

Brad Vale - Online Submission from Sean Francis ()

From: Sean Francis <Seantrin@hotmail.com.au>
To: Brad Vale <Brad.Vale@planning.nsw.gov.au>
Date: 5/04/2010 3:23 PM
Subject: Online Submission from Sean Francis ()
CC: <assessments@planning.nsw.gov.au>

Hi,

I understand the need for extra, parking, housing, and shopping near the train station in Redfern.

But I am wondering why it has to be so high?

I thought most buildings were restricted to 14 storey and not a massive 18, making it the tallest building,(eye sore) in the area.

Should this not be taken into consideration?

Yours, Sean

Name: Sean Francis

Address:

3/143 Regent Street

IP Address: 146308-1.gw.connect.com.au - 210.11.76.102

Submission for Job: #2496 MP08_0112 - Mixed Use Residential/Commercial/Retail Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=2496

Site: #1598 7-9 Gibbons Street, Redfern

https://majorprojects.onhiive.com/index.pl?action=view_site&id=1598

Brad Vale

Senior Planner (Heritage)

P: 02 9228 6472

F: 02 9228 6488

M: 0432 953 227

E: Brad.Vale@planning.nsw.gov.au

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Brad Vale - Director Government Lands and Social Projects. Department of Planning. Application reference number (MP 08_0112)

From: Scott Goddard <scottgabc@gmail.com>

To: <plan_comment@planning.nsw.gov.au>

Date: 2/04/2010 12:01 PM

Subject: Director Government Lands and Social Projects. Department of Planning. Application reference number (MP 08_0112)

Reference MP 08_0112

I strongly object to the proposed development at 7-9 Gibbons Street Redfern 2016. The proposal for another tower is just what the village towers are out of scale and are no benchmark of good design. The new tower will dwarf even these existing towers. My concerns are that

around this site will be further exacerbated. This site is on a natural ridge and the shadows cast will have a greater impact. The scale of the many Victorian facades and historic buildings and churches in the area. The immediate area around Redfern Station should not be all

poorly designed towers like Chatswood. This proposed 18 storey tower will rely on air conditioning rather than natural ventilation and orientation. The hundreds of car parking spaces are sub optimal given the close proximity to public transport. Cars have clearly been p

cyclists in this excellent example of poor design.

This 18 storey development application is obviously driven by developers return per square metre rather than good design and amenity for

The nearby Technology Park on lower lying land has significant and more appropriate high rise developments.

In conclusion the proposed 18 storey poorly designed tower is unsuitable for the site and for the village of Redfern- Waterloo.

Kind Regards,
Scott Goddard
39b Turner Street
Redfern NSW 2016
Ph 02 96989727

Brad Vale - FW: Objection to 7-9 Gibbons Street.

From: "Aaron Sutherland" <asutherland@cityofsydney.nsw.gov.au>
To: "Wilfred Nino" <Wilfred.Nino@planning.nsw.gov.au>
Date: 14/04/2010 9:43 AM
Subject: FW: Objection to 7-9 Gibbons Street.

Wil,

Please find below objection from a City resident in relation to MP08_0112.

Regards

Aaron Sutherland
 Senior Planner - South Area
 City Of Sydney
 Tel: 9246 7720
 Fax: 92659518
asutherland@cityofsydney.nsw.gov.au
www.cityofsydney.nsw.gov.au

From: Lisa Clarke
Sent: Wednesday, 7 April 2010 9:54 AM
To: Bianca Delmore
Subject: Objection to 7-9 Gibbons Street.

From: Scott Goddard [mailto:scottgabc@gmail.com]
Sent: Friday, 2 April 2010 12:31 PM
To: Clover Moore
Subject: Objection to 7-9 Gibbons Street.

Dear Ms Moore,

As the Mayor of Sydney I would like to express my opposition to the proposed 18 storey development (MP 08_0112) at 7-9 Gibbons Street Redfern NSW 2016.

I strongly object to the proposed development at 7-9 Gibbons Street Redfern 2016. The proposal for another tower is just what the village does not need. The imposing twin GCA towers are out of scale and are no benchmark of good design. The new tower will dwarf even these existing towers. My concerns are that the wind tunnel and shadowing at and around this site will be further exacerbated. This site is on a natural ridge and the shadows cast will have a greater impact. The scale of the proposed building alienates the many Victorian facades and historic buildings and churches in the area. The immediate area around Redfern Station should not be allowed to become cluttered with poorly designed towers like Chatswood. This proposed 18 storey tower will rely on air conditioning rather than natural ventilation and has no site memory or solar orientation. The hundreds of car parking spaces are sub optimal given the close proximity to public transport. Cars have clearly been prioritised over pedestrians and cyclists in this excellent example of poor design. This 18 storey development application is obviously driven by developers return per square metre rather than good design and amenity for the villagers of Redfern.

