

**488-492 Old South Head Road &  
30 Albemarle Avenue,  
Rose Bay  
Site-specific Development Control Plan**

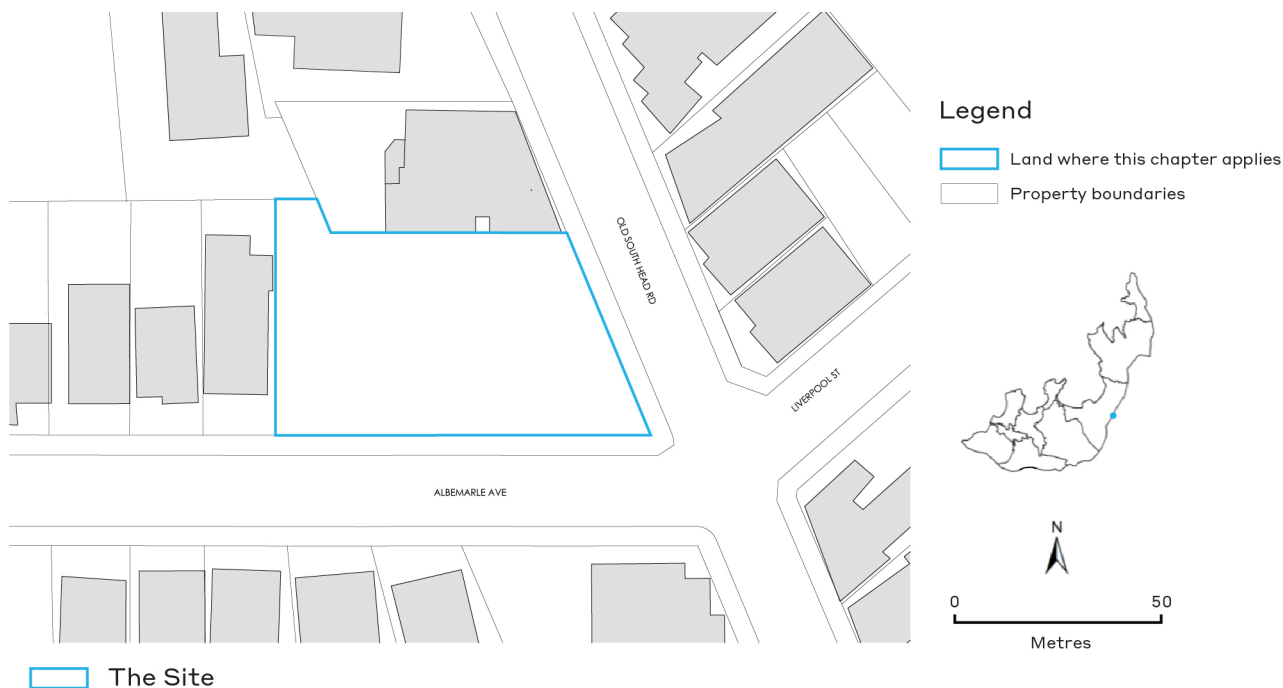
12 April 2023  
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# G8.1 Introduction

## G8.1.1 Land where this chapter applies

This chapter applies to land identified on the map at Figure 1. The land comprises 488-492 Old South Head Road (Lot 1 DP1009799) and 30 Albemarle Avenue (Lot 30 DP4567), Rose Bay.



**Figure 1 Subject site**

## G8.1.2 Development to which this chapter applies

This chapter applies to development on the site that requires development consent and seeks to utilise the Part 6 Additional Local Provisions of the Woollahra LEP 2014 which are applied under 6.9 Development of land at 488-492 Old South Head Rd and 30 Albemarle Avenue, Rose Bay as a combined site.

## G8.1.3 Site objectives

The objectives of this chapter are:

O1 To provide for redevelopment of the consolidated site which supports the growth of the Rose Bay South local centre.

