

Attachment B

**Draft Sydney Development Control Plan
2012 - 12-22 and 24 Rothschild Avenue,
Rosebery**

Sydney Development Control Plan 2012

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

12-22 and 24 Rothschild Avenue, Rosebery Amendment



The purpose of this Development Control Plan

The purpose of this plan is to amend *Sydney Development Control Plan 2012* to provide objectives and provisions to inform future development on 12-22 and 24 Rothschild Avenue, Rosebery.

This plan is to be read in conjunction with Planning Proposal: 12-22 and 24 Rothschild Avenue, Rosebery.

Citation

This plan may be referred to as the *12-22 and 24 Rothschild Avenue, Rosebery Amendment*.

Land covered by this plan

This plan applies to land identified as 12-22 Rothschild Avenue and 24 Rothschild Avenue, Rosebery – which is Lot 1 Deposited Plan 314957, Lot 5 Deposited Plan 309149, Lot A Deposited Plan 322620, Lot B Deposited Plan 308922, Lot 408 Deposited Plan 315228, Lot 1 Deposited Plan 456612, Lot 2 Deposited Plan 456612, Lot 410 Deposited Plan 7534, Lot 456 Deposited Plan 7534.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 in the manner set out below.

Amendment to Sydney Development Control Plan 2012

Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 12-22 and 24 Rothschild Avenue, Rosebery.

Amendment to Section 6.3

Insert a new sub-section at the end of section 6.3 containing all text and figures as follows:

6.3.# 12-22 and 24 Rothschild Avenue, Rosebery

The following objectives and provisions apply to 12-22 and 24 Rothschild Avenue, Rosebery as shown in 'Figure 6.1 Specific sites map'.

Objectives

- (a) Ensure the bulk, massing and modulation of buildings respond to the adjacent heritage building on the land and characteristics of the surrounding area.
- (b) Protect and conserve the heritage building on land and its contribution to the streetscape by providing an appropriate visual and physical setting.
- (c) Promote the redevelopment of the site comprising high quality buildings that incorporate a mix of residential, commercial and retail uses.
- (d) Provide employment opportunities on the site.
- (e) Locate residential uses to provide passive surveillance and avoid blank walls to the public domain and to any new open space.
- (f) Ensure a high level of amenity for future residents is provided by:
 - (i) ensuring residential dwellings provide a high level of amenity through the design and layout of the built form;
 - (ii) maintaining sunlight to communal areas;
 - (iii) providing built form controls that enable development to comply with the Apartment Design Guide and any other relevant plans, guidelines or policies;
 - (iv) including setbacks to complement the streetscape; and
 - (v) setting an appropriate building height and scale.
- (g) Provide a publicly accessible heritage curtilage and through-site link to improve the permeability of the street network and connect to streets.
- (h) Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.
- (i) Establish a design excellence strategy and guide the outcomes of a competitive design process.