The nearby Technology Park on lower lying land has significant and more appropriate high rise developments. In conclusion the proposed 18 storey poorly designed tower is unsuitable for the site and for the village of Redfern- Waterloo.

Kind Regards,
 Scott Goddard
 39b Turner Street
 Redfern NSW 2016
 Ph 02 96989727

Brad Vale - MP 08_0112

From: "Admin" <admin@trinitybar.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/04/2010 3:51 PM
Subject: MP 08_0112

Sean Francis, 3/143 Regent St, Redfern, 2016
7-9 Gibbons Street, Redfen. MP 08_0112

I object the proposal because I think the project should be no more than 14 floors high and not 18 floors making it the highest building by far in the area.

I understand the need for more parking, shopping, and accommodation near the station, but building to these heights could start a influx of 18+ storey builds.

Will I get a response to this email or shall I continue further with other avenues.

Yours, Sean

Warren & Sharon Fisher
34 Kalinda Road
Bullaburra NSW 2784
Ph: 0419 231 383

April 23, 2010

The Director
Government Land and Social Projects
Department of Planning
Via email: plan_comment@planning.nsw.gov.au

Dear Sir / Madam

RE: MAJOR PROJECT NO. 08-0112 - 7-9 GIBBONS STREET, REDFERN

Thank you for your letter of March 19, 2010 advising of the application to redevelopment the above property from a car park to a mixed use development. We are the owners of Unit 23, 13- 17 Cope Street, Redfern and as such we would like to provide comment on the development.

We would like to express our concern on the make up of the residential units to be contained in the development, as well as the parking arrangements.

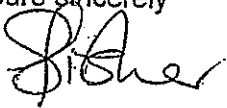
As we understand it, the development would contain 44 studio units, 74 one bedroom units and 31 two bedroom units. Our concern lies with the studio and one bedroom units, which form the majority of those to be constructed. From our review we have noted that the majority of these are very small, similar to the size of hotel rooms rather than apartments. It is our belief that units of this type would attract mainly student and otherwise transient residents and provide a negative impact on a suburb which is still striving to lift itself from the problems and stigmas of such past developments.

In addition, we believe that to place so many additional very small studio and one bedroom apartments in Redfern would have a negative impact on housing values in the area, a situation which as property owners, we seek to avoid.

The proposed parking allocations of just 84 spaces for 149 apartments is insufficient. This amounts to off street parking for less than 60% of residents. This and the drastically reduced parking for the tenants of Lawson Square Towers will create additional pressures on the surrounds streets – including Cope Street, where our apartment is situated. We believe that with any new development sufficient parking, including visitor and retail parking, must be provided. The opportunity to provide it from the start, without retrospectively trying to fix the problem, must be taken.

While supportive of most efforts to improve and progress the Redfern area, we believe that the redevelopment of this land should not be approved in its current form.

Yours sincerely



Warren & Sharon Fisher



MASU PROPERTY INVESTMENT SERVICES PTY LTD
LICENSED REAL ESTATE AGENTS
ACN 085 506 010 ABN 62 085 506 010

23rd April 2010

The Director
Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Fax: 9228 6155

Dear Sir,

Department of Planning
Received

23 APR 2010

Scanning Room



PCU004726

Major Project No.08-0112 - 7-9 Gibbons Street, Redfern

MASU Property Investment Services Pty Ltd are the Licensed Real Estate Agents acting on behalf of our clients the purchasers of units 2, 4, 6, 11, 12, 14, 15, 20, 21, 22, 33, 34, 47, 50, 52, 54, 58, 60, 64, 66, 70 and 72, of 157 Redfern Street Redfern, previously the old Redfern RSL Club.

Our clients are generally supportive of the redevelopment of this land.

However, they have concerns about the following aspects of the current development proposed:

- the composition of the proposed apartments;
- the extent of car parking to be provided; and
- the effect of the use of loading facilities by delivery vehicles on the Marian Street/William Lane intersection.

