

# 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 draft 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

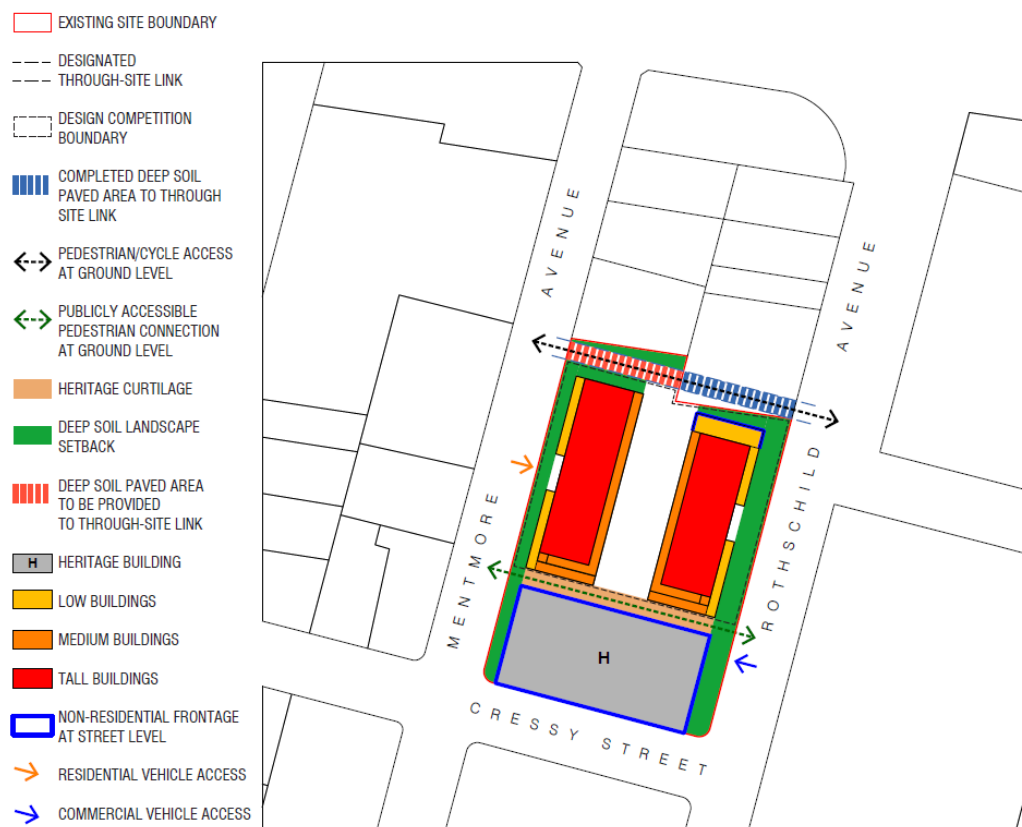
Insert a new sub-section at the end of section 6.3 containing all text and figures as follows:

