

## Jane Flanagan - Submission Details for grahame rowe

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**From:** grahame rowe <grahamerowe@iprimus.com.au>  
**To:** <jane.flanagan@planning.nsw.gov.au>  
**Date:** 2/5/2012 2:56 PM  
**Subject:** Submission Details for grahame rowe  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: grahame rowe  
Email: grahamerowe@iprimus.com.au

Address:  
2/156 abercrombie st

redfern, NSW  
2016

Content:  
Dear DoP.

Firstly, let me commend the AHC for getting their dream this close to realisation.

However, I would like to object to 4 separate elements of the proposed design for the Block redevelopment as currently designed.

1. The terrace housing along Eveleigh St and Louis St as currently proposed, do not provide adequate cross ventilation, which will result in high levels of condensation in the East facing units and massive afternoon heat/sun exposure in the West facing units. This style of housing with exposure in only one direction has historically proven horrible to live in.

The first floor bedroom layouts should be flipped so that units with East facing ground flo or living spaces have West facing first floor bedrooms. Similarly the units with West facing ground floor living areas should have East facing first floor bedrooms.

2. The proposed art gallery has no walls for hanging of art. The current deign featuring all glass facade will result in a light soaked interior that will be unsuitable for the displaying of printed or painted 2 dimensional art works.

There is no requirement for this building to be transparent. On the contrary, the facade of the building should be reconsidered to provide a majority of solid surfaces to ensure that light levels within the interior can be controlled while also providing necessary hanging space for the display of art.

3. The interface between the proposed commercial building located on the corner of Eveleigh St and Lawson St fails to take into account the scale and form of the existing terrace houses located on Lawson St. The current design is visually jarring and overwhelms the scale of the existing Lawson St terrace housing and should be reconsidered.

4. The Vine St facade of the proposed housing along Eveleigh St and Louis St fails to create a successful street wall along Vine St, resulting a poorly contrived arrangement of blocks, holes and gaps that does present as a "front face" to Vine St. Accordingly, the northern set of residences should be reconsidered to ensure that this part of the site does not present as the "arse end" of the building.

with thanks,  
Grahame Rowe

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Submission: Online Submission from grahame rowe (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=25958](https://majorprojects.affinitylive.com?action=view_diary&id=25958)

Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06\_0101 MOD 1

## Jane Flanagan - Submission Details for Joshua Reader

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**From:** Joshua Reader <joshreader@hotmail.com>  
**To:** <jane.flanagan@planning.nsw.gov.au>  
**Date:** 2/5/2012 11:49 AM  
**Subject:** Submission Details for Joshua Reader  
**CC:** <assessments@planning.nsw.gov.au>

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Disclosable Political Donation: no

Name: Joshua Reader  
Email: joshreader@hotmail.com

Address:  
128 Lawson St

Redfern, NSW  
2016

Content:  
My objections and concerns are as follows:

1. There doesn't seem to be any regard to the historical character of the suburb with regards to the specific architecture or the buildings. This is a conservation listed area with terraces that are 100 years old and the Architectural design of development does not seem to be in keeping with the style of the suburb. All precinct's are multi-story Modern constructions that in no-way meld with the existing character of the terrace suburb in which it resides.  
I really like the ideas behind the project, and i applaud the what is trying to be achieved. However it seems that, in the rush to get it over the line, there is little regard for the architectural character of t he suburb.
2. Parking. Has the Student accommodation area in Precinct 3 been assigned any car spots to use? -if not then what are the ramifications of not providing those. You have the possibility of 159 additional cars in the area who will be entitled to park on the street if no parking is allocated. This will have a effect on the already dwindling supply of parking spots for residents.  
I can't find a breakdown of what is allocated private parking for what precinct and what is public parking that is expected to be allocated to any of the commercial entities that are expected to use the space.
3. Caroline Lane - historically the lane has been a nexus point for unsociable behaviour. Now that plans are in place to redirect the lane, (losing visibility of the lane corridor for people who walk past and can alert the authorities if they notice any suspicious activity) what is being done to ensure that the lane remains accessible and does not provide an easy opportunity for people to lurk without the easy capability to monitor them?
4. Height. In an area where the average terrace is 2-3 stories, is there any need to go to 6.5 (this harks back to point #1) I can accept 5.5 stories, but 6 seems extravagant for a historical area that doesn't possess a lot of tall buildings.

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Submission: Online Submission from Joshua Reader (comments)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=25954](https://majorprojects.affinitylive.com?action=view_diary&id=25954)

Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06\_0101 MOD 1  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4338](https://majorprojects.affinitylive.com?action=view_job&id=4338)

Site: #772 The Block  
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Joshua Reader

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