Apartments

As you are aware, the Department issued Development Consent No.09-0039 on 22 December 2009 for the redevelopment of the Redfern RSL site at 157 Redfern Street for the construction of a mixed-use development accommodating, among other things, 84 apartments comprising 14 x 1-bedroom; 63 x 2-bedroom and 7 x 3-bedroom apartments.

The apartments were designed to be of a size, configuration and composition so as to increase housing stock and choice, accommodating the needs of a wide range of households, including families wishing desirable inner-city living.

The composition of these apartments was aimed at achieving an appropriate socio-economic mix in the population in this area.

LEVEL 9, 225 CLARENCE STREET
SYDNEY 2000
PO BOX Q1611
QVB POST OFFICE NSW 1230
TELEPHONE 02 8297 6666
FACSIMILE 02 8297 6688
www.masu.com.au

The application currently under consideration by the Department involves a total of 149 apartments comprising; 44 x studio; 74 x 1-bedroom and 31 x 2-bedroom apartments.

Our clients are concerned that the large number of 1-bedroom and studio apartments, some 80% of the total to be constructed, and their small size is likely to attract more transient residents and likely to constrain social mix and social cohesion in the future population of the area.

Such a result would lower the overall perceived character of the area and detract from the larger and more attractive apartments proposed on our site, which provide dwellings capable of accommodating a wide cross-section of the community's housing needs.

Parking

The proposal involves the provision of only 84 car parking spaces for the 149 apartments proposed on the site.

Additionally, the existing car park on the land, which accommodates a total of 156 car spaces required for the two Lawson Square office towers, is to be demolished and proposed car park is to provide only 80 spaces capable of being used by the tenants of the towers.

We are concerned by the paucity of parking to be provided and the likely demand for this shortfall to be imposed on the parking facilities to be provided on our site.

We believe that inadequate provision is to be made to satisfy the parking demands associated with the proposed development and the existing Lawson Square commercial office towers.

Loading Facilities

The vehicular access to the proposed loading facilities is to be established at the south-eastern corner of the land, right on the Marian Street/William Lane intersection.

The development on our site involves a one-way system with entry via William Lane and exit via Gibbons Street.

There appears to be inadequate area within the loading area to enable large articulated vehicles, such as those required to service a supermarket, to enter and leave the site in a forward direction.

The backing of trucks from the site at an entry adjacent to the Marian Street/William Lane intersection would be disastrous in terms of both a congestion and safety of vehicles using the local road network in this area.

It would have a particularly adverse effect on vehicles approaching the development on our land via William Lane.

In any event, the location and conflict created by the driveway to the loading facilities in such close proximity to the Marian Street/William Lane intersection is highly undesirable.

This aspect of the development should not be approved in its current form on safety grounds.

Summary

We believe that the redevelopment of 7-9 Gibbons Street should not be approved until the issues we have raised have been satisfactorily resolved.

Your sincerely,

MASU PROPERTY INVESTMENT SERVICES PTY LTD

A handwritten signature in black ink, appearing to read 'M. Speiser', with a long horizontal flourish extending to the right.

