

Draft Sydney Development Control Plan 2012

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

102–106 Dunning Avenue, Rosebery Amendment
February 2017

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 102–106 Dunning Avenue, Rosebery.

This plan is to be read in conjunction with draft Planning Proposal: 102–106 Dunning Avenue, Rosebery.

Citation

This plan may be referred to as *Sydney Development Control Plan 2012: 102–106 Dunning Avenue, Rosebery amendment*.

Land covered by this plan

This plan applies to land identified as 102–106 Dunning Avenue, Rosebery, Lot 50 Deposited Plan 1171307.

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 Section 6.3

Insert a new sub-section at the end of section 6.3 containing all text and figures shown below.

6.3.X 102–106 Dunning Avenue, Rosebery

The following section applies to 102–106 Dunning Avenue, Rosebery as shown in Figure 6.1 Specific Sites Map and 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Location plan'.

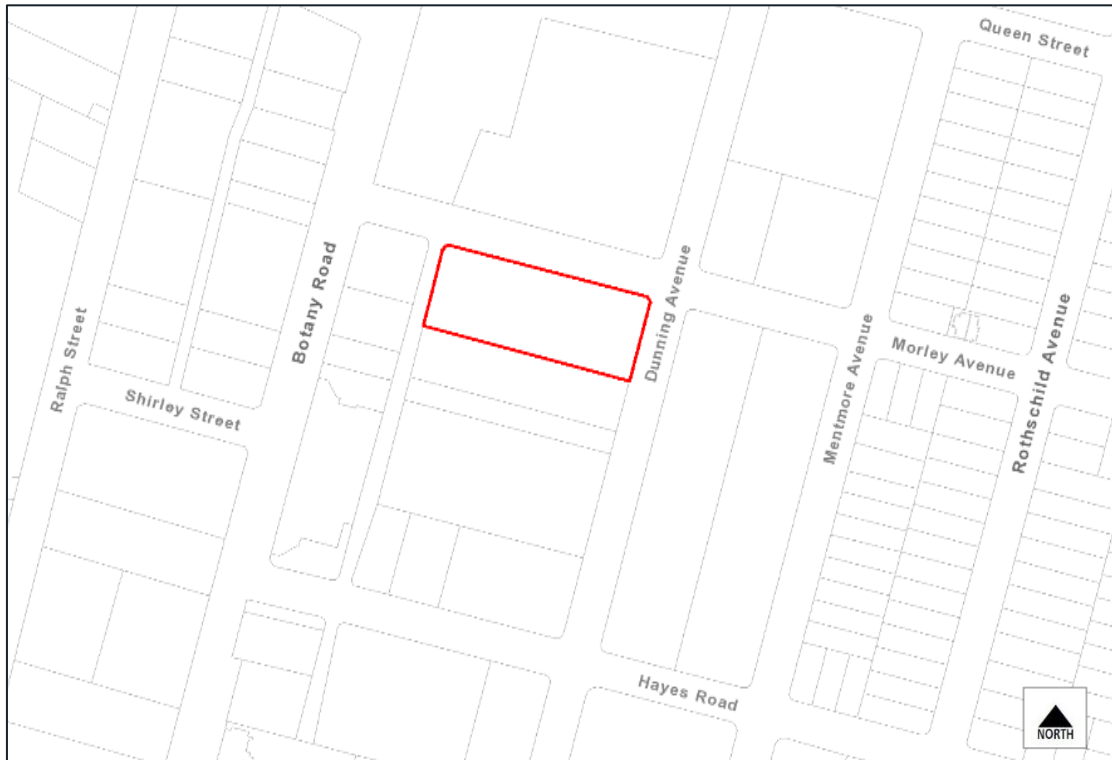


Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Location plan

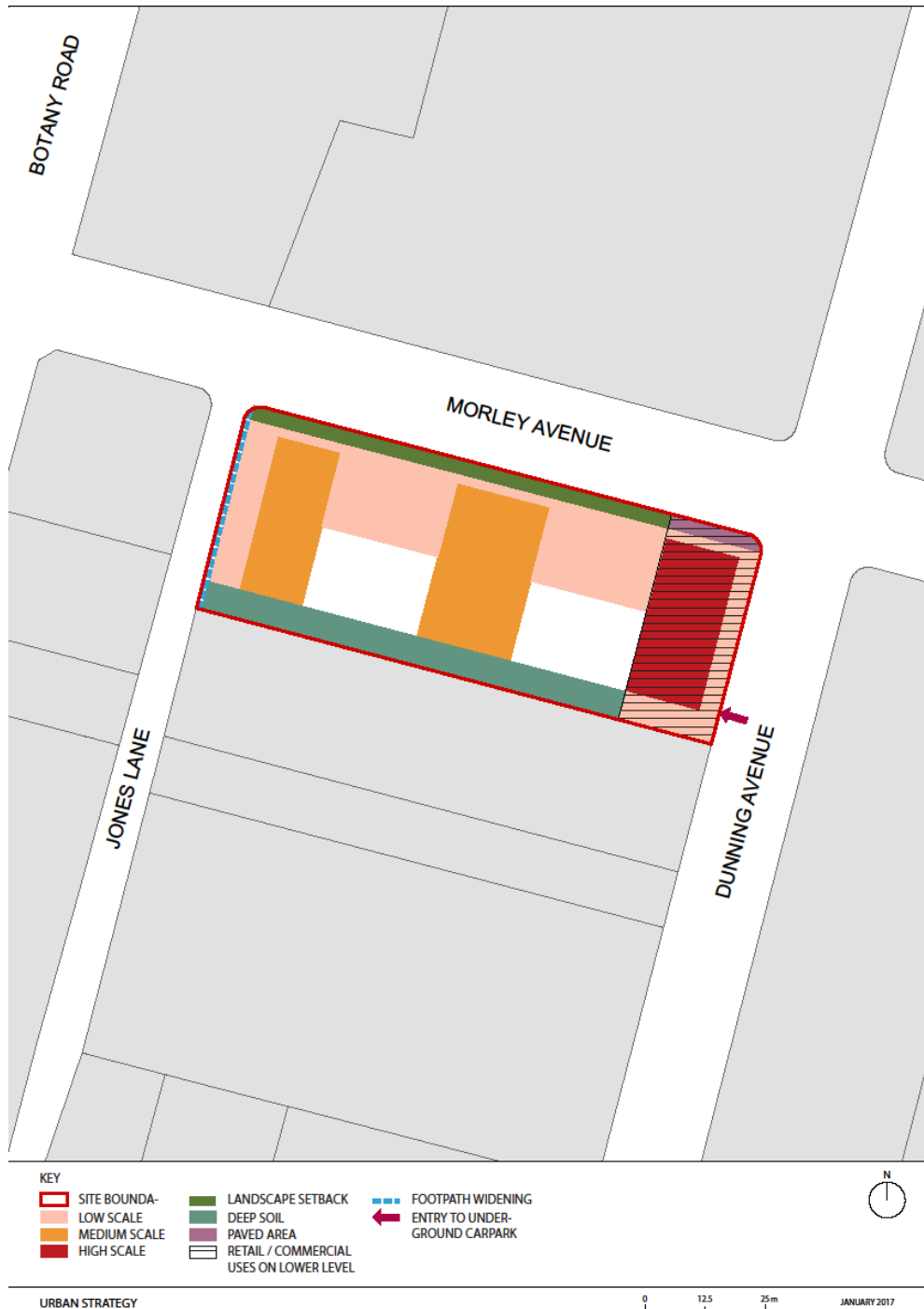


Figure 6.XX – 102–106 Dunning Avenue, Rosebery – Urban strategy

Objectives

- (a) Promote the redevelopment of the site comprising high quality buildings that incorporate a mix of residential, commercial and retail uses.
- (b) Provide employment opportunities on the site.
- (c) Facilitate development which is sympathetic to the existing local character and history of Rosebery and its former and current industrial uses.
- (d) Maintain and support existing industrial, retail and commercial uses in the area.

