We support Medium Density terrace and duplex development at the **Northern end** of the **Rosebery Estate**.

Rosebery has change dramatically in the 14 years we've lived here. High density high rise units dominate the area.

Medium Density housing options, by contrast, are conspicuous in their absence.

Terraces and Duplexes would be a welcome addition, for us. Local planning controls have restricted duplexes, and banned terraces & manor homes without consultation.

A development of 86 townhouses (we actively supported) was once proposed on the Hillsong block Nth of Queen St and the Rosebery Estate. Council rezoned it for high rise high density instead. Queen Street now divides 6 storey high density apartments from 1 storey low density houses (they overlook). Terrace houses are rare in the area.

Medium density, in some areas, may allow a more gentle transition from high to low density. It provides housing options for growing families (in apartments). Home owners might downsize locally, or realise land value.

Council prohibited Terraces and Manor Houses in the Rosebery (by definition). We didn't see any community consultation on Terrace Housing or Manor Housing options. It appears to have been excluded without reference.

Quality terraces are in keeping with the area, in our view. We welcome choice, variety and opportunity.

Primrose Terraces (below) are a positive exception to the rule. They sit between Meriton's 1,000 unit 14 building high rise apartment development to the North and the Low Density single story estate to the South. Terraces provide a nice transition (in my view) and a welcome housing option. We understand these sold very quickly at relatively strong prices for the area, reflecting rarity, desirability and demand?

Some cheaper terraces exist on Dunning Ave (photo below). These also separate high rise from low density.

The Rosebery Estate typically comprises older homes. Blocks are relatively large, but houses are small by modern standards. High maintenance is required on (often) 90 years old buildings. Condition is typically imperfect.

Most houses are design obsolete and show their age, if we are blunt about it. Planning frustrates local gentrification.

Demolition and rebuilding is common in the area. Kit homes are allowed under complying development. They are a cheap and popular option, though design consistency is not required. Modern houses are typically distinctly different by design, love it or hate it.

Historic planning and economic choices do not make Rosebery a Special Area, in our view. The local people do.

Development sites are quite common, currently. Rothschild Ave, Primrose Ave, Dalmeny Ave, etc have examples.

2 storey homes are under construction in Rothschild Ave, Dalmeny Ave, Primrose Ave, despite a single storey planning limit to date. **Attic development** is also occurring. A **recent DA** was approved for a "defacto duplex" attic development Rothschild Ave. Technically, the development is single storey, but torrens title subdivision of an attached duplex is permitted (building into the roofline), so the issue is really one of change and minor tech detail.

Medium density development is possible by stealth. Current rules are just less efficient. Arguably this just results in duplex buildings of a lower standard.

Development patterns change abruptly at the intersections of **Queen St / Mentmore Avenue** and are observed from Mentmore Ave / Morely. Density changes from (1.5:1 fsr) down to single storey (0.6:1 fsr). Why?

With 5 storey development to the West, 6 storey to the North and 2 storey buildings to the South West. (and 2.1 fsr recently approved nearby) we believe development should transition more gradually and this would introduce a desperately needed variety of housing choice. Exclude the balance of the Estate if you and they desire it.

Heritage controls were considered in the Rosebery Estate a number of years ago, but the City of Sydney Council town planning consultant **rejected** the area as being worthy of Heritage protection. Not worth saving.

Rosebery is a Special Area in our view, but not in terms of housing stock. The people, new cafes and the broader area are great, despite increasing traffic. We understand that views will differ, but we are amenable to positive change.

Mentmore Avenue Nth owners (between Queen and Morely) have actively discussed property aggregation for high density redevelopment, if viable and permitted. The area is ready for change. Planning lags on this occasion.

Council itself conceived, proposed and promoted location of an aggregated rubbish and truck depots for the whole City in Mentmore Ave / Dunning Ave South in recent years. This is at odds with a "special area" preservation stance.

We respectfully disagree with Council and the Rosebery Resident Action Group, as it applies to our block. **Mentmore Ave / Queen St / Rothschild Ave / Morely Ave** might be considered differently. Please consult with the neighbours.

The block borders the Green Square Town Centre boundary and the current height / density changes starkly from very high density high risk into ultra low density low rise older housing.

The northern end of our block <u>should be considered for High or Medium Density</u> in our view.

Terraces and Med Density Duplex development would be completely appropriate, in our view.

