



4 December 2024

Application: 600-660 Elizabeth Street, Redfern (Lot 1 in DP 1249145)
Application No: SSD-51274973

We accept the department's disclaimer and declaration.

Dear Sir or Madam,

Please note that the comments made in this letter, are largely in relation to the findings within the Social Impact Assessment_Final document that was prepared for Bridge Housing Limited on 28 June 2024.

We **object** to the height of overall project on Phillip Street and Walker Street, and believe the site should be twice the land area to provide the same amount of community housing with "lush landscaping and an enhanced public domain".

Reasons for objection

We cannot see how you can achieve that goal on this block of land. We fully support Bridge Housing's vision for Redfern Place, that includes more housing for women and children escaping domestic violence, older women at-risk of homelessness, Aboriginal households, and key workers who may not otherwise be able to live within the Redfern area.

But, is this what our local community has to look forward to, with over-development on sites of this size? Further east and north of this site that are owned by Homes NSW?

Please find attached article published in the Sydney Morning Herald dated 3 March, 2019 by Megan Gorrey, which was titled "Waterloo Plan 'twice the density' of Sydney's most populated suburbs".

Height

Page 44 headed "Change to Visual Character, Amenity and Loss of Views from Construction of the Proposal".

Assessment – The VIA notes that the proposal is surrounded by residential buildings of similar bulk and scale. This statement from VIA is grossly untrue.

Walker Street on the eastern side of the planned development is 3 storeys on each end of the development site, and in between is 2 storey and single-storey buildings for community housing.

Phillip Street on the southern side is 3 storeys on the corner of Elizabeth Street and Beaumont Streets, then Beaumont Street to Walker Street are workers' cottages built around the 1880s.

These have a heritage listing in place on the front façade of the building which are two storeys high, including top of roof. These are a mix of private and community housing.

Kettle Street to the north, is 3 storey blocks of community housing with plenty of communal space surrounding them.

I do not see how the neighbouring housing is “similar bulk and size” to the Redfern Place development. That is grossly misleading.

The northern end of Walker Street, opposite Redfern Place, goes from 3 storeys with a flat roof to look west over 14 storeys. Or rather 14 storeys will be looking over onto these homes with obviously the loss of sun in the afternoon, and noise from apartments.

Phillip Street, as of now, from Beaumont Street to Walker Street, looking north, has the back of the PCYC about 6m high to top of roof, and then a sports court with playground with trees. The PCYC is set back from Phillip Street by a council footpath which is approximately 7 metres, so from street kerb 11.5metres, with a mature gum tree on footpath, and more trees to hide sports court, plus provide shade to playground.

The future looks much different from Phillip Street looking north, with the S3 building set back from the existing street kerb gutter about 8 metres, and then rising 16 metres (5 storeys) high to top of balustrade and keep rising, as you look at Redfern Place to the north.

From our interpretation of the shadow diagrams, we will have shade on the front of our house for less than 2 hours a day in winter. The residents of Walker Street will have a lot more overshadowing and “bulk and size” of Redfern Place staring at them.

Please note that I refer to page 15, point (I) under Design Guide. It refers to a “built form that responds to lower scale of building to the south”. We do not agree you have met that goal, with the design of Redfern Place, with your set back from the street and the height of S3.

Parking (page 7 under Potential Positive and Negative Social Impacts)

Point 8 – exacerbation of traffic congestion and parking on local road network. I disagree with high negative impact (during construction). It should be **very, very** high negative as tradesmen will be coming and going with materials, and needing to find parking for their vehicles whilst they work on site.

Were the building to be complete, you have provided 48 parking spaces for 344 community units of 1,2,and 3 bedroom configuration – which also has to cater for workers in commercial buildings. This means local car parking spaces around site of Redfern Place will be very hard to come by.

Again, we disagree with your view it will be low negative impact. It will be **very, very** high negative impact on existing and future local residents moving into Redfern Place looking for parking, as per 7.6.1. You have provided no plan re mitigation of parking.

As it stands, parking for local residents is just about coping, especially on nights when mixed netball competitions are played. With a new PCYC reinstated and with future plans for gymnastics, after school care, and other community groups, it will attract more people and cars, thus putting more strain on local parking.

PCYC

Under Design Guide, page 14, note 2.1(b)
a PCYC or similar community facility on site – what does that mean?

5.2 In-depth Interviews Summary of Findings

Page 27 – last paragraph from City of Sydney Social Planning representative
Subheading Potential Enhancement and Mitigation Measures

Council noted the proposal should ensure the new community space and PCYC redevelopment does not duplicate existing community facility spaces in the surrounding catchment network. What does this mean? Is it referring to the National Centre for Indigenous Excellence?