#### **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:**

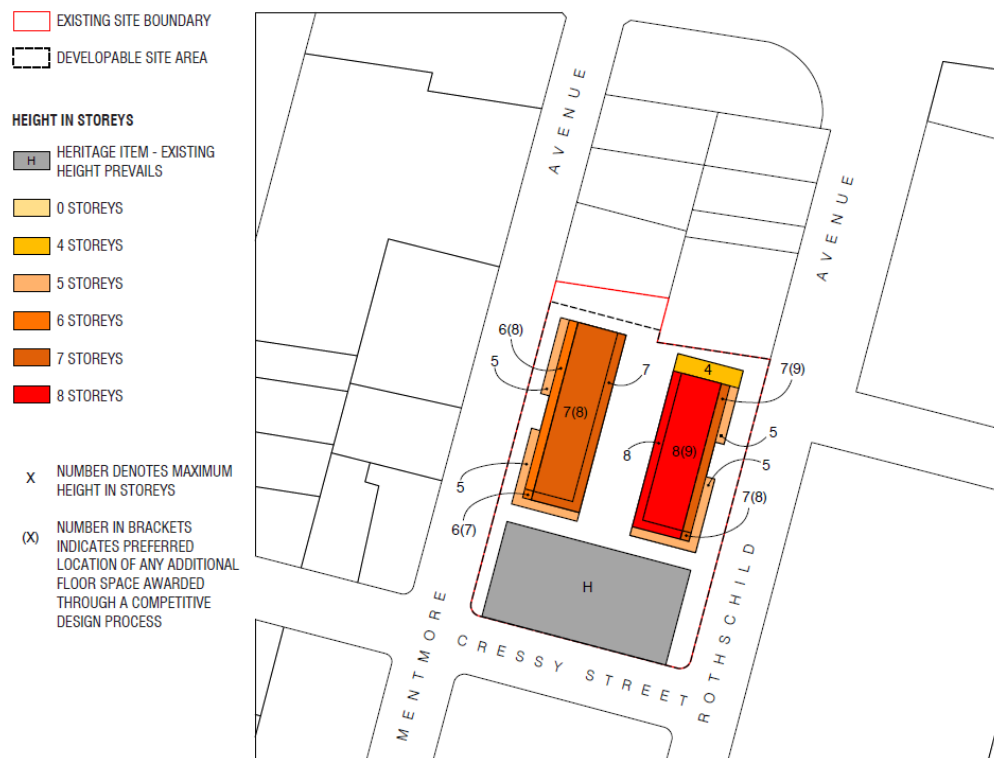
### **6.3.x.x Land use**

- (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.

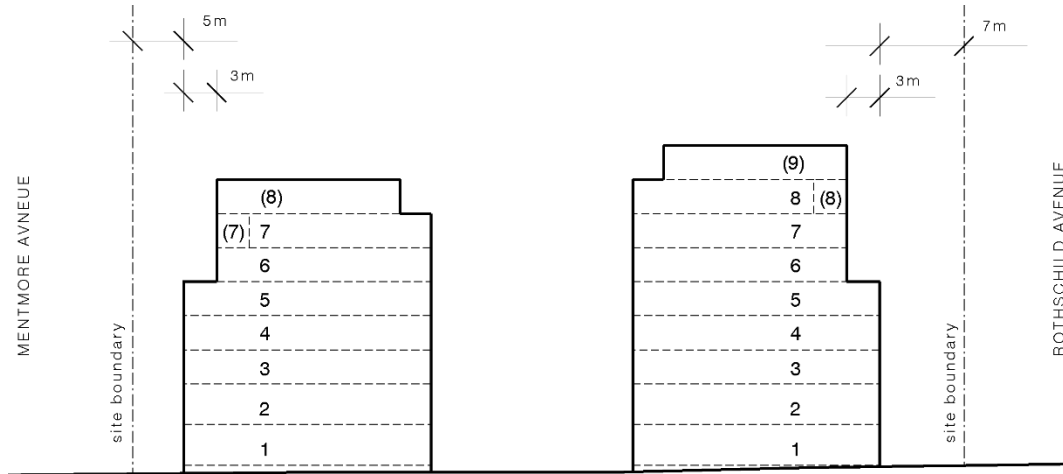
### **6.3.x.x Built form**

- (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'.

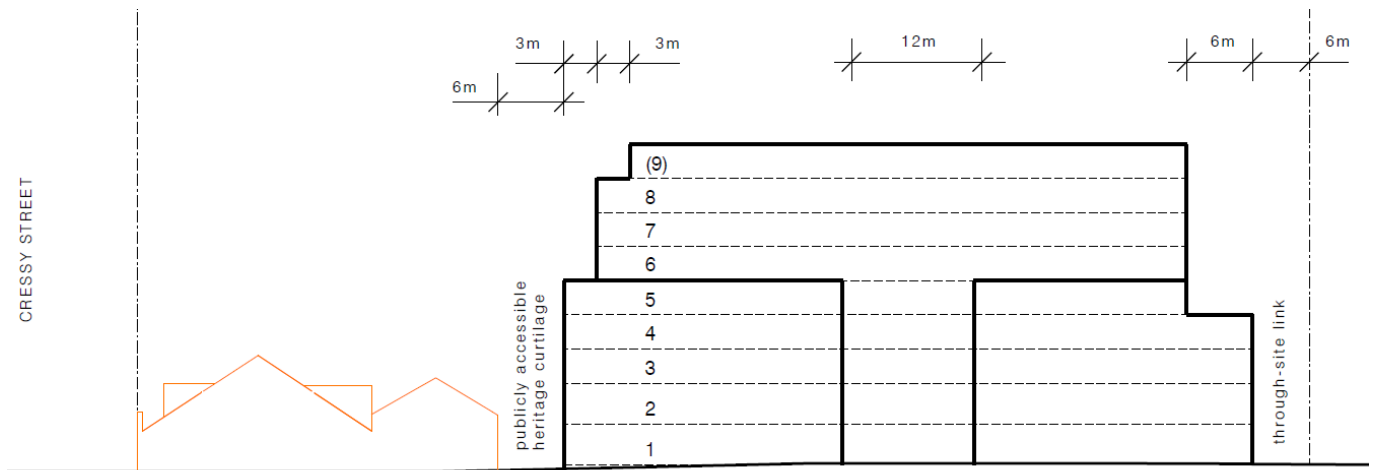
- (3) The final building design is to be appropriately massed within the envelope shown at 'Figure 6.XX: 12-22 and 24 Rothschild Avenue, Rosebery – Maximum building envelopes'. This represents the maximum permissible extent of the built form including any design excellence floor space resulting from 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.



