

Trish Booth
4 Albert Street
Redfern NSW 2016

13 March 2013

Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Sir,

Application No MP09_0068

I am writing in response to the submitted Architecture and Building Works Pty Limited Environmental Assessment (EA) for the above project regarding the development of the former Rachel Forster Hospital site at 134-144 Pitt Street Redfern.

I am a long term resident of Redfern and now an owner/occupier on Albert Street. I have objections towards various elements of the proposed development which I will outline below.

My immediate concerns relate to the number of apartments planned for the northern boundary of the site, that is, Albert Street. My understanding is that the developer intends to construct 46 north facing residential units comprising of 20 x 1 bedrooms and 26 x 2 bedrooms, all with balconies. The existing housing situated directly opposite the proposed development is characterised by 10, essentially 100+ year old two story terrace dwellings.

I believe with this number of apartments, the level of privacy to all present terraces on Albert Street will be obliterated if this development proceeds.

It appears the acoustic privacy for existing residents has not been considered in any way by the developer. Proposed screens on the balconies are laughable considering the narrowness of our street. The screens will have no real impact on the level of noise that will be generated and reverberated with such high density living. I am opposed to the proposed street level apartments having private entrances from Albert Street. In an attempt to reduce the noise on Albert Street, entrances to all apartments should be restricted to within the building. Finally on the noise front, I am opposed to the air-conditioning units being situated on the northern boundary roof top. The noise emitted by these cooling units will also reverberate and will prove intolerable in such a narrow street environment.

The proposed development lacks any spatial planning and is deficient in any consideration towards the current neighbourhood sensibility. The majority of the proposed 46 apartments would be able to see directly into the bedrooms and living areas of all existing terraces on Albert Street. I foresee a total loss of privacy if this overdevelopment of the site proceeds. Not only will the structure be an eyesore it will be out of scale and out of character in terms of its appearance compared with existing residential properties in the vicinity. I am also concerned that with the proposed increase height of the structure on the northern boundary, residents on Albert Street will lose their cherished current view of blue sky from their living spaces.

I would like to point out I am not against the site being developed however I am opposed to a construction that appears to only allow for maximum financial gain and hasn't taken into consideration existing residents or their environment. My suggestion is that the development along Albert Street be restricted to a combination of townhouses and a greatly reduced number of apartments. (Similar to the complex situated around the corner at 114 Pitt Street) Townhouses would prove compatible with the character of the existing streetscape.

Parking and traffic congestion will also be an issue with such high density living. I realise the City will not be issuing parking permits to the residents of this new complex however with the overdevelopment of this site it is inevitable that more cars will be visiting the area. I am also against the proposed removal of existing trees and greenery on the property, this includes the Jacaranda tree and Frangipani tree situated on Albert Street.

I request this letter be lodged as a formal objection to the proposed development plans for the Rachel Forster site (MP09 0068) and I look forward to hearing from you further on this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Trish Booth', with a large, stylized loop at the end.

Trish Booth