O2 To ensure that new buildings subject of this chapter, exhibit design excellence and respond to the site's context.

O3 To incorporate non-residential uses that maximise activation to Old South Head Road.

O4 To ensure a high standard of landscape design in new development.

O5 To ensure vehicular access points minimise disruption to the local road network.

O6 To positively improve the public domain and contribute to the creation of an attractive streetscape environment.

O7 To ensure new development does not result in an unacceptable impact on the amenity of the adjoining residential locality.

## **G8.1.4 Relationship to other parts of the DCP**

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to the development proposal including:

- Part D: Business Centres – this part contains chapters relating to development in the Rose Bay South local centre.
- Part E: General Controls for All Development – this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

In the event of any inconsistency between this chapter and Part D, this chapter prevails.

## G8.2 Urban Structure

### G8.2.1 Urban character statement

The vision for the site is to deliver a high quality mixed-use development that responds to the needs of the Rose Bay community and delivers a high quality architectural outcome that complements and enhances the quality of the built form within Rose Bay South mixed use centre.

This will be achieved by ensuring that new development:

- Delivers a high-quality architectural design that is well aligned with the desired character and density of the Rose Bay South local centre.
- Achieves an appropriate interface with adjacent residential uses through careful transition, articulation and modulation.
- Provides an appropriate mix of uses across that reinforce the centre's mixed-use character.
- Enhances the vibrancy and vitality of the Rose Bay south mixed-use centre by delivering a new local mid-sized supermarket that meets the day-to-day goods and services needs of the local community.
- Is designed to deliver a high-quality active frontage to Old South Head Road and positively contribute to the streetscape at Albemarle Avenue.
- Incorporates a planting and a deep soil zone to soften its interface with the adjacent residential uses on Albemarle Avenue.
- Fosters a sense of community and place through the provision of a publicly accessible and landscaped deep soil zone together with an enhanced public domain.
- Promotes environmentally sustainable design (ESD) principles such as conserving energy, facilitating natural ventilation and lighting, limiting the depth of buildings and providing favourable orientation.
- Employs strategies to reduce embodied carbon in its construction and ongoing operation.

# G8.3 Built Form

## G8.3.1 Objectives

O1 To provide a built form that is well defined, is of a civic scale, and which creates a coherent urban street wall to Old South Head Road that frames the streetscape.

O2 To provide a development outcome that appropriately responds to the scale and height of the built form along Old South Head Road and Albemarle Avenue.

O3 To ensure built form appropriately transitions down to the neighbouring residential development on Albemarle Avenue.

O4 To achieve variety in architectural design and character across the Rose Bay South centre.

O5 To ensure new development on the site exhibits design excellence.

O6 To incorporate high quality façade design and finishes.

## G8.3.2 Heights

C1 Built form is to comprise a maximum height of four (4) storeys.

## G8.3.3 Setbacks

C1 Building setbacks are to be in accordance with the minimum setbacks shown in Figure 2, Figure 3 and Figure 4.

## G8.3.4 Design excellence

C1 Articulation is to be provided within the articulation zone as identified in Figure 2 and Figure 3 and should include terrace landscaping and varied composition.

