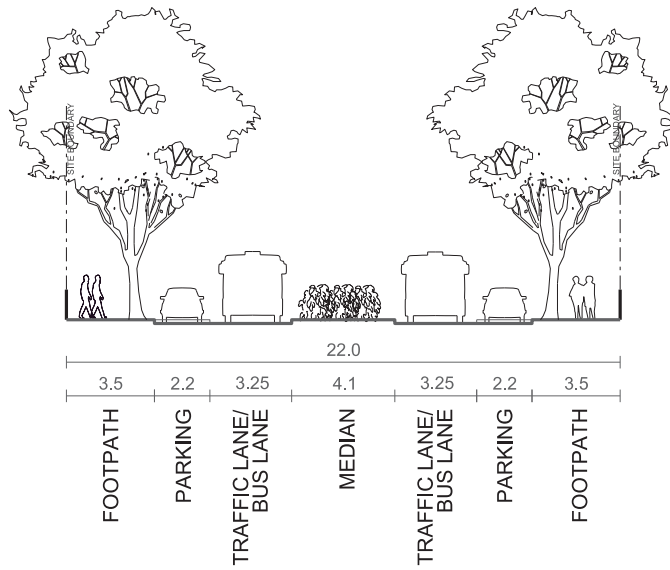


Figure 5.xx
Section G3 -
Rosebery Avenue
Light Rail Stop
(Long Term)

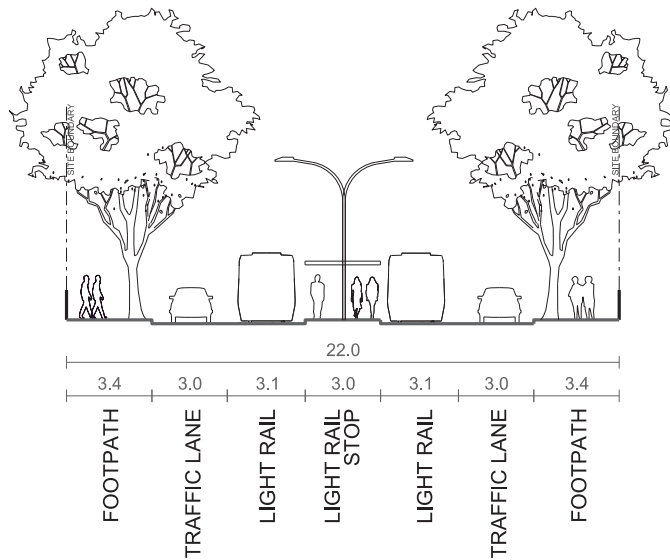


Figure 5.xx
 Section G4 -
 Rosebery Avenue
 Light Rail Stop
 (Short Term)



Figure 5.xx
 Section F - Open
 Space Interface



Figure 5.xx North Rosebery Urban Strategy



KEY

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



Figure 5.xx North Rosebery Street Hierarchy + Street Sections



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



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 to be provided, public open space is to be introduced 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 Section F: 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.

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

| Type | Reservation width | Design considerations |
|--------------------|---|--|
| <u>Local Park</u> | <u>One park of 4,500 square metres to be provided in the centre of the precinct.</u> | <u>The park is to:</u> <u>(a) Provide for deep soil planting.</u> <u>(b) Allow for passive recreation.</u> |
| <u>Linear Park</u> | <u>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.</u> | <u>The space is to:</u> <u>(a) Provide for deep soil planting.</u> <u>(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.</u> |

Figure 5.xx North Rosebery Circulation



KEY

- | | | |
|--|---|--------------------------------------|
| PRECINCT BOUNDARY | VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL) | GREEN LINK - PEDESTRIAN / CYCLE ONLY |
| VEHICULAR ENTRIES | SHARED ZONE (INDICATES DIRECTION OF TRAVEL) | PROPOSED OPEN SPACE |
| PEDESTRIAN / CYCLE LANES (NO VEHICULAR ACCESS) | SHARED ZONE | |
| | INTEGRATED CARPARK | |



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Figure 5.xx North Rosebery Public Dedication



- KEY**
- PRECINCT BOUNDARY
 - 1.4 METRES
- FOOTPATH WIDENING
 - 2 METRES
- ROAD WIDENING
 - PUBLIC DOMAIN DEDICATION
 - EASEMENT FOR PUBLIC ACCESS
 - PROPOSED OPEN SPACE



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 they achieve better amenity for new and existing development and the public domain.
- (4) A private open space to all dwellings on the ground floor is to be located to address the street and be accessible from the footpath.