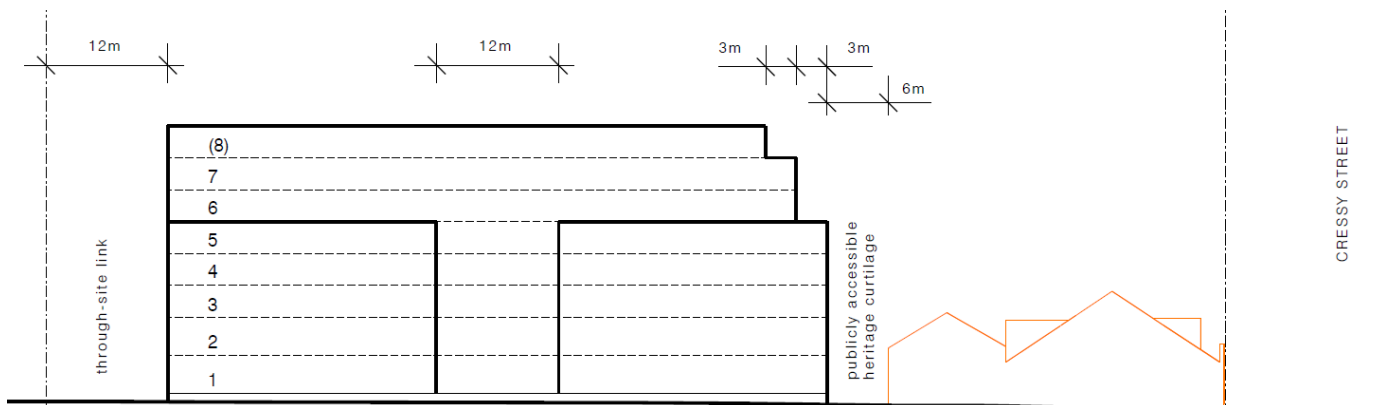
**Figure 6.XX: Building heights (storeys)**



