

18th of November 2018

Dear Independent Planning Commission,

I object to the Pemulwuy development proposal in its current form.

I am an owner-occupier of a terrace in Caroline Street, and I am a resident of the Darlington/Redfern area for 15 years. When I bought my property in 2013, the original Pemulwuy project had been approved, and I supported the original design.

The original design had public benefit. It featured a land bridge over the rail corridor to invite people into a “meeting place” recognising the Aboriginal significance of the site. It had a large gallery to promote Aboriginal history. It had a large open space, visible from the Lawson Street exit of Redfern Station. The bulk of the development, at a maximum of 8 stories, was reasonable. However, this modified proposal is so different it is effectively a new proposal – a proposal so different that it bears no resemblance to the original.

This new proposal reeks of greed and profit. Open space and the gallery are reduced in size. The land bridge is removed completely (I suspect it was costly). A maximum height of 8-stories in Precinct 3 has been multiplied by a factor of 3 to become an unprecedented 24-story tower of student accommodation, looming over the tiny workers’ cottages in the surrounding heritage conversation area. Furthermore, this skyscraper will be built at the intersection of two narrow residential streets that are no wider than many laneways.

Thus, I strongly urge you to reject the application for the following reasons:

- **Unprecedented height and bulk.** The building in Precinct 3 will be taller than any other in the surrounding area, including those on the eastern side of Redfern Station.
- **The development is out of character with the surrounding neighbourhood.** While the developers argue precedent has been set by the large towers to the east of Redfern Station, this development is adjacent to the Darlington Heritage Conservation Area. This 24-storey skyscraper will be located just metres from historic small 2-storey workers terraces in the Darlington Heritage Conservation Area. As an owner-occupier of one of these terraces, I can’t even put a skylight or solar panel on my front roof, yet a developer can build a skyscraper next door.
- **Caroline Street and the surrounding residential streets cannot support the increased vehicle and pedestrian traffic.** The bulk of the development will be located at the eastern end of Caroline Street. Unlike other skyscrapers on the eastern side of Redfern station which are sandwiched between multilane main arterial roads with wide footpaths (Gibbons Street and Regent Street), Caroline Street, Eveleigh Street and Hugo Street are so narrow that vehicles can only travel in one direction at a time. On-street parking for residents is already at capacity. Furthermore, the southern footpath of Caroline Street is so narrow that people are forced to walk on the road. I also suggest you try walking the footpaths of Lawson Street during peak university times. Lastly, without the land bridge, the footpath at the intersection of Lawson Street and Eveleigh Street is a blind corner at which people and commuters constantly collide.

- **Overshadowing.** While the shadow diagrams are modelled during the winter solstice, terraces in Caroline Street only receive sun in their rear yards in the warmer times of the year, and this is when the 24-story tower will greatly affect morning sunlight. I would like to see shadow diagrams modelled for spring, autumn and summer.
- **Lack of public benefit.** The modified proposal has greatly reduced open space. The land bridge over the rail corridor has been removed, and the gallery size is reduced. The “meeting place” graphic is gone. The proposal in its current form does little to recognise and acknowledge the traditional owners of this land.
- **Potential for social problems.** A 24-story tower of student accommodation will attract almost 600 transient and predominately foreign students into a quiet residential neighbourhood of Aboriginal significance. What could go wrong?

Thank you for considering my submission.

Kind regards,

Chris.