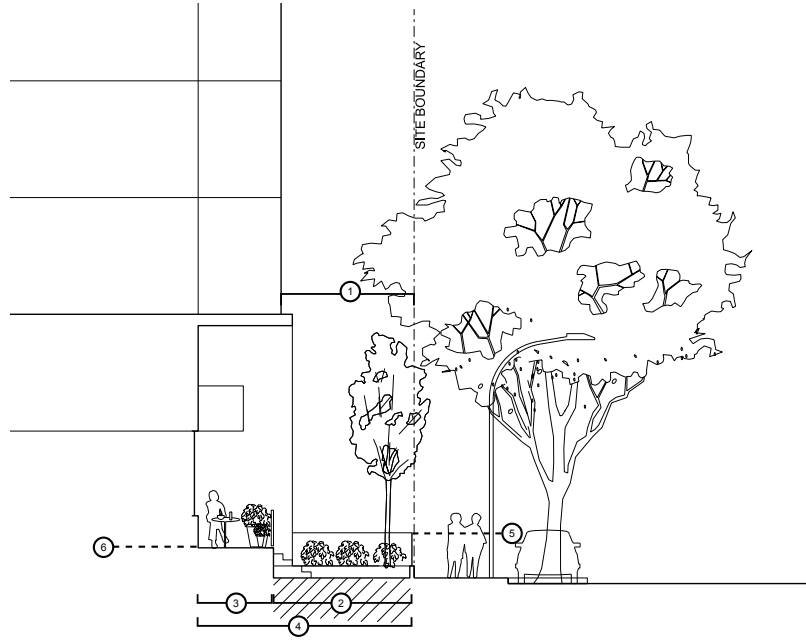
5.7.2.1 Building setbacks

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

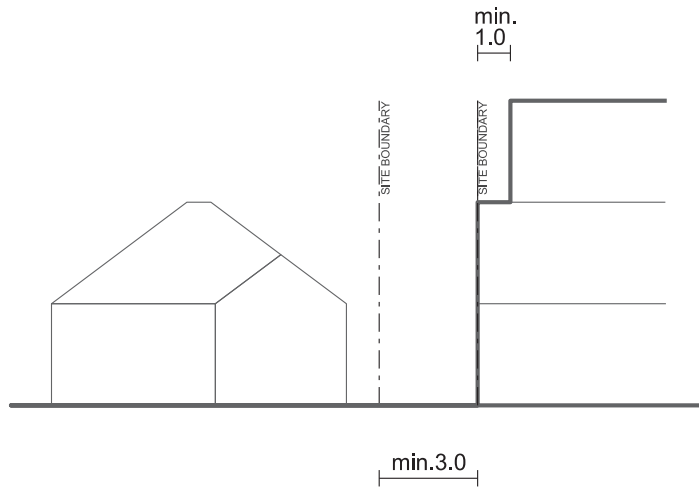
- (1) Setbacks are to be provided in accordance with Figure 5.xx *North Rosebery Setbacks*.
- (2) A typical ground floor condition for residential development is shown in Figure 5.xx *Typical ground floor condition for residential development*.
- (3) Side setbacks are to be provided between new development 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
Typical ground floor condition for residential development



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
Primrose and Rosebery Avenue Side Setback



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Figure 5.xx North Rosebery Height in Storeys



KEY

- PRECINCT BOUNDARY
- PROPOSED STREET BLOCKS
- PROPOSED OPEN SPACE
- DESIGN EXCELLENCE ADDITIONAL BUILDING ENVELOPES

- HEIGHTS IN STOREYS**
- 2 STOREYS
 - 3 STOREYS
 - 4 STOREYS
 - 5 STOREYS
 - 6 STOREYS
 - 7 STOREYS
 - 8 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.



Figure 5.xx North Rosebery Street Frontage Height in Storeys



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



Figure 5.xx North Rosebery Setbacks



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

3M



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) Be predominantly open to enable some overlooking of 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; and
 - (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) Retail/Commercial or Non-residential uses are to be provided at ground floor where 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.

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Figure 5.xx North Rosebery Typology and Uses



KEY

- | | | |
|---------------------|------------------------------|--|
| PRECINCT BOUNDARY | MAISONETTES / DUPLEX | RETAIL / COMMERCIAL USES ON GROUND FLOOR |
| APARTMENT | EXISTING HERITAGE ITEM | NON-RESIDENTIAL USES ON GROUND FLOOR |
| TERRACE / TOWNHOUSE | POTENTIAL CHILDCARE FACILITY | |



Figure 5.xx
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 on its merits.