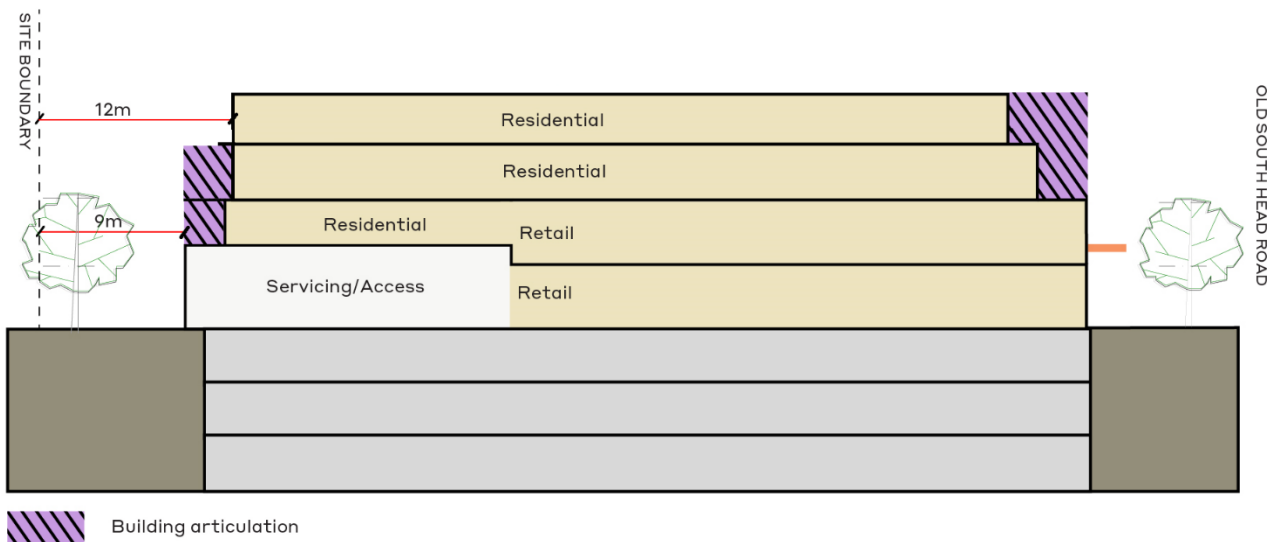
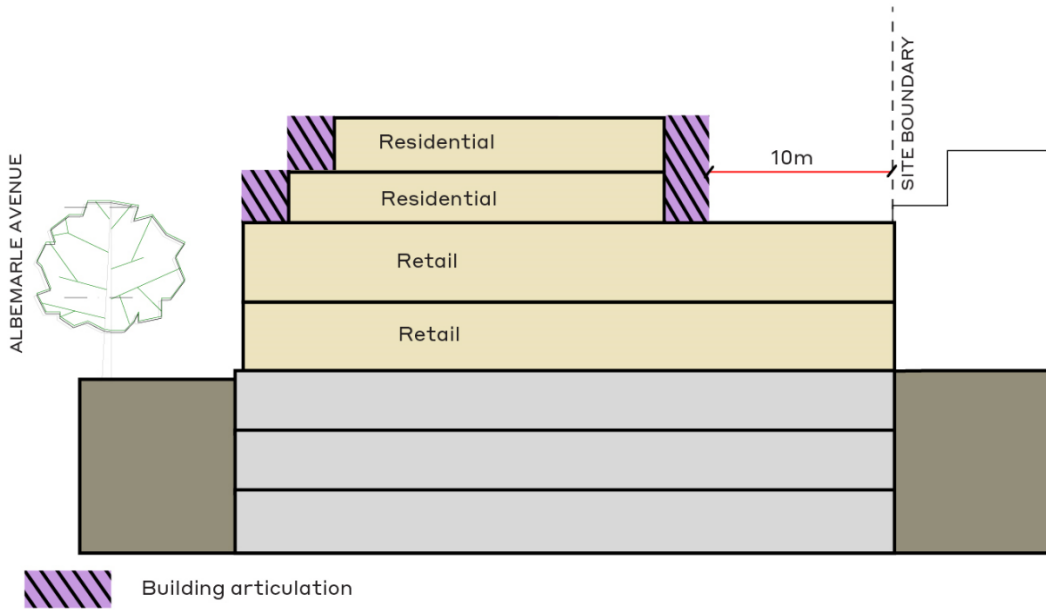