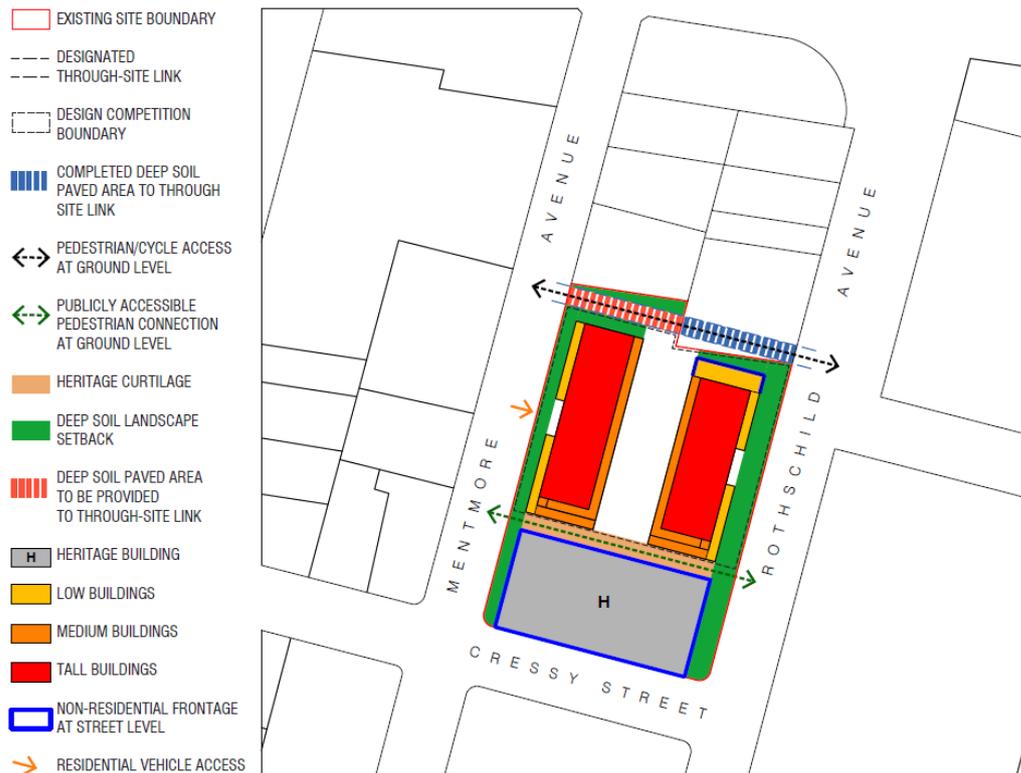


Figure 6.XX: Structure and land use plan

Provisions:

6.3.x.x Land use

- (1) Design and locate a mix of residential, retail and commercial uses in accordance with 'Figure 6.XX – Structure and land Use Plan'.
- (2) Locate retail or commercial uses at ground level;
 - (a) fronting the north-east section of the through-site link at the north of the site; and
 - (b) on all frontages of the heritage listed building.
- (3) Retail or commercial uses are to activate the street.

6.3.x.x Built form

- (1) Building heights are to be in accordance with 'Figure 6.XX: Building heights (storeys)'.
- (2) Setbacks above the street wall height are to be provided in accordance with:
 - (a) 'Figure 6.XX: Rothschild and Mentmore Avenue street wall heights and setbacks';
 - (b) 'Figure 6.XX: Rothschild Avenue elevation and upper level setbacks to the through-site link and heritage curtilage'; and
 - (c) 'Figure 6.XX: Mentmore Avenue frontage and upper level setbacks to the through-site link and heritage curtilage'.
- (3) The final building design is to be appropriately massed within the envelope shown at 'Figure 6.XX: 12-22 and 24 Rothschild Avenue, Rosebery – Maximum building envelopes'. This represents the maximum permissible

extent of the built form including any design excellence floor space resulting from a competitive design process that may be achieved.

- (4) Development is to be designed so that the length and height of buildings are articulated to:
 - (a) limit the overall mass;
 - (b) reduce the sense of scale from the public domain; and
 - (c) be sensitive to the adjacent heritage building on site.
- (5) The siting, massing, orientation and detailed design of the buildings is to ensure compliance with the Apartment Design Guide.
- (6) Provide green roofs on the roof tops with drought tolerant Australian native plants.