MARTIN SPEISER
Director

Redfern Waterloo Authority
PO Box 3332
Redfern 2016

Matthew Kennedy
Unit 24 / 13 – 23 Margaret St
Redfern NSW 2016
31/03/2006

To whom it may concern,

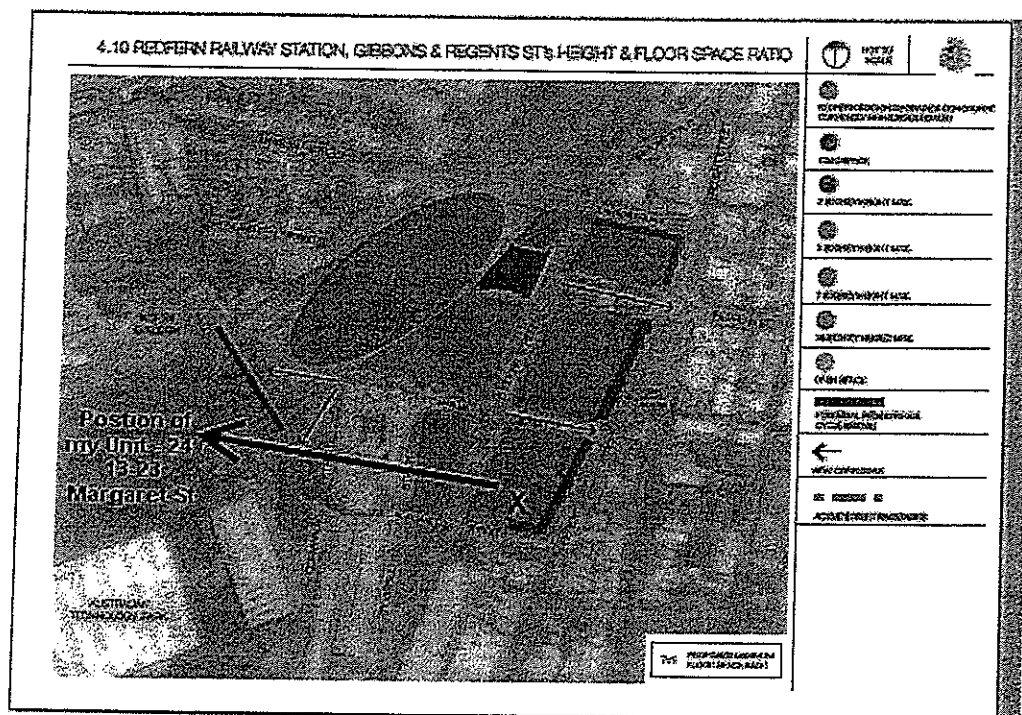
RE: DRAFT REDFERN-WATERLOO BUILT ENVIRONMENT PLAN (Redfern Railway Station, Gibbons & Regents Streets)

I have reviewed the DRAFT REDFERN-WATERLOO BUILT ENVIRONMENT PLAN and attended an information session at Lawson Street on what the re-zoning of land and height restrictions means to myself.

Currently I own and live in Unit 24 / 13 -23 Margaret Street - as marked on the Map below. My unit is on the 3rd floor and has a balcony that faces out onto Regent Street on one side (directly over the BP Service Station) and up towards Marian Street on the other side. With the new height de-restrictions there is the possibility that both these aspects will be interrupted by any development that is anything over 4 storeys. One of the main reasons I purchased the unit 3 years ago was for the fact that the bedroom / balcony has such a good aspect and so much access to natural light, any development that occurs due the re-zoning has a high degree of interrupting these aspects and depreciating the unit value. The bedroom in the unit faces Regent Street on one side - this side is all glass allowing light and views, and the Marian street side has a large window allowing afternoon light and views of city and Marian park - any development over 4 storeys will directly interrupt these views and obstruct the current level of natural light.

Consequently, I do not endorse the current re-zoning and wish it to be re-evaluated with the residents in the Margaret Street units in mind. I am happy to see some of these sites redeveloped, as in general I agree with the approach, however there needs to be tighter restrictions on the heights allowed directly near or adjacent to the current residential properties in the area.

I also do not endorse or consent in any way to the re-development of the Marian Street park - I do understand that part of this is govt / railway land - however I think consideration needs to be given that it has been maintained for a park so long that it was understood by residents that it would not be developed. This open place needs to be maintained to retain the character and feel of the area.



Please note the position of my unit as marked by the 'X' on the above RE-zoning and height map

Looking forward to further consultation in the redevelopment of the Redfern area.

Yours sincerely

Matthew Kennedy

The Director, Government Land and Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Mr Matthew Kennedy
78/30 Nobbs Street
Surry Hills NSW 2010
25/03/2010

Dear Sir / Madam ,

RE MP 08-0112 , 7 – 9 Gibbons Street Redfern (Lot 1-9, Section 9, D.P. 4209)

I do not support the above proposal and object based on the following reasons:

- ✦ The above project will diminish existing direct natural light in the unit I own at 24 / 13 – 23 Margaret St. by approx 80 – 90%
- ✦ Reduction of direct natural light to my unit at 24/ 13 -23 Margaret St. will significantly reduce its value.
- ✦ Views from my unit at 24/ 13 -23 Margaret St. will be significantly, if not all together blocked by this development.
- ✦ Potential Noise issues from increased traffic and car traffic exiting and entering the proposed building.

Please see the previous correspondence attached to the same email as this submission for detailed information on the position of my unit in context of this development proposal.

Please advise what action will be taken to compensate for the above impacts to my property – I have done the right thing and objected at each stage and expect that there will be some type of remediation.

Regards
Matthew Kennedy

Attention Clover Moore
483 George Street, Sydney NSW 2001
GPO Box 1591, Sydney NSW 2001

Matthew Kennedy
Unit 24 / 13 - 23 Margaret St
Redfern NSW 2016
31/07/2009

Dear Ms Moore ,

RE: Redfern Waterloo Amendment to Height of Buildings, currently on exhibition and development proposals.

