

TITLE Rosemeadow Rezoning Request

Reporting Officer

Manager Environmental Planning

Attachments

1. Location Plan and Zoning Map (LEP 2002) (distributed under separate cover)
2. Public Housing Masterplan Precinct - Ambarvale (distributed under separate cover)
3. Public Housing Masterplan Precinct - Rosemeadow (distributed under separate cover)

Purpose

To inform Council of a rezoning request that relates to existing open space zoned land located within the Housing NSW estates at Rosemeadow and Ambarvale. The report provides an assessment of the proposal and recommends that Council forward the Housing NSW planning proposal to the Department of Planning (DoP) for its review and consideration via the Departments new "Gateway Planning Process" in accordance with the Environmental Planning and Assessment Act 1979.

History

The high concentration of social housing tenants in the Rosemeadow and Ambarvale public housing estates has created some areas that are socially and economically disadvantaged. Impacts of these issues have been exacerbated by the poor physical layout of the estates (Radburn subdivision and housing pattern), which has contributed to poor amenity and security within the estates, leading to diminished social values and community cohesiveness.

On 16 February 2010, officers of Housing NSW provided a briefing to Councillors with respect to proposals for the redevelopment of the Rosemeadow and Ambarvale public housing estates, similar to works undertaken as part of the Minto Urban Renewal Project.

In summary, Council has now been advised that the NSW Minister for Housing has secured a funding package valued at almost \$40 million, to renew and revitalise the existing public housing estates within these areas. This project is in addition to redevelopment works that have already commenced in Macbeth, Malcolm and MacDuff Ways at Rosemeadow.

Key aspects of the package include:

- \$9.89m from the Commonwealth's Housing Affordability Fund to upgrade and sell 50 existing homes and create and sell 80 new building lots that will be sold to eligible owner occupiers in the low or moderate income bracket - particularly first home owners, at a discounted price for eligible low income families;

- a further \$30m to upgrade and renovate 550 public housing homes, extend local roads and create new Torrens Title subdivisions;
- 117 of the 130 homes and building lots will be available at a discounted price to eligible low income families;
- Another 40 homes will also be upgraded and retained as social housing.

The project is being guided by concept masterplans prepared by Housing NSW. The masterplans comprise:

- upgrading and "through" connection of existing roads, drainage works, renovation and demolition of some existing dwellings;
- Torrens title subdivision and creation of new housing lots;
- public landscape works; and
- rezoning of open space.

The main objective of the project is to improve the quality of life for the local communities through appropriate urban design initiatives and the provision of a more sustainable mix of private / public home ownership.

Housing NSW are seeking Council's agreement to work collaboratively on the project to ensure the efficient delivery of the masterplan design for the Ambarvale and Rosemeadow housing estates, similar to Council's successful involvement with the Minto Urban Renewal Project. An essential element of the project involves the rezoning of certain land currently zoned 6(a) Local Open Space.

Report

The Site

The subject land affected by the rezoning proposal is shown hatched in Attachment No 1. The land comprises three separate areas within existing open space reserves that are under the ownership of Housing NSW.

The legal description and location of the three affected areas is as follows:

- | | |
|----------------------------------|---|
| • Pt Lot 13 DP 700702 | Nurra Reserve, Dickens Road, Ambarvale |
| • Lot 12 and Pt Lot 13 DP 700702 | Nurra Reserve, Whitechapel Close, Ambarvale |
| • Lot 33 DP 700703 | Julius Reserve, Julius Road, Rosemeadow |

The total combined area of the land sought to be rezoned is approximately 4.8 hectares.

The Proposal

The proposal relates to the rezoning of three separate parcels from 6(a) Local Open Space to 2b Residential B under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002, to facilitate the future redevelopment of the Ambarvale and Rosemeadow public housing estates by NSW Housing.

The rezoning of the land will permit the residential use of the land under the concept masterplans for the Ambarvale and Rosemeadow housing estates.

Importantly, the proposal is subject to a formal planning proposal being prepared as per the Department of Planning Guidelines. This will require the preparation of relevant studies to substantiate the proposed rezoning and determine design issues, including:

- Social impacts and net community benefits;
- Fauna and flora impacts;
- Stormwater investigation and design,
- Community infrastructure provision;
- Traffic impacts and road design;
- Open space loss and provision;
- Land contamination assessment; and
- Archaeological assessment.

It is anticipated that the concept designs provided under the submitted masterplans for the housing estates would need to be refined to respond to the findings and recommendations of these particular studies to be undertaken as part of the planning proposal process.

Discussion

An initial assessment of the open space proposed to be rezoned has highlighted that the land is currently not well utilised and suffers from a number of problems including:

- Poor location;
- Heavily rubbished;
- Anti social behaviour;
- No discernable use except as a buffer between existing dwellings; and
- Minimal opportunities for improvement within current context.

While the rezoning would assist in addressing these problems, moreover the rezoning would allow for improved connectivity within the area, increase surveillance of public space, a reduction in the concentration of public housing and increase in social mix.

In this respect the proposed rezoning, in addition to addressing the problems previously highlighted regarding the open space, provides for a range of community benefits that go beyond the physical land use of the land.

Conclusion

The subject proposal relates to approximately 4.8 hectares of open space zoned land under the ownership of the Department of Housing, and forms existing public reserve areas within the Ambarvale and Rosemeadow public housing estates.

The proposal is being guided by a concept masterplan design prepared by Housing NSW which will improve the quality of life for the local communities through appropriate urban design initiatives and the provision of a more sustainable mix of private / public home ownership.

Housing NSW are seeking Council's approval to commence the rezoning process to facilitate the residential development of the land as part of the masterplanned redevelopment of these estates. The rezoning is required to enable future applications for residential development over the land, including road construction, drainage works and torrens title subdivision. Subject to appropriate detailed studies being undertaken to justify the proposal, it is considered that there would be sufficient community benefit arising from the masterplanned redevelopment of these estates to support the commencement of the rezoning process.

Officer's Recommendation

That Council forward the Housing NSW Planning Proposal to the Department of Planning for their review and consideration via the Gateway Planning process in accordance with the Environmental Planning and Assessment Act 1979.

Agenda Report

User Instructions

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

Action Item

Unless otherwise indicated below Council at its meeting of 27 July 2010 adopted the following Committee's Recommendation with Resolution No 131.

2.2 Rosemeadow Rezoning Request

Officer's Recommendation

That Council forward the Housing NSW Planning Proposal to the Department of Planning for their review and consideration via the Gateway Planning process in accordance with the Environmental Planning and Assessment Act 1979.

Committee's Recommendation: (Bourke/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Voting for the Committee's Recommendation were Councillors: Bourke, Greiss, Kolkman, Oates and Thompson.

Voting against the Committee's Recommendation: nil.

Council Resolution 27/07/10

It was **Moved** Councillor Kolkman, **Seconded** Councillor Oates that Council forward the Housing NSW Planning Proposal to the Department of Planning for their review and consideration via the Gateway Planning process in accordance with the Environmental Planning and Assessment Act 1979.

1 The Motion on being Put was **CARRIED**.

Voting for the Council Resolution were Councillors: Borg, Bourke, Chanthivong, Dobson, Glynn, Greiss, Hawker, Kolkman, Lake, Matheson, Oates, Rowell, Rule, Thomas and Thompson.

Voting against the Council Resolution were Councillors: Nil.