Figure 6.XX: Building heights (storeys)

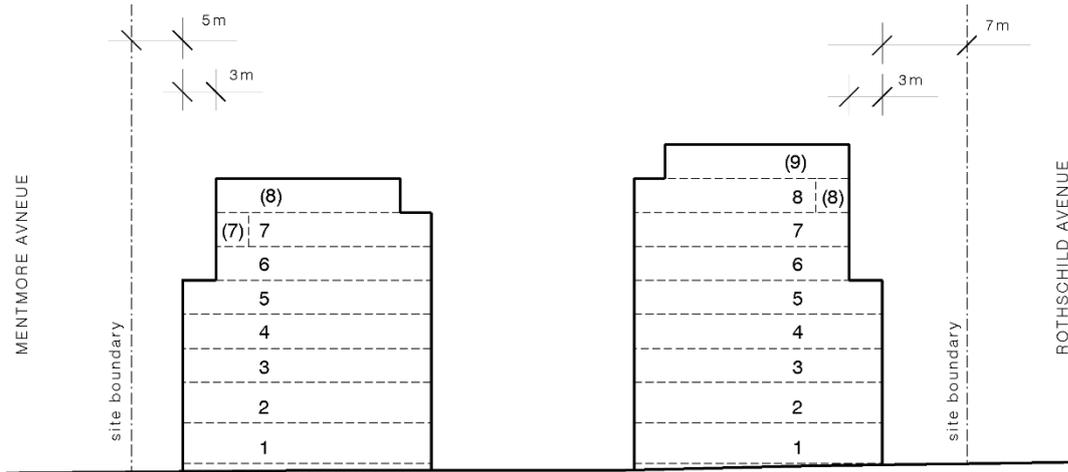


Figure 6.XX: Rothschild and Mentmore Avenue street wall height and setbacks

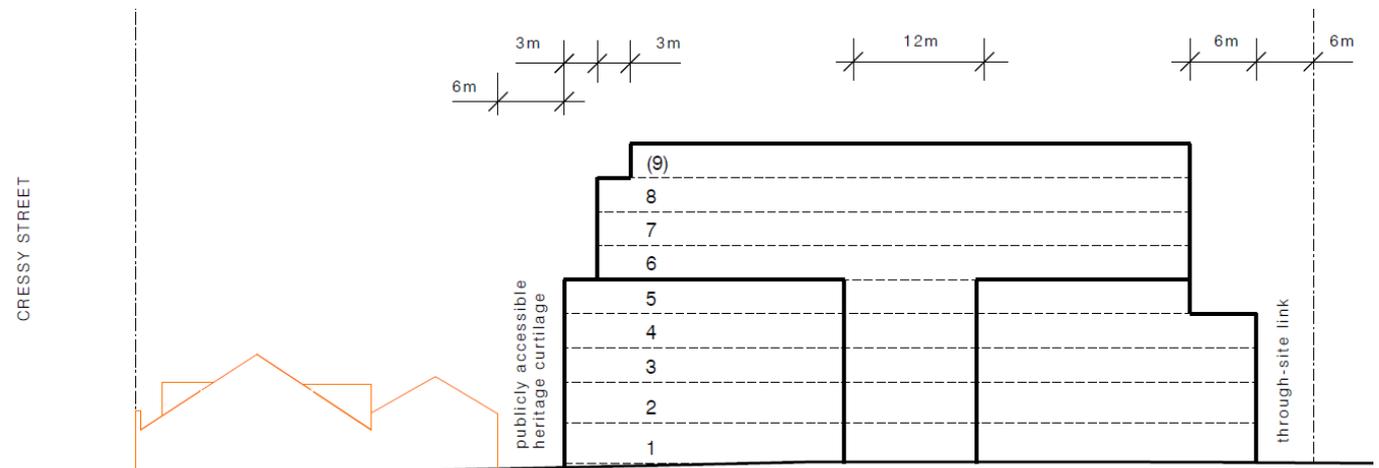


Figure 6.XX: Rothschild Avenue elevation and upper level setbacks to the through-site link and heritage curtilage