As a resident and property owner of Margaret St Redfern, the proposed building heights will have a direct impact on the property that I currently own, unfortunately it will be a negative one.

With DGR'S & DA's now starting to flow through, one already for the Redfern RSL, another for 9-7 Gibbons St, another for 90 Regent St , it is becoming very clear that there is full intent to utilise the heights allowed in the draft plan.

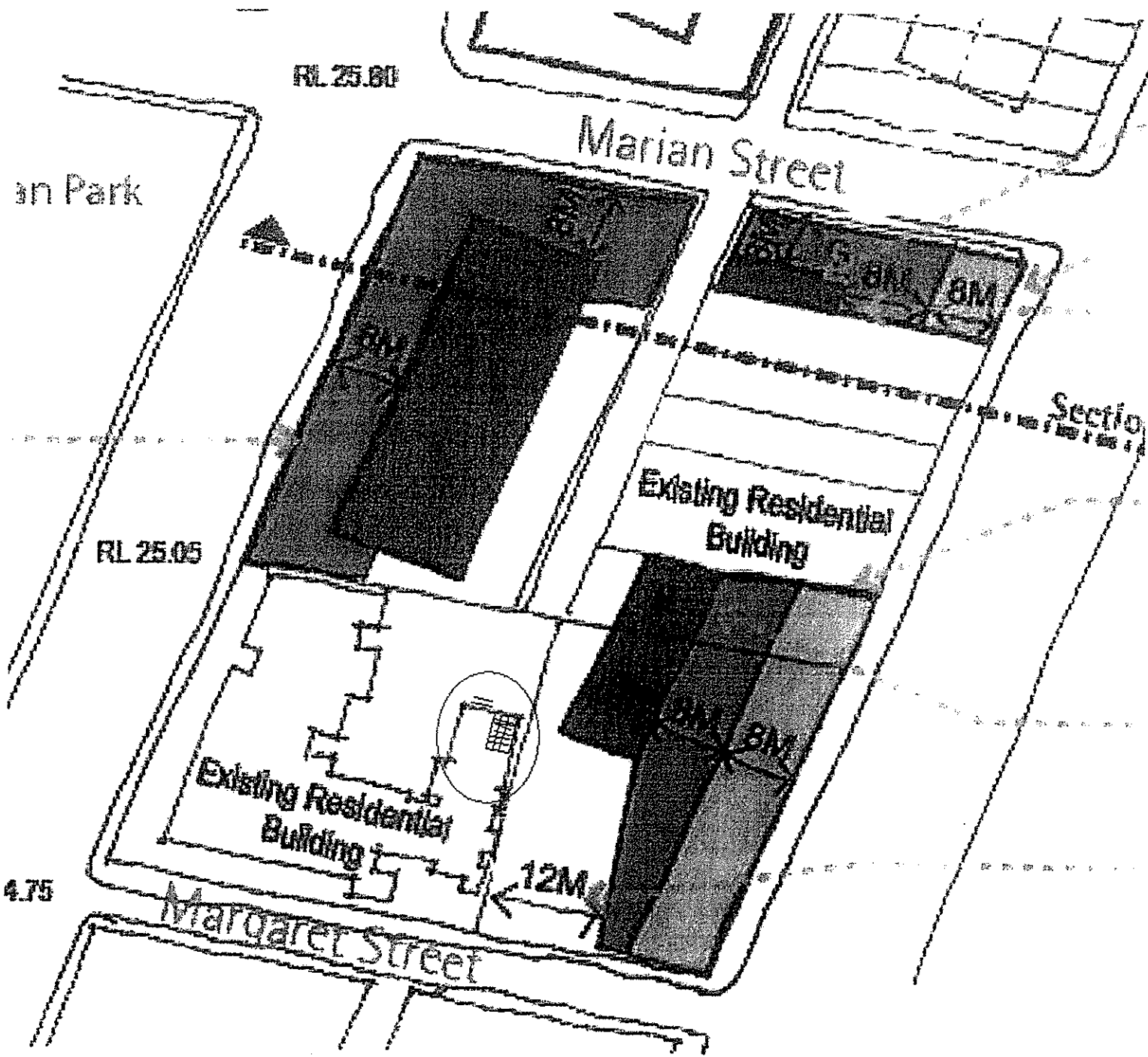
My issue is (diagram attached with the position of my property) that my property is on the third floor of the Margaret St complex and currently enjoys direct sunlight from sunrise through to one hour before sunset via a glass frontage on both balcony walls and bedroom window. It was the number one reason I purchased it 6 years ago. With the proposed development this direct sunlight will not only be reduced - it will be removed completely - devaluing my property significantly.

