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Content:
This submission is from Nicola Bath and Carolyn Murray

IP Address: - 203.1.16.10
Submission: Online Submission from Nicola Bath (object)
https://majorprojects.affinitylive.com?action=view_diary&id=26734

Submission for Job: #4889 Pemulwuy Mixed Used Development, Redfern
https://majorprojects.affinitylive.com?action=view_job&id=4889

Site: #772 The Block
https://majorprojects.affinitylive.com?action=view_site&id=772

To whom it may concern,

Thank you for the opportunity to submit our views on Pemulwuy development at Redfern. We recognise the land on which we live is Gadigal land and how significant and privileged we are to live in such close proximity to the Block. While many have judged the area in which we live to be destitute, our experience is that we live within a vibrant and caring community. We live on a street where we really do know our neighbours...those that live in houses and those that live on the streets. While we see this development as of benefit to the Aboriginal and local community, it is important that for such an enormous undertaking and an important historical development, that we get it right. We would like to recognise that the intention of the area known as the Block is to provide low cost housing for Aboriginal people and overall we are concerned that much of the development has income generating components. We would also like to acknowledge that the student accommodation is not solely for Aboriginal students which goes against what we understand to be the overarching principles of the Block.

We would like to submit the following for consideration:

Community Green Space – In order to complete this large scale Development, City of Sydney council has sold for a nominal fee two local parks to the AHC on Eveleigh St. Replacement for this community green space has not been incorporated into the development. Community spaces for the Aboriginal community and this area have been important historically. The public space that is in the plan is all hard surfaces and not appropriate for the local community or the children who play in the area. We feel that to not replace the historical green spaces that great pressure will be placed on the existing parks on Caroline and Hugo Streets.

Gym - We question the need for an additional gym in Redfern when there has been a significant investment into the National Centre of Indigenous Excellence (NCIE) which is a large currently well resourced and professionally run gym specifically for the Aboriginal community.

Child Care- The issues surrounding the childcare centre include lack of sufficient space for the number of cars and people introduced into the area dropping off children. The childcare centre is also adjacent to a small 2 storey terrace. The entrance and car access needs to be moved away from the terraces further into Pemulwuy Place. Noise management needs to be incorporated so that the residents of Caroline St are not disturbed by the noise. Some residents work at night/sleep during the day and the needs of residents need to be considered in the plan.

Traffic – This development will increase significantly the amount of cars accessing the area and the small streets, including Caroline St, Louis St and Hugo St. There has been an increase in the amount of cars cutting through from Abercrombie to Lawson Sts to avoid the traffic lights at the Abercrombie and Lawson St Junction (Darlington), at times to an unsafe level and at high speeds. Also increased is the amount of cars parking from out of area on the streets. While traffic falls under the control of the local government the size and scale of this development is the trigger to introducing large volumes of cars. It is important to note that all the surrounding streets without the development are full of cars Monday to Friday. We have been told by the planners that not one car associated with the development will utilise Caroline Street – we find this a bit hard to understand. We would like to bring to your attention that all surrounding streets allow for only one car at a time, it is likely that a grid lock and an increase in traffic noise will easily occur.

Community Consultation- We challenge that there has been sufficient and appropriate community consultation. The community consultation that was held at the Redfern Community Centre in November 2011, was nothing more than PR. The session commenced with the chair of the AHC announcing “that anyone who doesn’t like this development doesn’t believe in god or Santa Claus”, setting the scene for anyone with an alternative view to that being presented feeling ill at ease. This was a prohibitive environment for members of the community to feel as though they could raise their concerns. Community consultations are meant to allow for views to be heard and considered. It is safe to say that for the residents of Lawson St and Caroline St we have not been satisfactorily consulted and our concerns particularly in relation to our objections to the change of usage of Caroline Lane. Community consultations for Lawson St and Caroline St have been unsatisfactory from both the AHC and also the City of Sydney council. As part of the determination process, a community consultation should be held once the plans have been submitted to the DG. Based on this we would appreciate an email that we can circulate to residents once the applicant has responded.

Increased impact on area - The redevelopment of the Block is welcomed however as with all other developments it should be a development that takes into account the local vicinity , the development is dense and not in keeping the area. Local residents will be impacted on by foot traffic, vehicle traffic, noise and blocking of city views, loss of parking and community space as it seems with current experiences little recourse.