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Figure 5.xx North Rosebery Required Land Amalgamation



KEY

- PRECINCT BOUNDARY
- LOTS REQUIRED TO AMALGAMATE

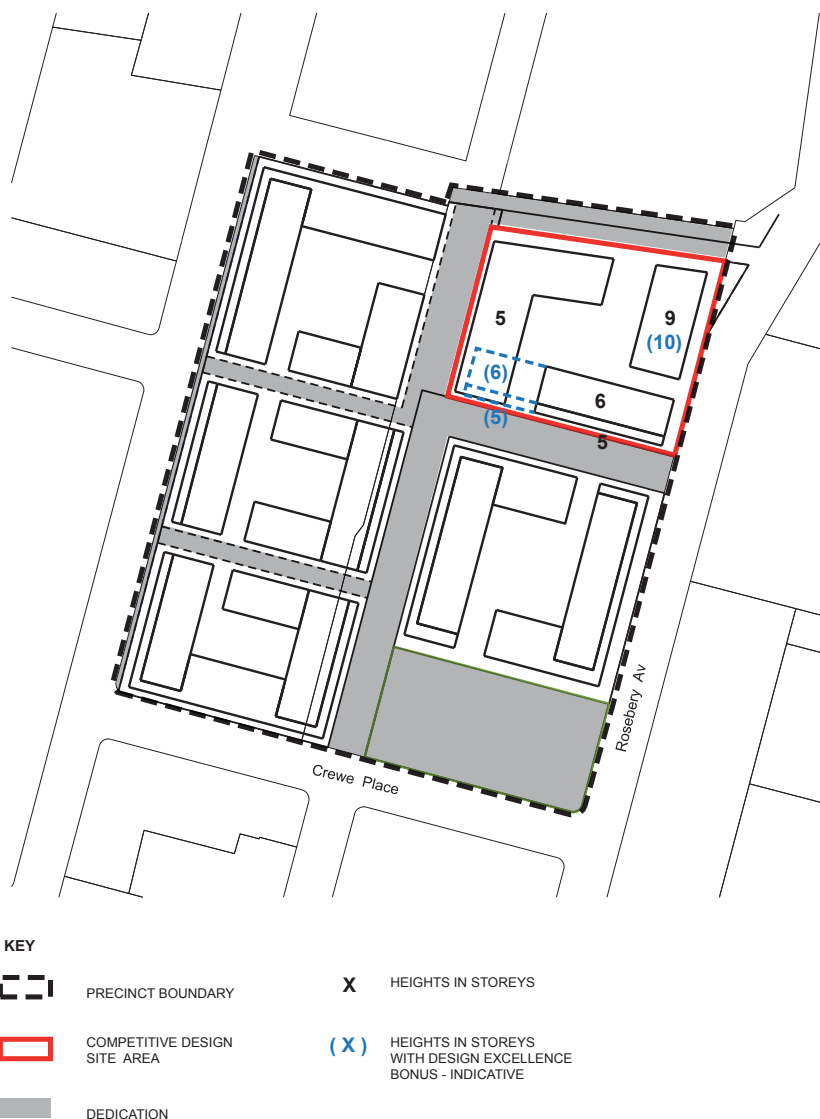
- | | | | |
|---|--|---|--|
| <p>① Lot 2 DP 566811 Lot 3 DP 1065657</p> | <p>② Lot 682 DP 7534 Lot 683 DP 7534 Lot 684 DP 7534 Lot 685 DP 7534 Lot 686 DP 7534 Lot 687 DP 7534</p> | <p>Lot 688 DP 7534 Lot 689 DP 7534 Lot 690 DP 7534 Lot A DP 323125 Lot 721 DP 7534 Lot 12 DP 853289</p> | <p>③ Lot 658 DP 7534 Lot 1 DP 880733</p> |
|---|--|---|--|



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. Alternative locations for additional height will be assessed on merit.
- (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



ATTACHMENT B

[3] Maps and Figures to be amended

Amend the following Figures and Maps to reflect changes introduced in Section 5.7 Green Square - North Rosebery Precinct

- Specific Areas Map (Figure 5.1)
- Green Square – Structure Plan (Figure 5.34)
- Green Square – Street hierarchy and layout (Figure 5.36)
- Green Square – Public open space (Figure 5.39)
- Green Square – Setbacks and public domain improvement (Figure 5.43)
- 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