- (e) Ensure development is of an appropriate bulk and scale for its location, the public domain and surrounding development.
- (f) Ensure delivery of a high quality built form that contributes to the public domain by:
 - (i) defining the street edge and activating Dunning Avenue with commercial uses;
 - (ii) providing a widened footpath along Jones Lane;
 - (iii) providing appropriate setbacks to Morley Avenue to complement the streetscape; and
 - (iv) setting appropriate building heights and scale.
- (g) Ensure a high level of amenity for future residents is provided by:
 - (i) maintaining sunlight to communal open spaces; and
 - (ii) providing built form controls that enable development to comply with the Apartment Design Guide and any other relevant plans, guidelines or policies.

Provisions

6.3.X.1 Land uses

- (1) Retail and commercial uses are to locate at the ground level and first floor along Dunning Avenue and at the ground level at the corner of Dunning and Morley Avenues to the extent shown in 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Urban strategy'.
- (2) Retail or commercial ground floor uses are to activate the street.

6.3.X.2 Built form

- (1) Building heights are to be consistent with 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Building height in storeys' and 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Street frontage height in storeys'.

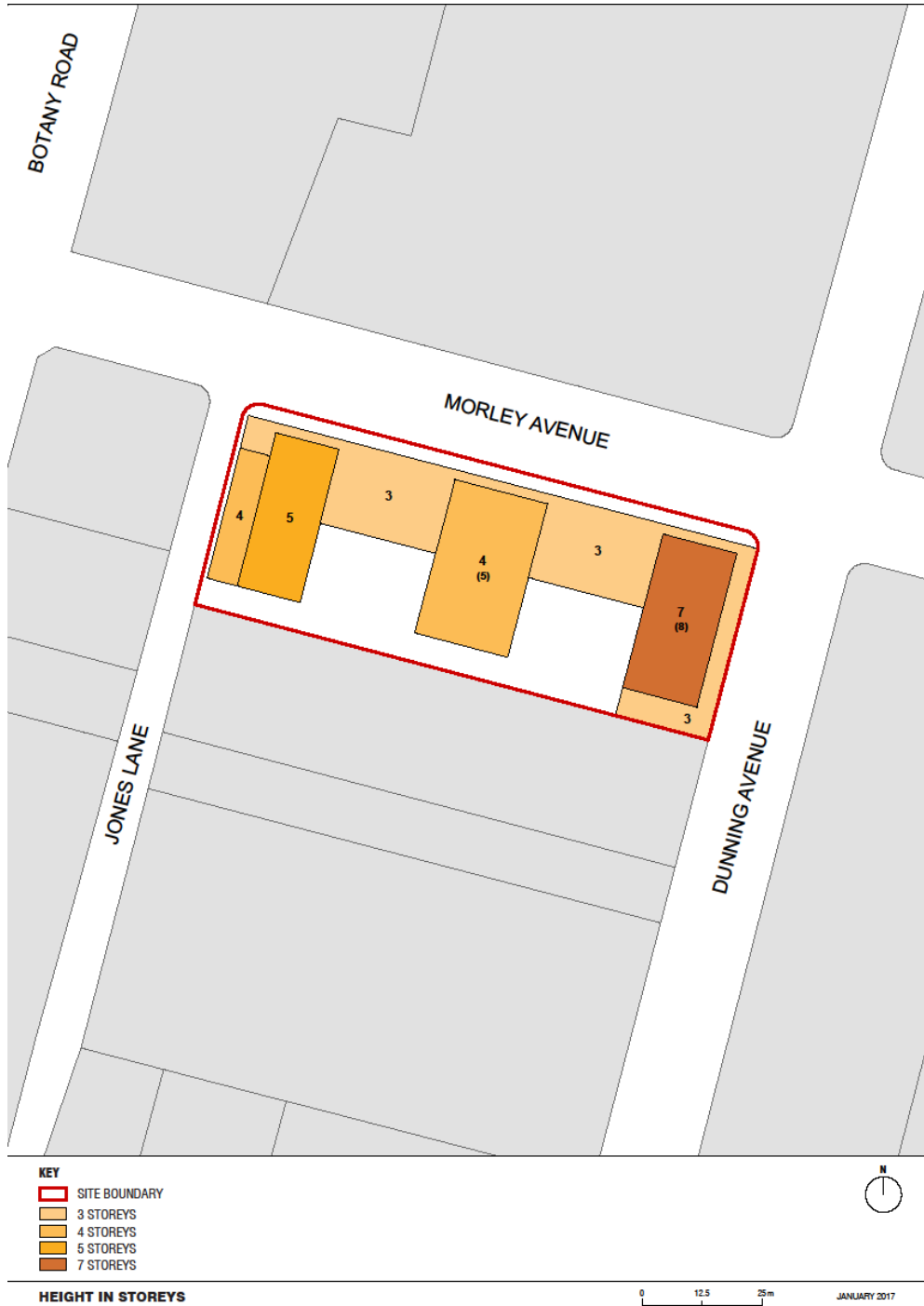


Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Building height in storeys



Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Street frontage height in storeys

- (2) The final building design are to appropriately massed within the envelope shown at Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Building envelope. This represents the maximum permissible extent of the built form, including any design excellence floor space or height resulting from a competitive design process that may be achieved.

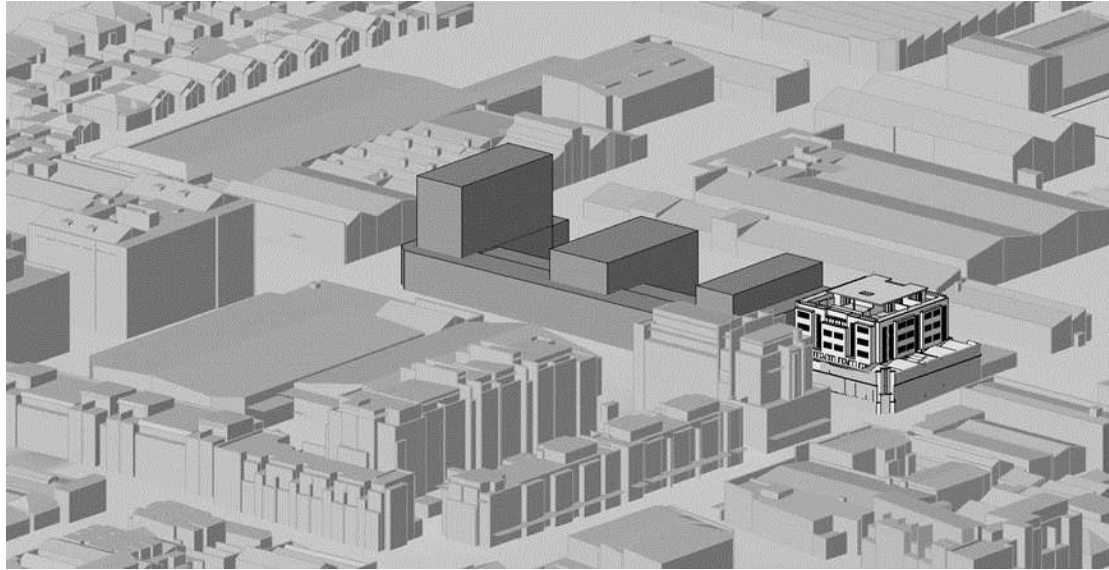


Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Building envelope

- (3) Setbacks above the street wall height, as defined by the top of the podium, are to be provided in accordance with 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Setbacks'.