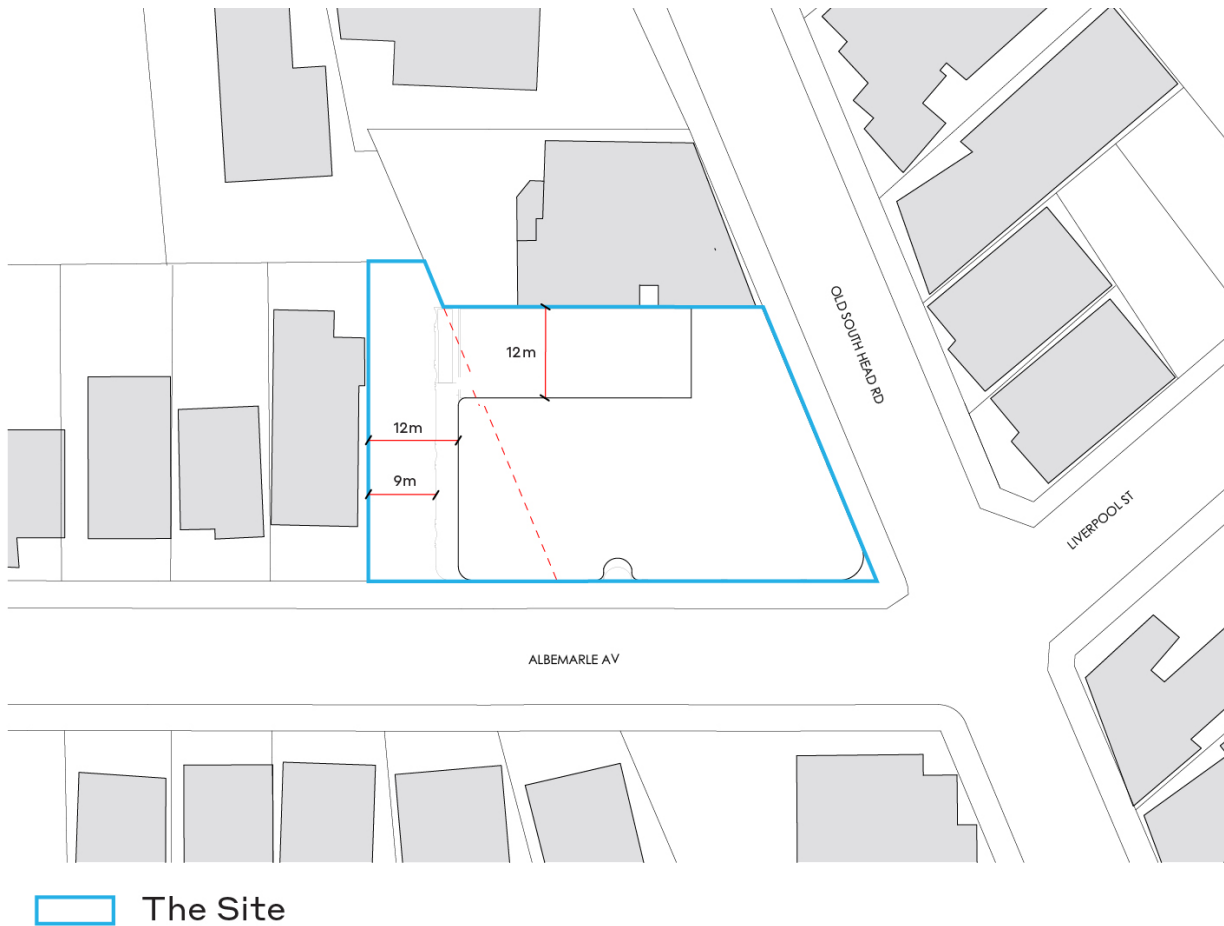


