

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [REDACTED]
Subject: Rosebery Estate
Date: Thursday, 28 January 2021 9:43:34 AM

Submitted on Thu, 28/01/2021 - 09:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Carmine

Last name

Di Campli

I would like my submission to remain confidential

No

Info

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Suburb/Town & Postcode

Rosebery, 2018

Submission

At the turn of the 20th century, the two strongest influences on Sydney's urban planning were the outbreak of the bubonic plague and Australia's federation. The new sense of nationhood engendered a hope and vision for our cities and the Bubonic plague provided strong catalyst for reform in the minds of Sydney's and Australia's 'founding fathers'. Richard Stanton, Rosebery's lead planner, had seen the havoc wreaked by the bubonic plague in England and envisioned a Rosebery where people would 'not be living on top of one another like the slums of London'. And so, the garden suburb of Rosebery was born with a covenant to guide consistent planning into the future. Since its establishment, Rosebery Councils have remained faithful to the covenant which enshrines single story, double frontage, brick and tile dwellings in Rosebery planning regulation.

This is not to say that the suburb and its residents are resistant to moving with the times. Some years ago, the City of Sydney undertook an extensive review of the suburb's future planning needs. Extensive community consultations, heritage assessments, demographic analysis all informed the development of the Local Environmental Plan 2012 and Sydney Development Control Plan 2012. These documents, amongst other things, allowed for a denser level of urban development to accommodate the expanding nature of Sydney's population and economy. Dwelling regulation was seen to be fit for purpose, and though not all were happy with impact the revised regulations would have on our Rosebery street scape, development continued to be well regulated and consistent with the spirit of the original covenant.

Since the establishment of the State Environmental Planning Policy the building of dwellings seems to have become unregulated at worst, and at best not consistent with the aspirations of the Rosebery Estate covenant. Today a double story house with Colourbond roof and weather board cladding can (and has) been erected next to a single story 100 year old tac pointed workers cottage. One can only imagine how this haphazard approach to planning will impact the value of all of our houses. This is just not good enough.

The current governance process seems to be broken. It has seen certifiers regularly not comply with regulations and certainly openly disregard the covenant leaving neighbours who have concerns with dwelling developments no other recourse than to use the courts to settle disputes. This, surely, is a poor outcome for all Rosebery residents and requires fixing.

It is clear that the process of local decision making has worked well for Rosebery in the past, I would therefore suggest that this process is the solution for our future. I would like to suggest that powers of defining and regulating the development of low rise dwellings in Rosebery be returned to the presiding local Council as they have proved in the past to have their fingers on the pulse of Rosebery residents and the needs of the wider Sydney and NSW community.

Rosebery, through its history is like no other suburb in Sydney, with well-spaced workers cottages as well as areas in the suburb originally portioned off for industry, in 1912 it was seen as a worker's utopia. Something we all like to think remains as valuable today as it did then, particularly as we are again confronted with a deadly global pandemic.

I believe I speak for the vast majority of Rosebery residents when I ask that urban development, and in particular the building of Rosebery dwellings be returned to the local decision makers, which in this case is the City of Sydney.

I agree to the above statement

Yes