Also, under Proposal Overview, page 13, bullet point number 4 – Construction of a Community Facility Building known as Building S1.

We do not want to sound cynical, but is this the death notice of the PCYC and full-size playing courts for our local kids? To possibly be replaced by a new enlarged Redfern community center?

I think these are two totally different issues. Again, please reference the SMH article noted above.

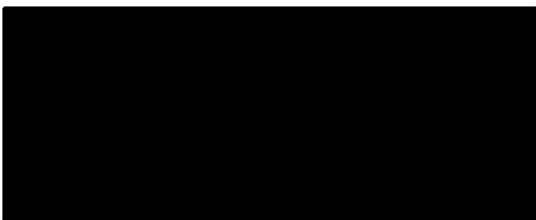
We are expecting another 20,000-25,000 people in the catchment area over the next 20 years. If, as proposed, we are going to have 15,000 people join our community in Waterloo alone, Mt Carmel enrolments will be overflowing, and having the PCYC so close to the school, within close walking distance, it will be an extension of the school, with regards to after school care and the use of sport courts.

As pointed out on Page 31, point 2, from Stakeholder “Our Lady of Mt Carmel Catholic Primary School”: “the school’s students highly value access to open space, sporting facilities and community services as most live in apartments and do not have these spaces provided as part of their home. They noted that most students gather in Redfern Park or the PCYC after school, as well as at other community service providers”.

Also, Section 5.3 Community Survey Summary of Findings, Pg 34, Question 8, first point, 62% of local residents stated they would like to see sports courts.

We conclude there is room for both Redfern PCYC and NCIE, due to the forecasted increase in the population within the whole catchment area over the next 20 years.

Yours sincerely,



Enc

National NSW Development

This was published 5 years ago

Waterloo plan 'twice the density' of Sydney's most populated suburbs



Megan Gorrey

March 3, 2019 – 12.00am

Thousands of apartments planned for the Waterloo redevelopment in the inner city will make the suburb the most densely populated part of Sydney, new analysis shows.

About 7500 homes for more than 14,000 residents are planned for [towers up to 40 storeys high](#) on the Waterloo public housing estate and the "Metro Quarter" around the suburb's future rail station. This would make the area roughly double the density of two of Sydney's most built-up suburbs, Rhodes and Zetland, according to analysis by urban planners at the City of Sydney.

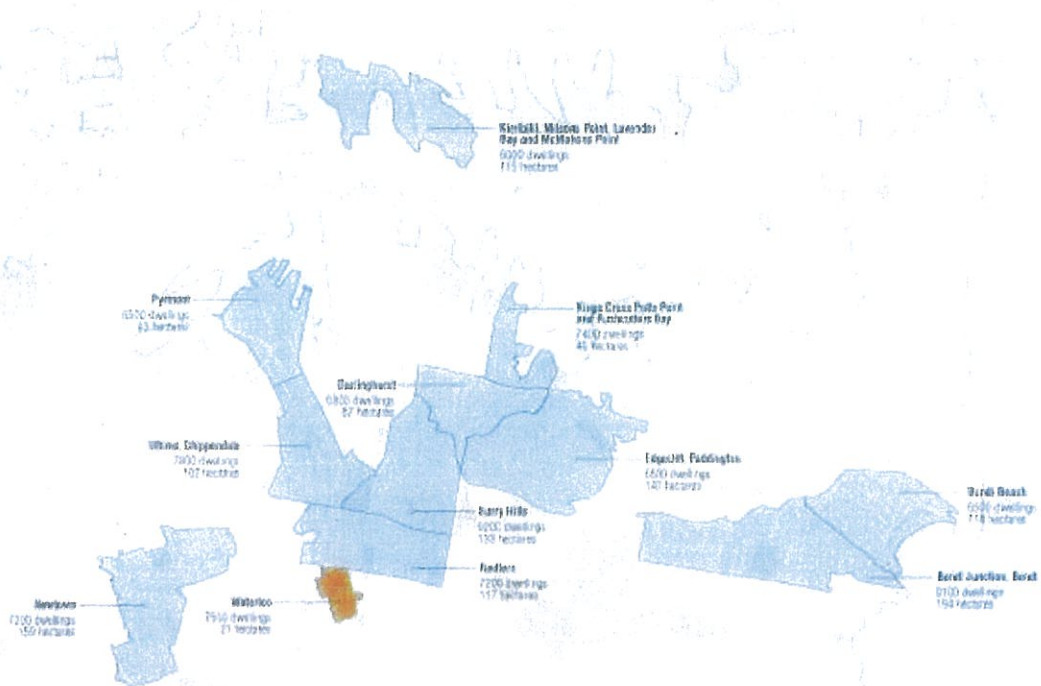


Waterloo's redeveloped public housing estate will become home to about 14,000 Sydneysiders in the next 20 years. The government plans to demolish the site's existing public housing buildings. ROBERT PEARCE

The planners compared the state government's plans for Waterloo with built-up areas of a similar size – between 15 and 25 hectares – throughout Sydney.