Figure 2 Western building setback



**Figure 3 Northern building setback**



**Figure 4 Plan view setbacks**

## G8.4 Use

### G8.4.1 Retail floorspace provisions

C1 A minimum total of 2,000m<sup>2</sup> retail / commercial premises GFA is to be provided in the development's Ground and First Floor levels.

### G8.4.2 Building separation and landscape buffer

C1 A building setback of a minimum 9m is to be provided from the site's north-western side boundary.

C2 The building setback is to accommodate:

- a) a minimum 8m wide deep soil planting zone; and
- b) a publicly accessible paved area with public seating and bicycle racks fronting onto and accessible from Albemarle Avenue.

### G8.4.3 Residential uses

C1 Residential land uses are to be located on upper levels above ground and are to achieve a high degree of amenity in accordance with SEPP65 and the Apartment Design Guide.



# G8.5 Ground Plane and Activation

## G8.5.1 Objectives

O1 Facilitate development that is sympathetic to the existing character of Rose Bay South local centre.

O2 Encourage development that reinforces the site's corner location.

O3 Improve street level activation along Old South Head Road as a primary frontage and enhance the quality of the site's presentation to Albemarle Avenue by providing active frontages and building entrances.

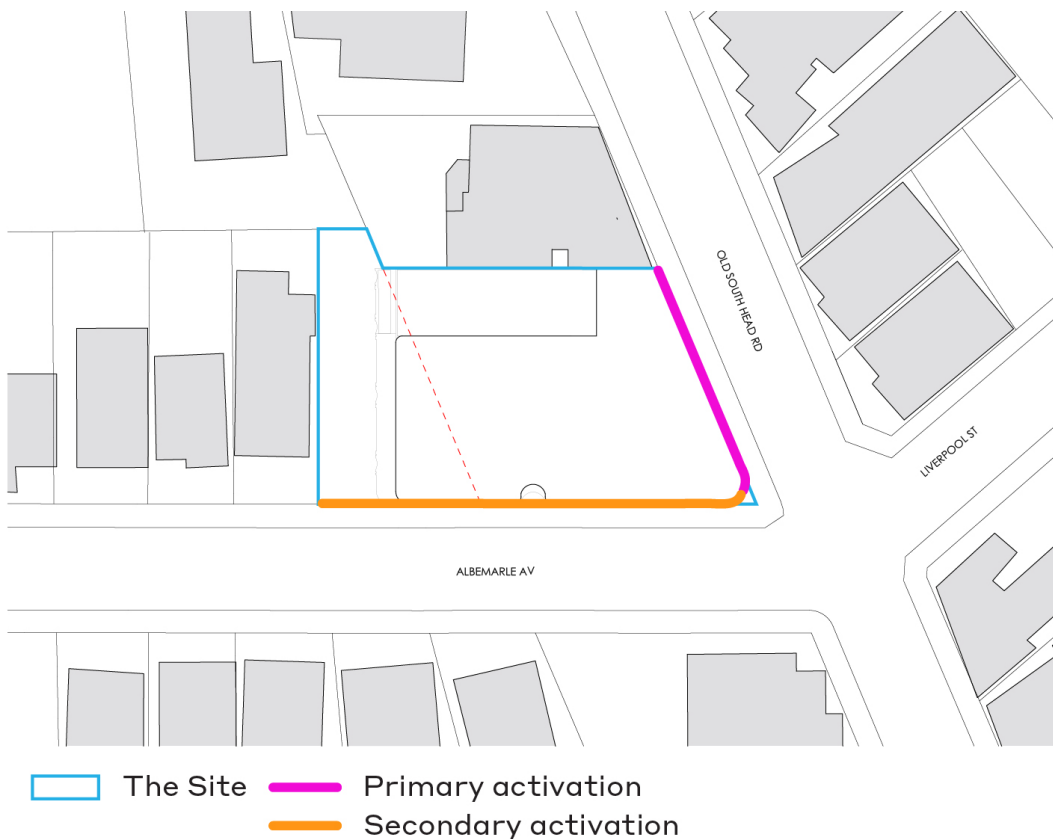
O4 Enable opportunities for passive surveillance to the public plaza.

## G8.5.2 Local character and retail activation

C1 Active frontages are to be provided to Old South Head Road and Albemarle Avenue through uses such as shopfronts, building entries and/or residential lobbies in accordance with Figure 5.