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

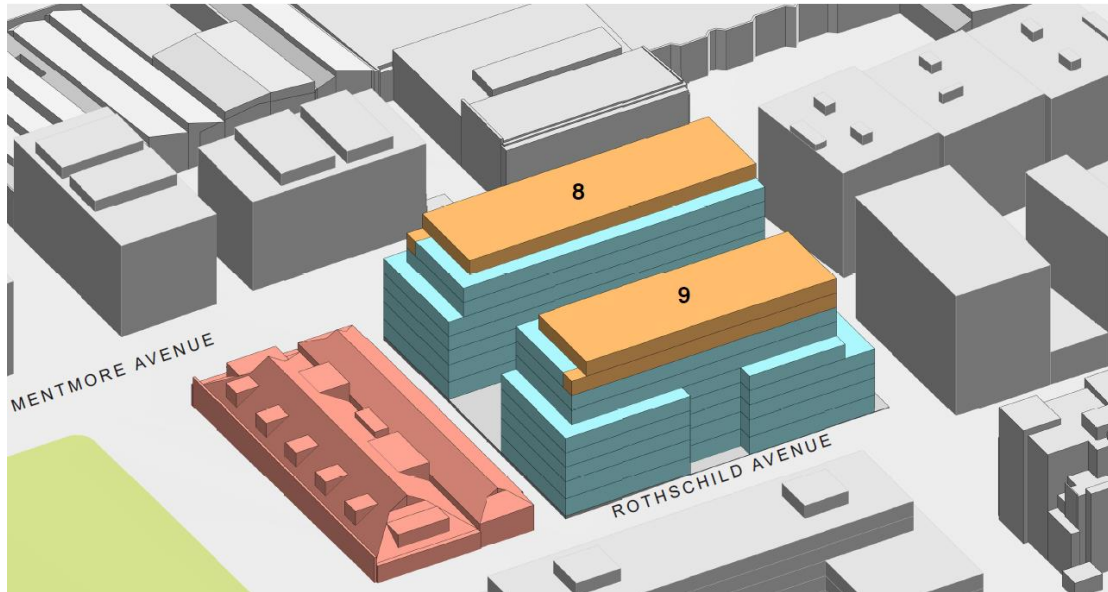


**Figure 6.XX:** Rothschild Avenue elevation and upper level setbacks to the through-site link and heritage curtilage



**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 Rothschild Avenue, a seven metre landscape setback from the property boundary is required;
  - (b) where residential uses front Mentmore Avenue, 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.

#### **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 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:

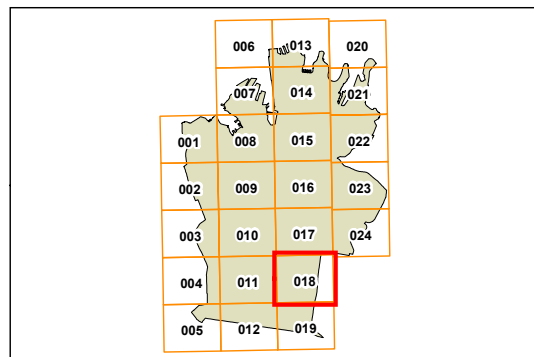
- Height in storeys map – Sheet 018
- Building setback and alignment map – Sheet 018
- Building street frontage height in storeys map – Sheet 018
- Active frontages map – Sheet 018