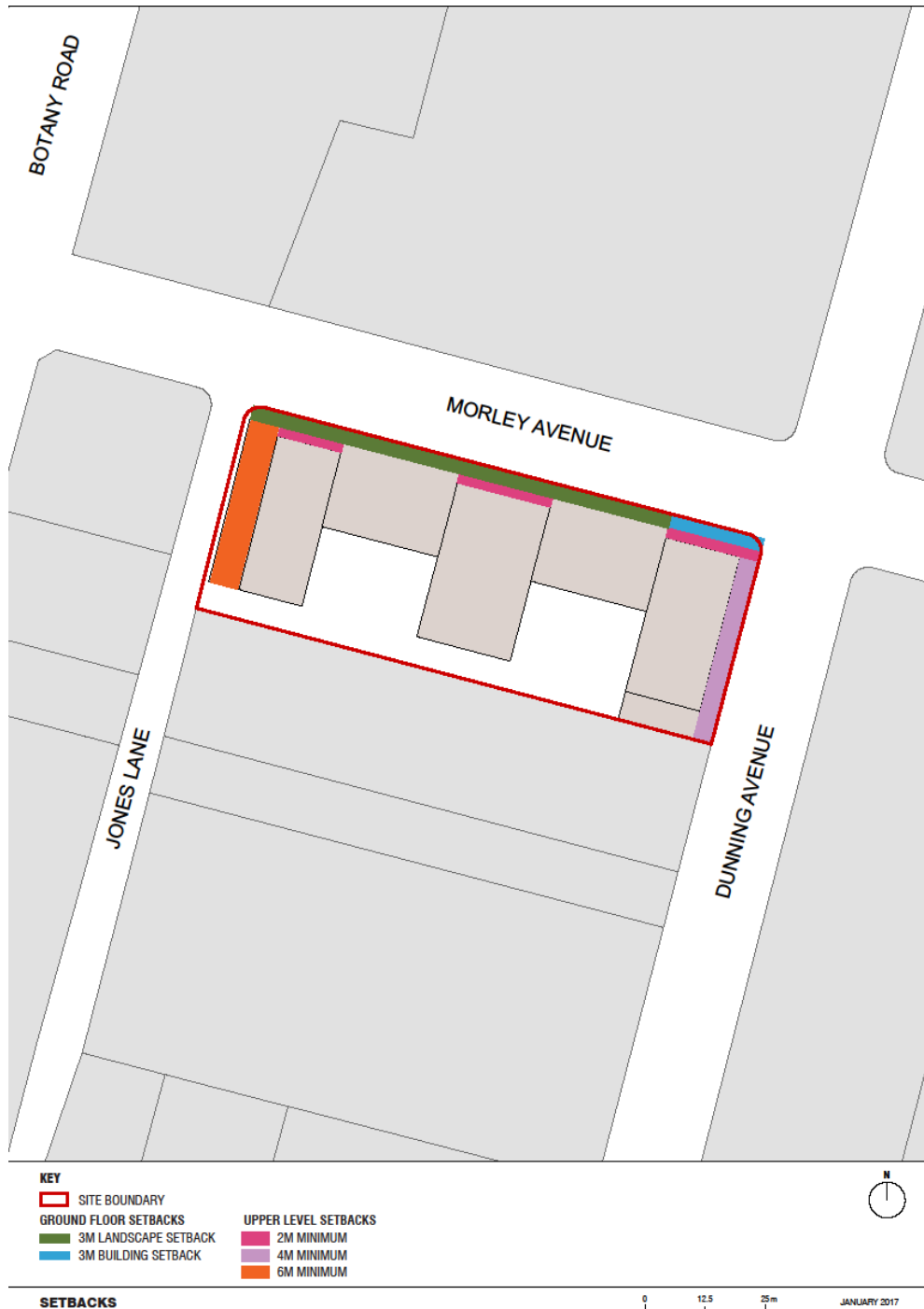


Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Setbacks

- (4) Development is to be designed so that the length and height of buildings are articulated to:
- (i) limit the overall mass;
 - (ii) reduce the sense of scale from the public domain; and
 - (iii) be sensitive to the industrial character of the area.
- (5) The sitting, massing, orientation and detailed design of buildings is to ensure compliance with the objectives of the Apartment Design Guide.