C2 Internal travelators can be located along the Albemarle Avenue frontage which should direct pedestrian traffic from the corner of Old South Head Road and Albemarle Avenue through to the upper non-residential floorspace of a development.

C3 Explore opportunities for public domain furniture to be included in the publicly accessible landscape buffer.



**Figure 5 Retail and residential interface zones**

# G8.6 Vehicular Access and Servicing

## G8.6.1 Objectives

O1 To provide for adequate servicing entry and egress points on the site which minimise the disruption of the surrounding local road network.

O2 To ensure vehicle access points minimise conflicts and promote safety measures.

## G8.6.2 Car parking

C1 Vehicular access to the basement car park is to be provided in accordance with Figure 6.

## G8.6.3 Servicing and loading

C1 Access to the loading area is to be provided in accordance with Figure 6.

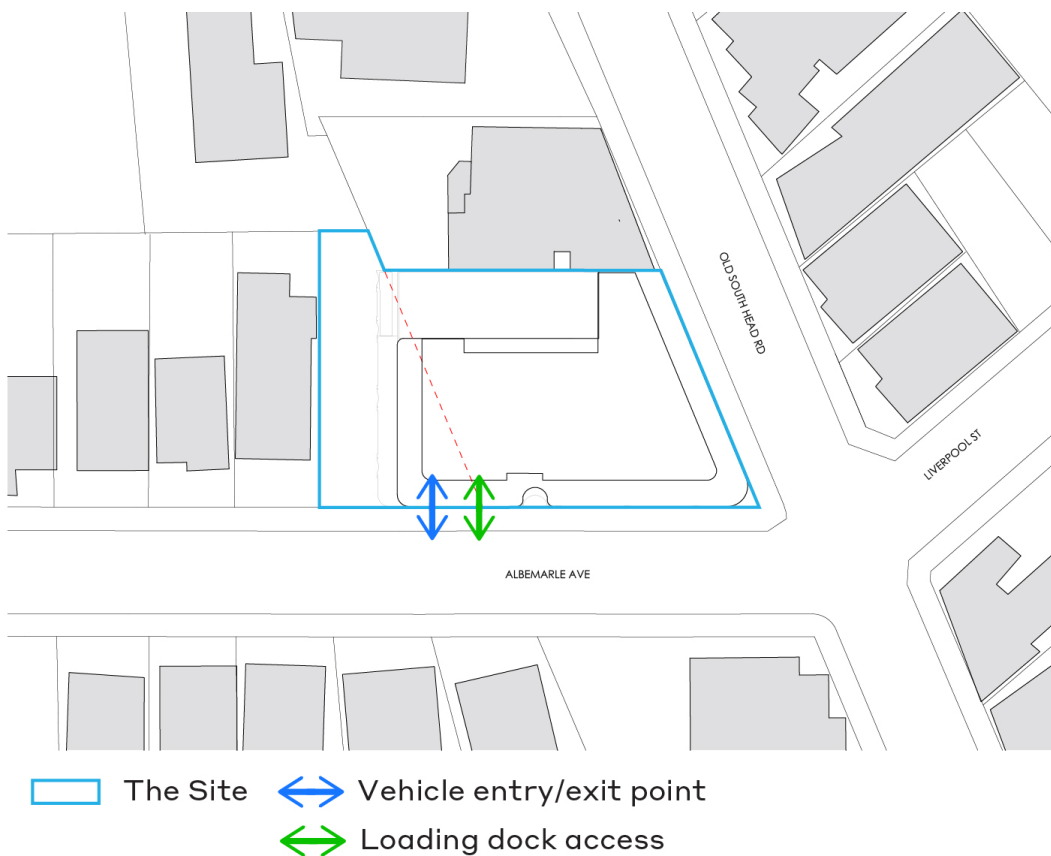
C2 A turntable is to be provided that will allow service vehicles to enter and exit the site in a forward direction.

