

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Re: Pemulwuy project submission
Date: Wednesday, 5 December 2018 7:28:06 PM

Hi Philippa,

Thanks very much for your email.

My submission should be as follows, I would be grateful if you could include it.

Regards

Emily Long

I urge the IPC to oppose the proposal to increase the height of the Pemulwuy Stage 3 Student housing towers above the previously approved 8 storeys.

The following reasons warrant the rejection of the application:

- Increased pedestrian traffic beyond the capacity of surrounding streets. Caroline st is extremely narrow with barely enough room for pedestrians on the footpath. There are many obstacles such as electricity poles and rubbish bins on the pavement. Other submissions show photographs of how narrow and almost impassable the footpaths are. Already many pedestrians are forced to walk on the road as there is no room on the footpath. Any increase in foot traffic is a potential danger. Furthermore, the pedestrian impact studies done on the street are inadequate and inaccurate. They were done during Stuvac when pedestrian traffic is vastly reduced from normal levels and one glance at the results is enough to realize how implausible they are. There is simply no way Caroline st could accommodate 1872 pedestrians per hour, as the developer claims.
- increased vehicular traffic beyond capacity of surrounding streets. Caroline st is an extremely narrow street with enough room for only a single lane at any one time. It is farcical to suggest that none of the international student residents of the Block will not have any of their own cars. If even a fraction of the 600 have cars it will be an unworkable burden on the surrounding streets from both a traffic and parking perspective.
- Unprecedented overshadowing and bulk. Further shadow diagrams need to be provided. The only diagrams provided by the developer show shadowing at the winter solstice. Many surrounding terrace houses only receive sun during the summer months, so more information is needed. A 24-storey tower will cast a shadow over many blocks to the west in the morning during summer.
- Heritage impacts. This development will dwarf and overshadow heritage-listed Redfern Station and surrounding conservation area 2-stores terraces. Furthermore, nearby residents are not even allowed to erect solar panels on north facing roofs visible from the street due to heritage impacts, yet a monstrous high rise next door is considered ok?! This proposal is significantly higher than the towers on the other side of Redfern station, and they are not nearly as close to residential streets with tiny terrace homes.
- Ratio of homes for Aboriginal families compared to the overwhelming number of international students is vastly inadequate. Furthermore, there is no obligation that the

Aboriginal housing will actually be constructed.

Thank you for considering my submission. Please reject this massive overreach in alteration of what has already been approved.

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