

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [REDACTED]
Subject: Rosebery Estate
Date: Wednesday, 27 January 2021 5:13:12 PM

Submitted on Wed, 27/01/2021 - 17:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

[REDACTED]

[REDACTED]

I would like my submission to remain confidential

Yes

Info

[REDACTED]

Suburb/Town & Postcode

2018

Submission

Please see my prior written submission supporting Med Density to the North of the Rosebery estate

There is active support for local housing variety, affordable choice and change in Nth Rosebery, I believe.

Please do NOT further delay our ability to change this design obsolete dwelling on this over sized lot. Maintenance is obligation heavy, expensive, time consuming & inefficient.

We seek to down size & refresh to a modern design & 2 storey ADO building and are working to do this as currently permitted.

Our block (Queen/Mentmore/Morley/Rothschild) is low rise low density & abuts High Density High Rise. Planning is currently binary. High vs: Low height & density choice in the area. Small cheap unit vs: large old expensive house on oversized block. Why? This location is perfect for transitional change and housing choice, but we are limited by last centuries protections & Council limitations.

Where are the Terraces, Manor Homes and ADO options in the area, when local families evolve & grow?

Nth Rosebery neighbors have actively sought property aggregation & rezoning to higher density. Current controls are binary, high / low density & height. Of the 10 neighbours on our side of the block 6 have interest in change. The other 4 I have not yet spoken to about it. Residents to the South may disagree, but our neighbours to the Nth are ultra high density.

Rothschild Ave has seen a refreshing wave of change since heights were relaxed. The local market has demonstrated it's desire to make better use of land. 4 new homes on the block with the first change in many years. All 2 storey. Defacto dual occ was approved by Council ([REDACTED]) but height limits & land slop frustrate the efficacy. Its a poor solution that's not readily viable. We have looked at the same, but it's a poor substitute. Why not explicitly allow 2 storey ADO, as the Code intended.

If this is not suited for variety of affordble housing supply, adj 50,000 new units in this post code, then where is?

The Med Density Code aims to protect privacy. So what is the issue and where is the loss?

Please dont let Council further delay inevitable change. It is a stalling tactic.

The vocal action group has a nimby approach to everything, but they dont represent the views of many on our block.

We are preparing plans for ADO change on the basis of recent controls & dont want to waste our time, capital, and miss the opportunity from others delay & objection.

Please do not delay this positive change & retract what is currently permitted.

Regards

[REDACTED]

I agree to the above statement

Yes