## G8.6.4 Safety and vehicle conflict minimisation

C1 The vehicular driveways and crossovers are to be clearly visible and include active safety measures.

## G8.6.5 Traffic management plan

C1 A development application must be accompanied by a Traffic Management Plan which assesses potential traffic and safety impacts including truck movements to the site and considers timing of deliveries.



**Figure 6: Vehicular access**

# G8.7 Landscaping

## G8.7.1 Objectives

O1 To integrate landscaping opportunities that consider existing street trees and surrounding vegetation.

O2 To ensure landscaping of the western setback provides a high quality green buffer to the adjoining residential development.

## G8.7.2 Planting in separation zone with deep soil

C1 Provide a 9m wide building setback along the site's south-west boundary.

C2 Provide a minimum 8m wide deep soil landscaped area in accordance with Figure 7. The deep soil landscaped area is to accommodate a mix of dense canopy planting, shrubs and trees that help to soften and screen the developments interface with the adjacent residential dwelling.

C2 Explore opportunities for a paved area, seating and bicycle parking within setback area fronting Albemarle Avenue.

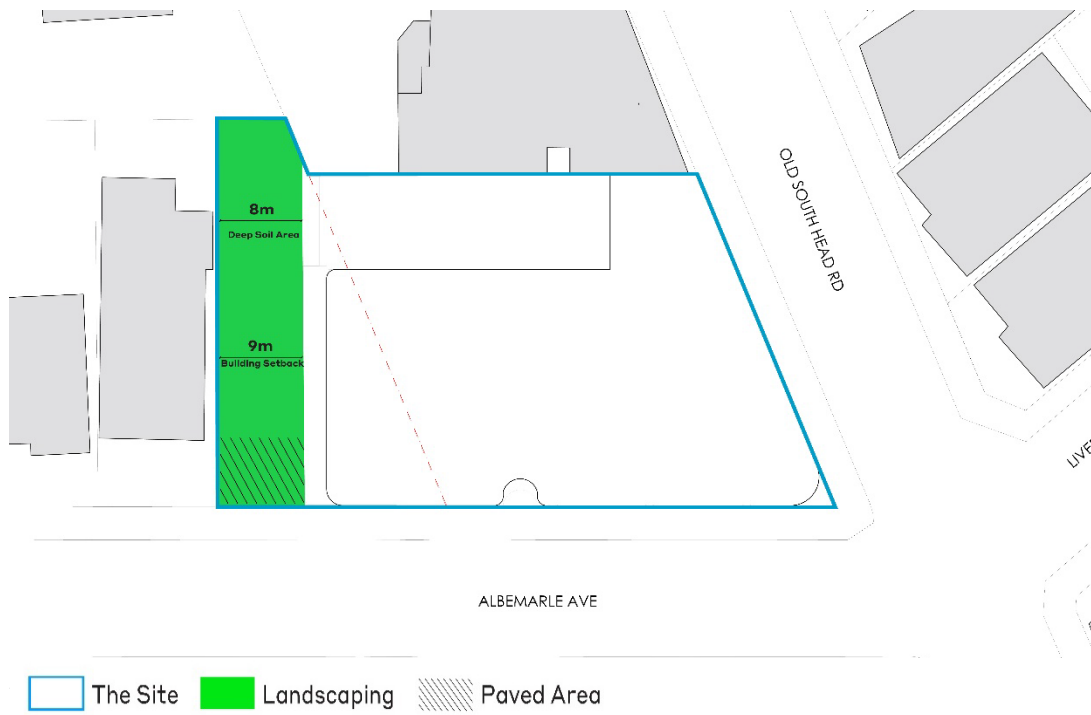
## G8.7.3 Planting for green walls, balconies, façade

C1 Provide planting across selected balconies and façades which includes drought tolerant Australian native plants.