Under the plans, the 21-hectare Waterloo site will have 360 dwellings per hectare, which the council's analysis suggests would make it the densest mass of development in Sydney. The bulk of the precinct will be private housing, with 35 per cent social and affordable homes.

The next densest area is the existing Victoria Park development in inner city Zetland, which has 3200 homes spread across 16 hectares, or 200 properties per hectare.



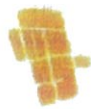
Plans for 7500 apartments in part of Waterloo will mean the site has roughly the same number of dwellings as Newtown or Redfern. CITY OF SYDNEY

The City of Sydney opposes the government's proposal for Waterloo. Lord mayor Clover Moore said the plans set "an incredibly poor precedent" and were an "experiment in overdevelopment with the most marginalised people in our community".

"In a very small area of just 21 hectares, they are trying to cram the same number of dwellings you'd find in much larger suburbs like Redfern, Newtown, Darlinghurst, Kings Cross, Bondi Beach or Pyrmont.

"It's almost impossible to find anywhere on earth a government has proactively planned to build a development as dense as what this government is planning for Waterloo."

A spokeswoman for Social Housing Minister Pru Goward said that 60 per cent of the buildings in the proposed masterplan for the Waterloo estate overhaul were seven storeys or lower.



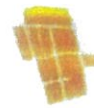
Kings Cross/Rushcutters Bay
 150 dwellings per hectare
 100,000 sqm
 15,000 sqm



Central Business District
 190 dwellings per hectare
 100,000 sqm
 19,000 sqm



Potts Point
 160 dwellings per hectare
 100,000 sqm
 16,000 sqm



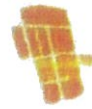
Rhodes
 180 dwellings per hectare
 100,000 sqm
 18,000 sqm



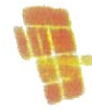
Sydney CBD
 150 dwellings per hectare
 100,000 sqm
 15,000 sqm



Newtown
 150 dwellings per hectare
 159 hectares
 23,850 sqm



Redfern
 150 dwellings per hectare
 117 hectares
 17,550 sqm



Ultimo/Chippendale
 150 dwellings per hectare
 102 hectares
 15,300 sqm

City of Sydney analysis compared similar density neighbourhoods of 6000 to 9000 dwellings in Sydney.
 CITY OF SYDNEY

East Chippendale, taking in the Central Park development and the southern end of the Sydney central business district, has 190 dwellings per hectare. Rhodes has 180 homes per hectare.

Potts Point and the Moore Park Gardens precinct have 160 dwellings per hectare, while Kings Cross, Elizabeth Bay and the area around St Leonards train station all have 150 homes per hectare.

The 16-hectare Green Square development will eventually comprise 3800 homes, or 240 dwellings per hectare.

The 6800 dwellings proposed for the Waterloo estate site alone would make it home to about 14,000 Sydneysiders, which is more than the population of the suburbs of Pyrmont and Rhodes.