Bulk and Scale and Design- The bulk of Precinct 1 is excessive and not in keeping with the local area, which is 2 level terrace houses. The bulk of this 5+ storey building (see below) removes the view from Lawson St to the city and the sight lines into the Block. A building at this height should be further down the hill to open up the entrance the Block. Preferably precinct one should be kept at a level that suits the local area and 2 levels would be sufficient. The bulk of this precinct increases the number of people in the local area way beyond the original levels of the 62 original terraces. This will undermine the amenity of the local area.

Precinct 3 is excessive not in keeping with the local area, which is 2 level terrace houses. While student housing is important, the transient nature of a 6.5 level building of students is not in keeping with the local area, which has a number of long term residents.

There are a range of inconsistencies in the information given to residents regarding the levels for each precinct. The documents provided at the Redfern City of Sydney council office as part of the determination v’s the information we were provided from NSW major projects Office v’s community consultation. There is a range of discrepancies as follows:-

- Precinct 1 — The FSR is over the recommended level. The FSR & building heights states that maximum building height is 3 levels, while further below it states 3-5 levels and in discussion with the Major projects planning office, who indicated to me on the phone today that the submission is from 3-6 levels
- Precinct 2 – This sees an increase to the current building in bulk and height and introduces significantly more people to this precinct without provision for vehicles to park (all parking outlined in the submission appears to be residential or community space.

- **Precinct 3** – The FSR is over the recommended level. The FSR & building heights states that maximum building height is 5 levels, while further below it states 3-5 levels and in discussion with the Major projects planning office, who indicated to me on the phone today that the submission is from 3-6 levels and at the community consultation we were informed it was 6.5 levels.

While we have never been given a number of people in total that this development will introduce into the area, we feel that the bulk and scale and estimates stand at the introduction of over and above the original terraces of 3 -4 times the amount of people.

Social Housing- This is the principle in which this development is taking place, can the residents get some assurance that this housing will always be supported to remain as social housing and written into the approvals so it cannot be sold off after 7 years has passed since the development. This social housing development strategy is being used across Sydney to increase FSR however it is important in this particular development and that it always remains as social housing for those who most need it.

Exclusion of some residents into this social housing– We oppose people with a history of drug use or criminal convictions being refused housing within this development.

Caroline Lane- There are many issues with regard to Caroline Lane that continue to be ignored by the developers and more importantly the City of Sydney Council. Residents are in overall agreement that the Lane access should not be blocked off. Moving the laneway access up the side of the last remaining terrace (No. 17) Caroline St is unacceptable for the owner and for other residents on Caroline Street. The placement of the turning circle poses and diagonal building edge challenges the traffic flow and also restricts access to the garages on Lawson St. We oppose increased traffic up and down Caroline St and Caroline lane as access to the offices and retail outlets.

Impact of large numbers of people and Cars: Introduction of 286 people in provided accommodation plus the retail and commercial space adding minimum 886 additional people to the area. The surrounding roads infrastructure will not be able to handle this amount of people and traffic and the amenity of the area will be lost.

Whilst 155 cars spaces are provided for the accommodation only, there will be an influx of additional cars to the area for the remaining tenants, people going to the gym, visitors, cars for workers in the commercial spaces and the additional cars for child care drop offs, there is no parking provision for these people There is no parking provided for the 154 students, of which a minimum of half would have a car. Parking is already at a premium. The streets surrounding this development are small and already full with resident and locals parking, the new development will be competing with existing residents. The streets can only fit one car at a time and have parking both sides. With a development of this size without adequate allowances for parking and the introduction of this amount of people and traffic the impact on the small streets and noise experiences of living in our small existing terraces on the street will be unbearable. Also of note is the City of Sydney Councils assumption that if people live near a train station they won't own a car, on the contrary whilst people may get the train to work they will use their car for leisure and to undertake domestic activities such as grocery shopping.

Construction delivery of equipment and hours - When the Block was being demolished in preparation for this development; equipment was delivered and picked up at the hours of 2am on both occasions. Police and council were called on both occasions however no action was taken. Based on this experience a limit needs to be placed on the times that equipment is delivered and a contact number provided to call when this doesn't occur. We also request that there are ongoing community consultations to ensure that the development is not overtly impacting on the existing community and that building work takes place Monday to Friday only so that local residents do not lose amenity at weekends, given our close proximity to the development. We also want to ensure that our houses are monitored for any damage that may be incurred due to the development. Our experience of living on Caroline St since 2004 has been that the voices, opinions and needs of local residents are mostly ignored.