

Pemulwuy Concept

Objection - 29 November 2018

I am a homeowner on Caroline St Redfern, and I know my objection to the Pemulwuy concept changes is shared by most of my community, backed up by the fact that 94% of the submissions to the Department opposed the project.¹ Open space and the gallery are reduced in size, the maximum height of 8-stories in Precinct 3 has been multiplied by a factor of 3 to become an unprecedented 24-story skyscraper oppressing the tiny terraces in the surrounding conversation area.

This new proposal is poorly designed and considered. I strongly urge you to reject the application for the following (nonexhaustive) reasons:

Shadowing

Using the proposed heights listed on table 17² I've rendered a draft shadowing map³ for 9am on the 20th March. This reveals the **shocking** impact such a tall building will have on the natural light available to the nearby 2-storey terraces.



On page 5 of the report “The Department’s assessment concludes the increase in height of the Precinct 3 building ...from 8 to 24 storeys...would not have an adverse impact on amenity in terms of overshadowing, overlooking, impact on

¹ As shown by the fact that 171 of the 183 submissions opposed the project in its current form. Page 70

² Page 61

³ Generated using <http://shadowcalculator.eu>

views". ⁴ **This is incorrect and completely misleading.** Being in a conservation area, I cannot make my windows larger to alleviate the loss of light. This building should not be any taller than the approved 8-storeys (which is already extreme and a compromise for the area).

Very Narrow Footpaths

The report states *"The proposal would not generate additional pedestrian footpath movements that would exceed footpath capacity surrounding the site."*⁵

The development will be located at the eastern end of Caroline Street. Caroline Street, Eveleigh Street and Hugo Street are so narrow that vehicles can only travel in one direction at a time, often having to share the road with pedestrians who are unable to use the footpaths that are an unusable 50cm at their narrowest points. Telegraph poles and bins further block the already narrow footpaths. Pedestrians, especially those in wheelchairs or with prams have no choice but to use the road.

To build a 600-bed skyscraper would increase foot traffic drastically. Table 18 of the report shows that the pedestrian traffic will increase in Caroline Street by a factor of 1000% (10x). This would lead to more people walking on the roads. Coupled with an increase in traffic, it saddens me to say to approve this project is to be complicit in an increase in pedestrian and motor vehicle accidents.

⁴ Page 5

⁵ Page 5

International Students in Redfern

The assessment report, nor the developer/AHC have made any social plans or comments as to how the international students will be integrated into such a economically, racially, and socially diverse neighbourhood.

The City of Sydney's *The Wellbeing of International Students in the City of Sydney Report, July 2016*⁶ conducted surveys with 603 international students. When asked where in the city do you feel the least safe, Redfern topped the suburbs (below)⁷.

FIGURE 28: WHERE IN THE CITY OF SYDNEY DO YOU FEEL LEAST SAFE?



To dump 600 international students mostly from Asia, who are already terrified (see above), next door to 62 indigenous families from disadvantaged backgrounds without ANY social integration plan is ill-considered and completely reckless.

What happens if the international students are too scared to stay, and the Atira business model proves unprofitable? Will it be sold and converted into a

⁶https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0005/277682/Research-into-the-Wellbeing-of-International-Students-in-the-City-of-Sydney_Final_27-July-2016.pdf

⁷ Page 61 of the City of Sydney's Wellbeing of International Students report

residential apartment tower, complete with no parking and poor amenities for such a purpose?

Conclusion

This proposal is strewn with way too many reckless compromises, and poor research for it to enjoy support from me or my community.

I urged the IPC to oppose this proposal.