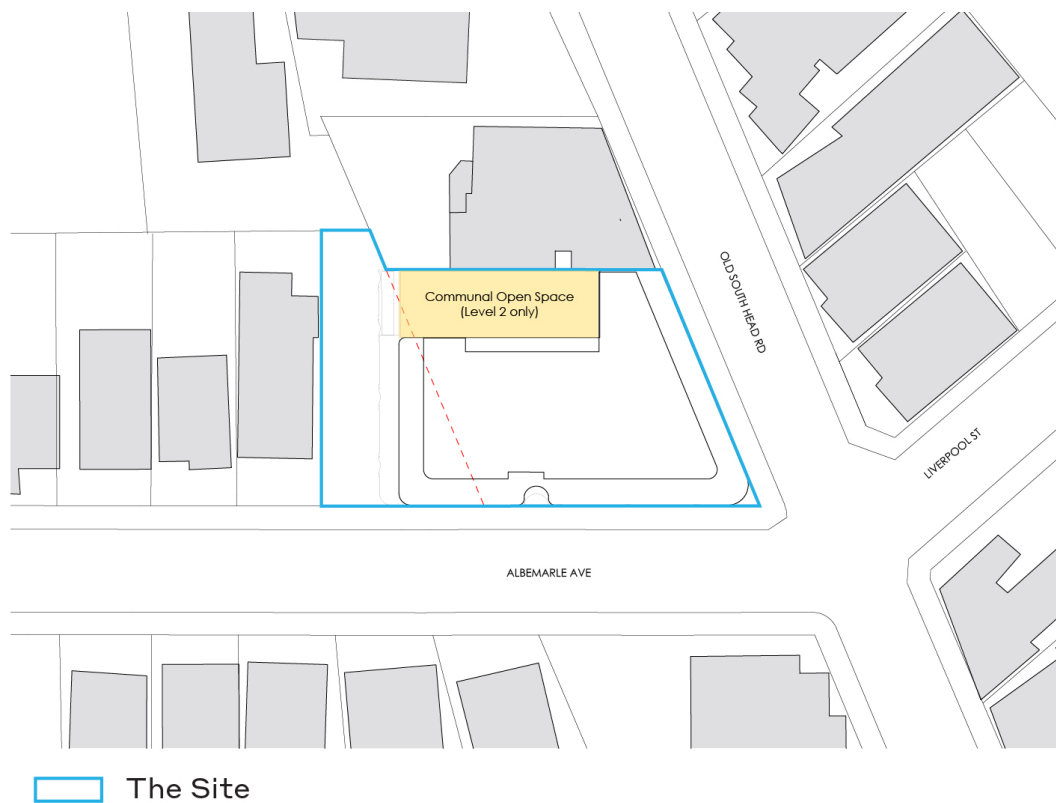
C2 Provide for street level landscaping along Old South Head Road and Albemarle Avenue adjacent to travelators and in appropriate locations along the building façade.

C3 Provide for residential terrace planting within articulation zones to soften building appearance and contribute to overall aesthetic of building facades.

C4 Provide for landscaping within the communal open space identified in Figure 8.



**Figure 7: Ground plane landscaping**



**Figure 8: Communal open space**

## G8.8 Flood management

### G8.8.1 Objectives

O1 Ensure risks to life and property from flooding are managed appropriately and avoid significant adverse impacts on flood behaviour and the environment.

### G8.8.2 Technical requirements

C1 A site specific flood study considering Part E of the Woollahra DCP and Floodplain Management Policy to the satisfaction of Council is to be prepared and submitted with the Development Application.

# G8.9 Ecologically Sustainable Development

## G8.9.1 Objectives

O1 Apply principles and process that contribute to ecologically sustainable development.

## G8.9.2 ESD strategy

C1 Achieve 5-star Green Star interiors v1.3 rating for the internal fit out.

C2 Achieve BASIX water target: Pass score +5

C3 Achieve BASIX energy target: Pass score +5