I have objected to all the previous submissions including the original draft plan but have not seemed to have had any impact up to this point. Now it appears I am defeated with little say or influence in the matter. I find it hard to believe in this day and age that something with so much impact can be forced upon another person - yet apparently it can be. I am writing to you in the hope that there is some course of action you can recommend or assist me in gaining a better outcome than the one I currently face.

Diagram file attached to email with position of unit noted by red circle - noting balcony with grid lines and bedroom window with double lines :

Regards

Matthew Kennedy



Brad Vale - Fwd: Submission re MP08_0112**DO NOT RELEASE**

From: Brad Vale
To: Brad Vale
Date: 22/04/2010 2:10 PM
Subject: Fwd: Submission re MP08_0112 DO NOT RELEASE

>>> [REDACTED] >>>

From: [REDACTED]

Name: Major project 08_0112 - 7-9 Gibbons Street, REDFERN

Dear Sir / Madam

I wish to object strenuously to the above mentioned project. The reasons for my objection are as follows:

1. The construction of an 18 storey building will dominate the skyline at the end of Redfern Street. Despite its proximity to the city, Redfern is primarily a residential suburb with the vast proportion of properties being single or dual storey properties. An 18 storey building will tower over the suburb and be an eye-sore. One can already see the effects of poor planning with the few multi-storey housing commission blocks and the 2 GCA towers that stick out amongst the residential premises in the suburb. To continue to approve such disgusting developments will destroy the village feel of the suburb.
2. The environmental assessment of this development highlights that there will be an increase in traffic on Regent and Gibbons Streets. As well as the obvious impact of noise and pollution from these vehicles, it should be noted that much of the increased traffic from these vehicles will be people trying to enter or exit the development. Much of the traffic that travels down Regent or Gibbons Streets is passing through Redfern. As such an increase in vehicles attempting to access a specific development will slow through traffic substantially and will have significant effects on access to the city or to outer suburbs such as Botany and Alexandria. For local residents in Redfern there will obviously be a substantial increase in traffic in side-streets as vehicles attempt to avoid the bottleneck which will surely occur as a result of this development. Furthermore, the building will act as a reflective wall and bounce traffic noise from Regent street towards my house.
3. It has been noted that this development includes a supermarket and other commercial premises on the ground floor. As such, much of this increased traffic will also need somewhere to park and this is likely to increase parking pressures on an already crowded inner city suburb.
4. Redfern has a substantial amount of foot traffic, and the associated social problems that arise from such traffic. These includes noise issues, graffiti, theft and vandalism. This development will substantially increase the amount of foot traffic to this area, much of it through Turner Street which is already somewhat of a thoroughfare for people walking to the Railway Station from other parts of Redfern. I strenuously object to further graffiti, vandalism and associated street crime which is likely to arise from this development.
5. An 18 storey building will have substantial shadowing effects as noted in the environmental assessment. These shadows will even reach as far as Turner street in which I live. Living in the inner city, one does not have a view of open fields or water ways and is reliant on an open sky for an outlook. Disruption of this through the construction of this development will have a significant impact

on my outlook and on the value of my property.

There has been a substantial amount of development in the Technology Park near to this area. At least in this park the development is confined within a certain space and does not impact on the residential areas to a significant extent, however, it is noted that even in the Technology Park buildings are not 18 storeys high. If such a development is to take place I recommend that it form part of the Technology Park rather than being situated in the middle of residential and low level commercial properties.

To summarise, I object to any part of this development. A building of this size, in this position, will numerous negative impacts on the suburb in general, and on my property in particular. I urge the Minister for Planning to reject this development outright. Sydney City Council has spent a substantial amount of money and time developing Redfern Street and upgrading the Parks in Redfern. The effort has been to improve the village feel of Redfern and has substantially improved the feel of the suburb. A development such as that planned for 7-9 Gibbons Street will directly go against the "City of Villages" concept that Sydney City Council has worked so hard to foster.

Please note that I do not want my contact details (above or below) to be made available to the proponent or the public authorities.

[REDACTED]
[REDACTED]

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