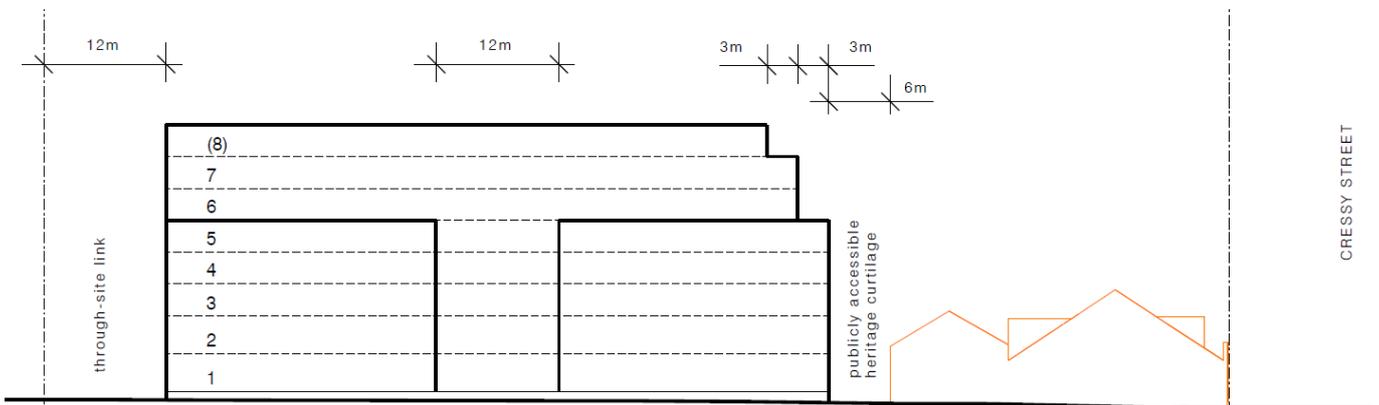


Figure 6.XX: Mentmore Avenue frontage and upper level setbacks to the through-site link and heritage curtilage

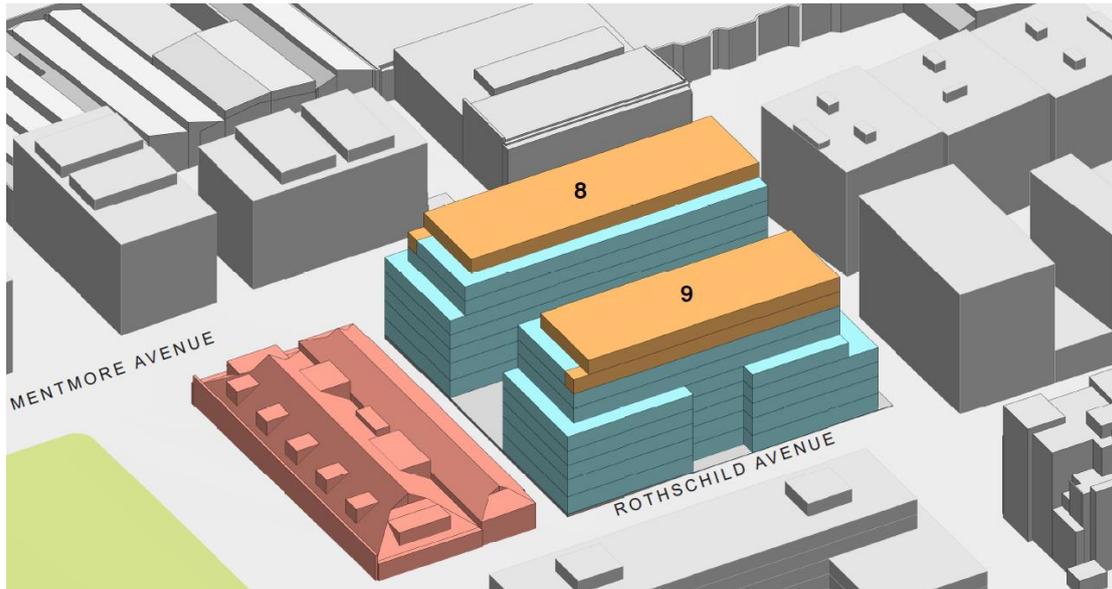


Figure 6.XX: 12-22 and 24 Rothschild Avenue, Rosebery – Maximum building envelopes