6.3.X.3 Public domain

- (1) A widened footpath along Jones Lane is to be provided as shown in 'Figure 6.XX: Public domain dedication' to provide a safe footpath for entry to ground floor apartments.



Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Public domain dedication

- (2) The ground level of the podiums along Morley Avenue and Jones Lane are to provide individual entries to ground floor dwellings to provide passive surveillance and opportunities for social interaction.

- (3) The ground level of the podium at the corner of Morley and Dunning Avenues and along Dunning Avenue are to provide entrances to retail to maximise street activation.
- (4) 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.

6.3.X.4 Setbacks and building alignment

- (1) Front setbacks are to be consistent with 'Figure 6.XX: Setbacks', specifically:
 - (i) where residential development fronts Morley Avenue, a 3 metre landscape setback from the property boundary;
 - (ii) where retail or commercial development fronts Morley Avenue, a 3 metre hardstand setback from the property boundary, to accommodate outdoor dining opportunities;
 - (iii) development that fronts Jones Lane is to be built to the new property boundary set be widening of the footpath; and
 - (iv) retail and commercial development that fronts Dunning Avenue is to be built to the property boundary.
- (2) Access ramps are to be integrated into the overall design and are not to encroach on setbacks.

6.3.X.5 Heritage

- (1) The design of building is to relate sympathetically to existing inter-war industrial buildings in the surrounding area.
- (2) External finishes and colour palettes are to complement and include existing materials used in surrounding areas to respond to the inter-war industrial character of the area.
- (3) Brick finishes are required at the podium level to complement surrounding development.
- (4) Fences are to be a maximum of 0.9 metres high from ground level to complement the local character.

6.3.X.6 Vehicular access and parking

- (1) A single vehicular driveway to underground car parking is to be provided in accordance with 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Urban strategy'.

6.3.X.7 Design Excellence Strategy

- (1) The maximum number of storeys shown in brackets in 'Figure 6.XX: 102-106 Dunning Avenue, Rosebery – Building height in storeys' may only be achieved where a competitive design process has been undertaken for the entire site.

- (2) The competitive design process is to be undertaken in accordance with Clause 6.21 of *Sydney Local Environmental Plan 2012*.
- (3) The competitive design process is to comprise an invited competitive design alternatives process involving a minimum of three architectural firms.
- (4) Any additional floor space that results from a competitive design process must be accommodated within the building heights as shown in 'Figure 6.XX: 102–106 Dunning Avenue, Rosebery – Building height in storeys'.
- (5) The competitive design alternatives process is to provide for the following ecologically sustainable development outcomes:
 - (i) all townhouses and terraces are to achieve a BASIX energy score of at least 5 points above the State-mandated minimum score for energy and water; and
 - (ii) all apartments are to achieve a BASIX energy score of at least 5 points above the State-mandated minimum score for energy and water.

Amendment to Figure 6.1

Amend Figure 6.1: Specific Sites Map to include 102–106 Dunning Avenue, Rosebery.

Amendments to Map Book in *Sydney Development Control Plan 2012*

Amend the following sheets in the Map Book of *Sydney Development Control Plan 2012* to reflect the changes introduced in new sub-section 6.3.X 102–106 Dunning Avenue, Rosebery.

- Active frontages map – Sheets 11, 12, 18 and 19
- Building height in storeys map – Sheets 11, 12, 18 and 19
- Building setback and alignment map – Sheets 11, 12, 18 and 19
- Building street frontage height in storeys map – Sheets 11, 12, 18 and 19
- Public domain setbacks map – Sheets 11, 12, 18 and 19.