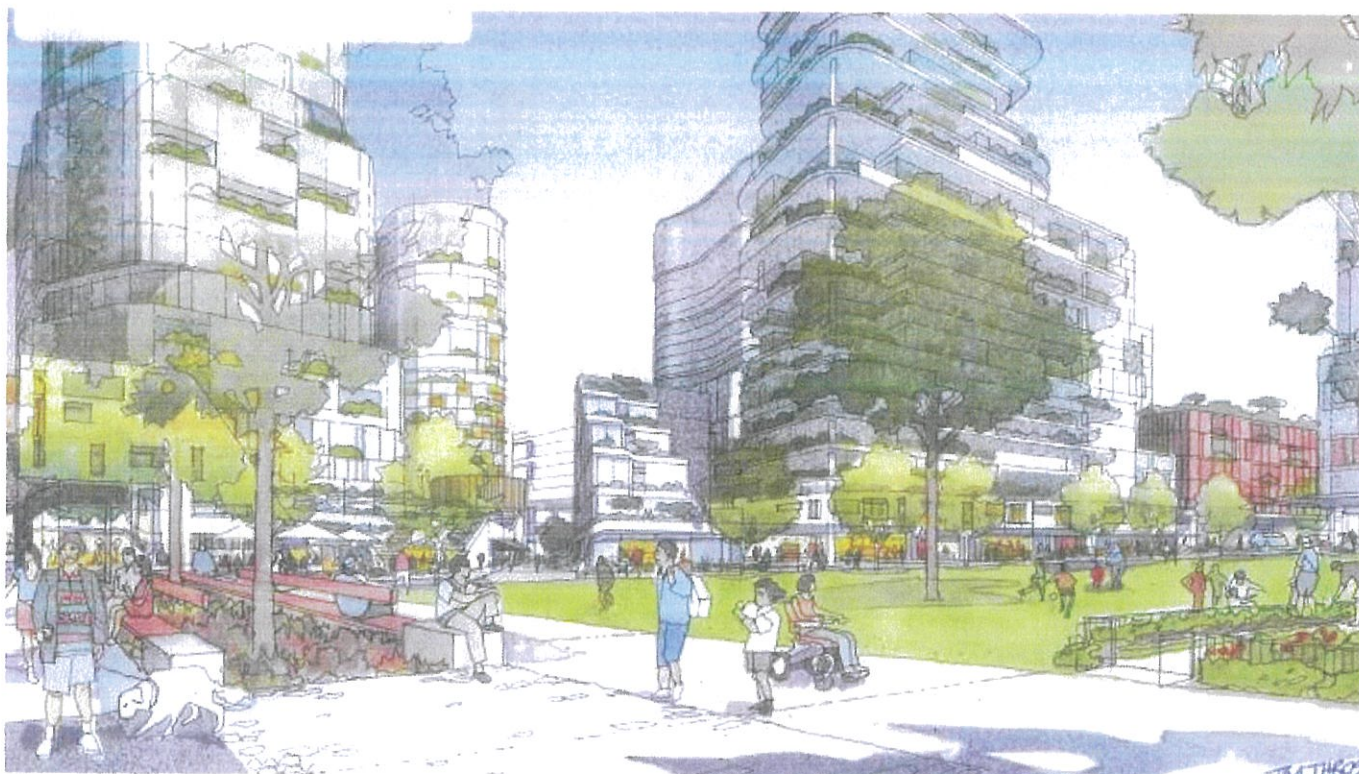
The council's analysis shows that, in other parts of Sydney, a similar number of new homes planned for Waterloo are spread over areas about five times the size of the redeveloped site.

Roughly 7000 dwellings are found in each of the areas of Newtown (159 hectares), Redfern (117 hectares) and Ultimo/Chippendale (102 hectares).

In the combined suburbs of Kings Cross, Potts Point and Rushcutters Bay, 7400 properties are spread over 49 hectares – an area more than twice the size of the Waterloo site.

Across the harbour, 6000 homes are concentrated in the 115-hectare area that takes in apartment blocks in the four suburbs of Kirribilli, Milsons Point, Lavender Bay and McMahon's Point.

The City of Sydney has put forward a lower-density plan for 5300 dwellings in apartment blocks that would top 13 storeys at the Waterloo estate site.



An artist's impression for one of the options of the redevelopment. The government's preferred masterplan includes two parks and a widened George Street "boulevard". NSW GOVERNMENT

Councillors will debate the plan at an extraordinary meeting on Monday afternoon. Ms Goward's spokeswoman said: "The Waterloo Estate and Metro Quarter will have fewer people per hectare, smaller bulk and scale, and more open space than Central Park, championed by Clover Moore, and Green Square town centre, a City of Sydney-led project.

"In addition, unlike Central Park and Green Square, 35 per cent of Waterloo will have social and affordable housing provided on site."



The state government proposes towers up to 40 storeys and two parks for the Waterloo housing redevelopment. CITY OF SYDNEY

Urban Taskforce Australia chief executive Chris Johnson said the plans and the level of density proposed were suitable for an urban area close to public transport.

"When I look at the numbers, it is 730 people per hectare at Waterloo [estate site], versus 1000 people per hectare at the Central Park development. It's not over the top at all in my opinion." Residents of the Waterloo estate and public housing advocates have argued the redevelopment will [not include enough affordable housing](#).

"The tricky thing from the community's perspective is to work out what density is viable for that space," REDWatch community group spokesman Geoff Turnbull said.



Megan Gorrey is the Sydney editor at The Sydney Morning Herald, covering urban affairs. Connect via [Twitter](#) or [email](#).