# Sydney Development Control Plan 2012

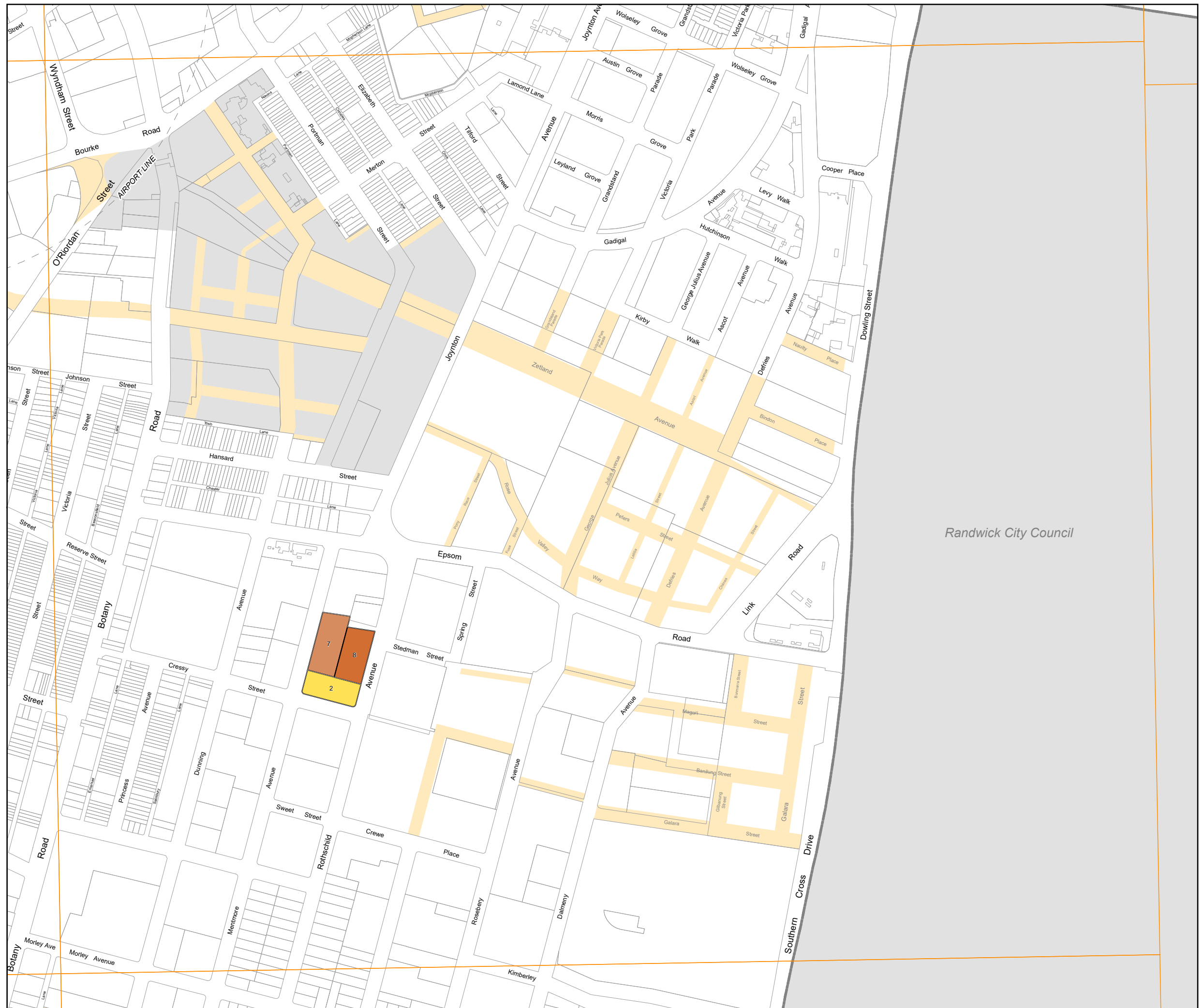
## Height in storeys map Sheet 018

### Legend

- 2 Storeys
- 7 Storeys
- 8 Storeys
- Land excluded from this DCP



0 200 m  
Scale: 1: 5,000 at A3



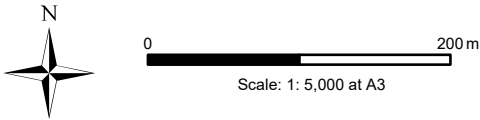
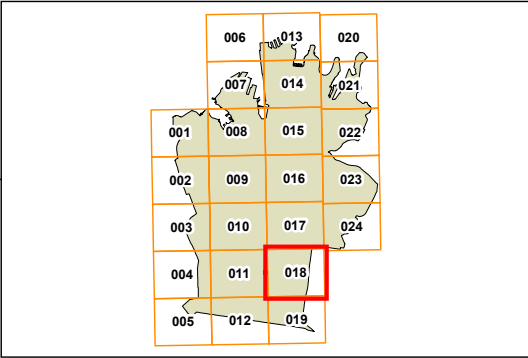


# Sydney Development Control Plan 2012

## Building setback and alignment map Sheet 018

### Legend

- 3m Upper level setback
- 6m Upper level setback
- 5m Landscape setback
- 7m Landscape setback
- Dedication - Roads and Maritime Services
- Land excluded from this DCP

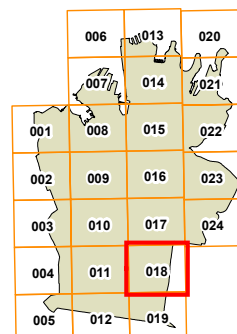




Active frontages map  
Sheet 018

### Legend

- Active frontages
- Proposed lane
- Proposed streets
- Land excluded from this DCP



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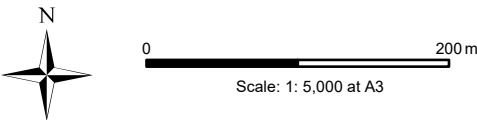
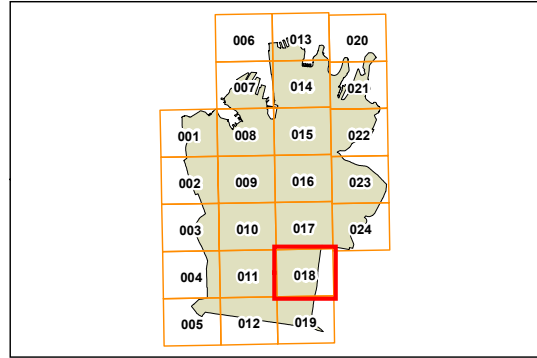




# Sydney Development Control Plan 2012

## Building street frontage height in storeys map Sheet 018

- Legend**
- 4 Storeys
  - 5 Storeys
  - Land excluded from this DCP



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