6.3.x.x Building setbacks

- (1) Building setbacks are to be consistent with 'Figure 6.XX: Site plan setbacks and public domain', specifically:
 - (a) ~~where residential uses front along the~~ Rothschild Avenue **frontage**, a seven metre landscape setback from the property boundary is required;
 - (b) ~~where residential uses front along the~~ Mentmore Avenue **frontage**, a five metre landscaped setback from the property boundary is required;
 - (c) a six metre heritage curtilage from the northern wall of the publicly accessible heritage building is required; and
 - (d) ~~where residential uses front the through-site link~~, a three metre landscape setback from the new boundary that would be established following the dedication of the through-site link to Council.
- (2) Any ramps are to be integrated into the overall design and are not to encroach on setbacks.



Figure 6.XX: Site plan setbacks and public domain

6.3.x.x Public Domain

- (1) A through-site link is to be provided as shown in 'Figure 6.XX Site plan setbacks and public domain'.
- (2) The through-site link is to be completed and integrated with the existing portion of the through-site link that has already been provided to the north of the site.
- (3) The through-site link is to have a minimum width of 6 metres at ground level and be open to the sky as shown in 'Figure 6.XX: Site plan setbacks and public domain'.
- (4) The through-site link is to be publicly accessible at all times.
- (5) The ground level of the building along Rothschild Avenue, Mentmore Avenue and the through-site link are to provide individual entries to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (6) The ground level of the building at the corner of Rothschild Avenue and the through-site link are to provide entrances to retail to maximise street activation.
- (7) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored to maximise activation and pedestrian activity.
- (8) The heritage curtilage to the north of the heritage item as shown in 'Figure 6.XX Site plan setbacks and public domain' is to be publicly accessible, secured by way of a public access easement.

6.3.x.x Heritage

- (1) The design of the buildings are to relate sympathetically to the existing heritage building.

- (2) Works affecting the heritage item shall maximise the retention, reinstatement and exposure of significant building fabric and spaces.
- (3) No part of any future development is to encroach upon or above the heritage building or curtilage.

6.3.x.x Parking, vehicular access and servicing

- (1) A single vehicular driveway to underground car parking is to be provided in accordance with 'Figure 6.XX: Structure and land use plan'.
- (2) Basement car parking is not to encroach under any areas designated for a through-site link and deep soil planting.
- (3) ***Car parking and servicing for the heritage building is to be provided in the car park of the adjoining site.***

6.3.x.x Flooding and Stormwater

- (1) Flood planning levels are to be consistent with the City's Interim Floodplain Management Policy.

6.3.x.x Design excellence

- (1) A competitive design process is to be undertaken in accordance with Clause 6.21 of the *Sydney Local Environmental Plan 2012* and is to apply to the site as outlined in 'Figure 6.XX: Structure and land use plan', which illustrates the location and extent of the competitive design process.
- (2) The competitive design process is to comprise an invited competitive design alternative process involving a minimum of three architectural firms ranging from emerging, emerged and established architectural firms.
- (3) Any additional floor space that results from a competitive design process must be accommodated within the proposed building envelope as shown in 'Figure 6.XX: Building heights (storeys)'.
- (4) The maximum number of storeys shown in brackets in 'Figure 6.XX: Building heights (storeys)' may only be achieved where a competitive design process has been undertaken.
- (5) No additional building height that under Clause 6.21(7)(a) of the Sydney LEP 2012 is to be awarded as a result of a competitive design process.
- (6) The selection ***process panel*** is to comprise a total of four members. The proponent is to nominate two panel members and the City of Sydney is to nominate two panel members.

APPENDIX A

Appendix A contains the following amended DCP maps:

- Height in storeys map – Sheet 018
- Building setback and alignment map – Sheet 018
- Building street frontage height in storeys map – Sheet 018
- Active frontages map – Sheet 018