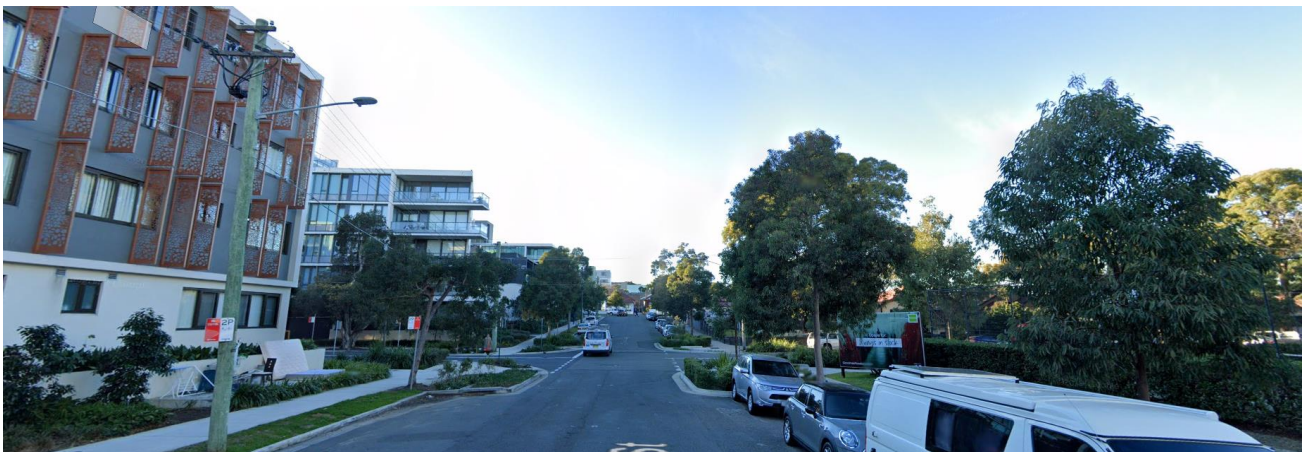Photographs follow on the next page, for context.
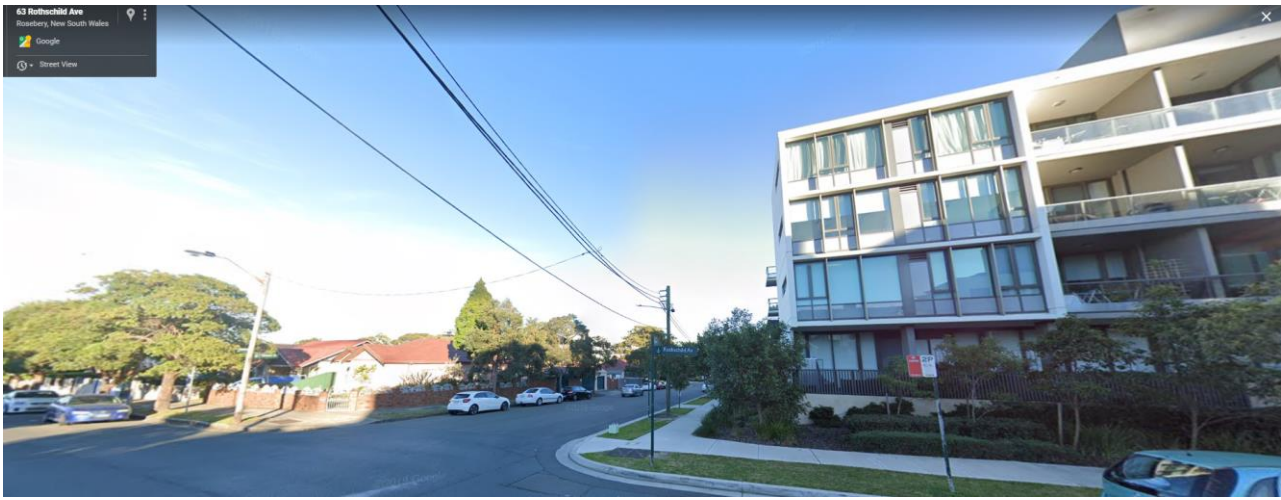
Height / Density Disparity.

Mentmore and Morely Ave looking North. (left) 5 storey high density commercial, (right) 1 storey low density

Mentmore and Queen, looking South. (left) 1 storey, (right) 5 storey high density commercial

Queen and Mentmore, looking East. (left) 5 & 6 storey units, (right)1 storey

Rothschild and Queen, looking South West. (left) 1 storey, (right) 5 storey high density units

Rothschild and Queen, looking East. (left) 5 storey high density, (right) 1 storey res

Dunning Ave looking Sth. (left) High density, (right) Terraces buffering lower density (further to right)

45,000 new residents will be added to the Green Square Urban Renewal Area.

High density or Low density is a bit binary. Where is the housing choice?