Attachment A6

Proponent Planning Proposal Request – Site Specific DCP

Site-Specific Development Control Plan (DCP) – 44-78 Rosehill Street, Redfern

1. 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 44-78 Rosehill Street, Redfern.

This Plan is to be read in conjunction with draft Planning Proposal: 44-78 Rosehill Street, Redfern.

2. Citation

This plan may be referred to as the 44-78 Rosehill Street, Redfern Amendment.

3. Land covered by this plan

This plan applies to land identified as 44-78 Rosehill Street, Redfern – which is legally described as Lot 1/DP792628 as specified in this document.

4. 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 – Section 6 – Specific Sites

[1] Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 44-78 Rosehill Street, Redfern.

Amend Height in Storeys Map Sheet 010 to enable building height up to 6 storeys.

[2] Section 6.3 Specific site controls prepared for the Planning Proposal

The following objectives and provisions apply to any Development Application for co-living development at 44-78 Rosehill Street, Redfern – as shown in Figure 6.1 Specific Sites map.

Objectives

(a) Facilitate redevelopment of the site to achieve high quality-built form that achieves an acceptable relationship with other buildings.

(b) Protect the amenity of existing residential development with regard to solar access and privacy.

(c) To prioritise pedestrian movements and reduce points of conflict between pedestrians and vehicles

1. Provisions

(1) Building massing, height, footprint and setbacks are to be generally consistent with Figure 1 for 44-78 Rosehill Street, Redfern.

(2) Development must not exceed the building envelope height expressed in RLs in Figure 1.

(3) Notwithstanding (2), communal open space (including awning structure), landscaping, lifts and service plant located on the roof may exceed the building envelope, however, must not exceed the green rooftop access and articulation zone shown in Figure 1.

(4) Waste and loading dock may be provided off Margaret Street via reversing manoeuvre, subject to development confirming adequate swept path for 10.6m Council waste vehicle.

(5) Notwithstanding provision 4.4.1.4(5), the provision of private open space for co-living units is not applicable subject to the site providing at least 20% communal open space of site area.

(6) Bike parking spaces are to be provided at a rate of at least 1 space per 5 beds, unless otherwise justified by traffic report that a lower parking rate is suitable for the site, supported by survey data of other comparable developments.

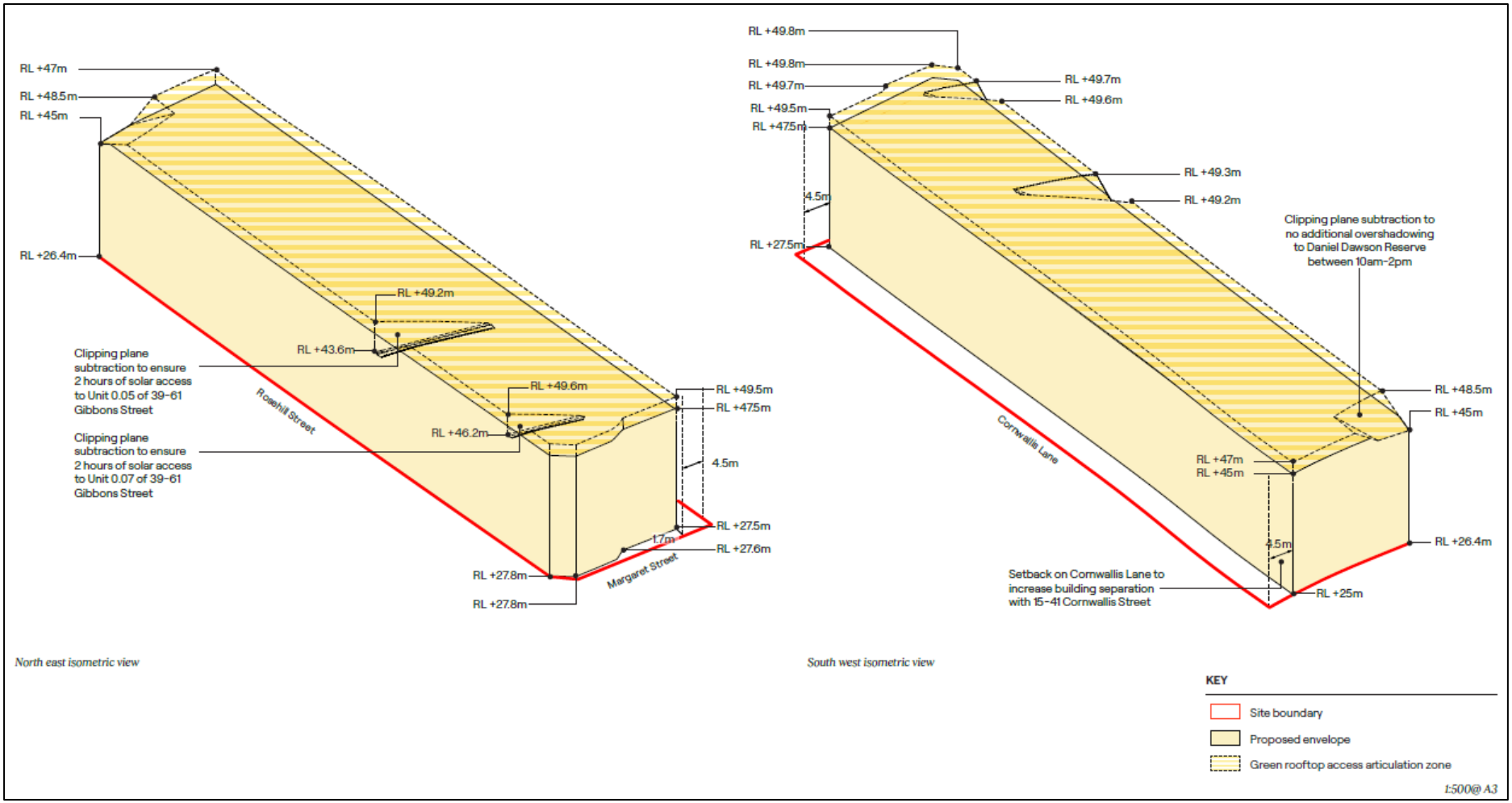

Figure 1 – Building Envelope – 44-78 Rosehill Street, Sydney