Attachment B

Development Control Plan – 44-78 Rosehill Street, Redfern

CITY OF SYDNEY

Development Control Plan – 44-78 Rosehill Street, Redfern

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides site-specific objectives and provisions to guide the future development at 44-78 Rosehill Street, Redfern.

This plan is to be read in conjunction with draft Planning Proposal – 44-78 Rosehill Street, Redfern

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 44-78 Rosehill Street, Redfern*

Land covered by this plan

This amendment applies to land identified as 44-78 Rosehill Street, Redfern - Lot 1 in DP 792628.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the *Sydney Development Control Plan 2012* by inserting site-specific objectives and development controls to guide redevelopment of land at 44–78 Rosehill Street, Redfern.

Amendment to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific maps to include 44-78 Rosehill Street, Redfern
2. Inserting a new section 6.3.X 44-78 Rosehill Street, Redfern
3. Updating figure numbers as required.

Amendment to Section 6

Amend Figure 6.1: Specific sites map to include 44-78 Rosehill Street, Redfern.

Amendment to Section 6.3

Insert a new section after Section 6.3.# with the following text:

6.3.# 44-78 Rosehill Street, Redfern

If a development at 44-78 Rosehill Street, Redfern (as shown in Figure 6.1 Specific sites map) seeks to utilise additional floor space ratio permitted by clause 6.## of the LEP, then the provisions in this section also apply to the proposed development and override other provisions in the DCP where there is an inconsistency.

Objectives

a. Ensure building setbacks and separation are sufficient to provide acceptable levels of solar access to adjoining public and private open spaces and minimise overlooking of neighbouring dwellings.

b. Ensure articulation and breaks in massing reduce perceived bulk and provide a clear transition in scale to surrounding development.

c. Provide urban tree canopy with deep-soil landscaping, green roofs and well-designed ground-level interfaces.

d. Ensure servicing, loading and waste management can be safely accommodated on site without adverse impacts on pedestrian movement, the public domain or adjoining residential properties.

Provisions

6.3.X.1 Built form and setbacks

1. Building footprint and setbacks are to be consistent with ‘Figure 6.xx 44-78 Rosehill Street, Redfern – setbacks and height in storeys. The 6-metre setback along the western boundary to Cornwallis Lane is to be provided as deep soil.

2. Notwithstanding (1), at ground level only, at the northern end of the site, a reduced setback is permitted solely to accommodate loading functions. No dwellings, habitable rooms, communal spaces or other occupied uses are permitted within this area.

3. The western façade of the building is to be designed to minimise direct overlooking of existing residential dwellings to the west, including the use of building breaks, window placement, screening or other suitable privacy-protection measures.

4. Provide a minimum 2.4m setback on the Rosehill Street frontage above level 2 and on the Margaret Street frontages above level 4 as shown in ‘Figure 6.xx – 44-78 Rosehill Street,

Redfern – setbacks and height in storeys' to reduce bulk and improve the massing relationship to existing neighbouring development.

5. Building articulation and breaks in apparent bulk and massing are to reflect the grain of the surrounding streetscape and provided on both the eastern and western frontages, consistent with 'Figure 7.xx: Rosehill Street, Redfern – articulation'. This is intended to reduce perceived building length when viewed from Rosehill Street, Margaret Street and Cornwallis Lane and to avoid the appearance of a continuous built form.
6. The south-eastern part of the site is to be designed to ensure solar access is provided to Daniel Dawson Reserve and the neighbouring houses to the south.

Figure 6.xx 44-78 Rosehill Street, Redfern – setbacks and height in storeys

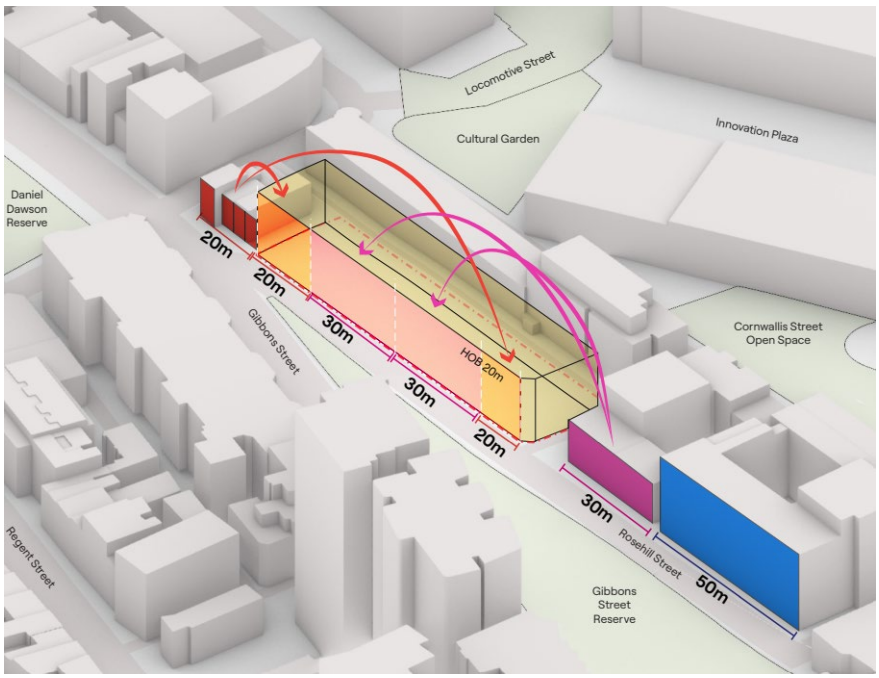

Figure 7.xx 44-78 Rosehill Street, Redfern – articulation

6.3.X.2 Access and waste

1. Site servicing, loading and delivery is to be as follows:
   a. no private vehicle parking is to be provided due to the site's high level of accessibility by public transport services and active transport.
   b. waste collection is to be located on site, with access from Margaret Street subject to demonstrating an adequate swept path for a 10.6 metre Council waste vehicle, supported by land dedication and road widening to prevent encroachment on the footpath or adjoining properties.
   c. waste storage and servicing are to accommodate the required bin volume within a dedicated, enclosed waste room – separate from the loading dock, bicycle parking and other service functions – without impeding the manoeuvring of the 10.6 metre Council waste vehicle.

6.3.X.3 Sustainability

1. Development is to be designed to achieve 5 Star or higher Green Star Design & As Built certification.