

Roy Wong - Application No MP090068

From: Cath Porter <dr_cath@me.com>
To: "roy.wong@planning.nsw.gov.au" <roy.wong@planning.nsw.gov.au>
Date: 3/21/2013 8:26 AM
Subject: Application No MP090068

Dear Sir,

I am writing to voice my objection to a number of elements relating to the proposed development at Rachel Forster Hospital.

1.The development just seems too big for the site and the general community. Although the developer called a voluntary meeting with the local residents some time ago in a (vain) effort to allay their concerns, there has been no further information or action regarding this site and its considerable problems. The community has a right to know, for instance, what – if anything – has been done to remediate the asbestos on site.

There is no mention of such contamination in the developer's Preliminary Environmental Assessment, either in point 6.1.2 State Environmental Planning Policy 55 – Remediation of Land, nor in point 7.7 Contamination.

This could well become a public health concern, and could also be in breach of state planning laws from the start.

2.The number of vehicles that this development will attract is considerable. Redfern residents currently have concerns about parking and traffic in a residential area already congested with cars in small streets. Parking is terrible for the residents of Pitt st. If it wasn't for overnight use of the car park @ 52-54 Pitt we would never be able to park at night.

While the plans allow for 170 parking spaces (for 159 apartments) this does not address visitor parking or 2 car families in any real way.

3.The number of apartments facing onto Albert Street has grown considerably since first viewing of the plans. There are a number of residents of that street who have very real concerns about privacy and noise issues. While these may not affect my residence I am concerned about both the general precedent and amenity of the area.

4. The site has approval for 150 apartments, yet there are 159 in the current plan, and the proposed FSR of 1.99:1 greatly exceeds the current allowable ratio. Thus making this development unsustainable in the long term.

In short, I do not believe that this significant development has been properly designed and there are health and amenity concerns for the entire neighbourhood which have not been adequately addressed. For these reasons I urge you to reject the application in its current form.

Your sincerely,

Cath Porter
60 Pitt St
Redfern.

Sent from my iPad