

JOHN & CHRISTOPHER SOPHIOS

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14 March 2012

Mr. Robert Byrne
Senior Planner
Metropolitan and Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

BY EMAIL

Dear Sir,

PEMULWUY MIXED USE DEVELOPMENT, REDFERN (MP06_0101 MOD 1
& MP11_0093)

We have owned the nine terraces from 31 – 47 Eveleigh Street, Redfern that run adjacent to the proposed development since 1986. We point out that we were not consulted and never invited to any stakeholder's meeting regarding this development proposal.

In relation to the proposal, we wish to submit our strong objection to the proposed number of car park spaces (115) and the resulting traffic flows into and out of Vine Street and the adverse impact this will have on traffic flows in Eveleigh Street and the surrounding streets.

Eveleigh Street is a one-way street at Vine Street. If the proposed number of additional vehicular movements is approved there will be increased traffic congestion in the area especially at the proposed entry/exit to the car park on Vine Street. The proximity of this entry/exit to our terraces will detract from the quiet suburban atmosphere that currently exists in the street.

There will also be adverse environmental impacts such as reduced air quality, increased noise, increased pollution, increased vibration and a significant danger to pedestrians in the immediate vicinity as well as to the residents, especially the children occupying our terraces.

The number of proposed off-street parking spaces is excessive and unnecessary due to the development's proximity to public transport options; Redfern station is within walking distance (less than 50 metres) of the development with one of the largest number of services available on the entire Sydney network. It is unjustifiable that so many car park spaces are proposed. We also note the bus services in the area are plentiful and frequent and more

than adequate to service the proposed accommodation mix in the development.

The increased level of vehicular movements in Eveleigh Street will be unprecedented as the surrounding streets and roads have not been modified to accommodate the proposal. In fact the entire road network in the vicinity will be overloaded by the proposal because the estimated 310 new vehicular movements per day will be in addition to the current vehicular movements occurring each day.

We have included for your reference photographs below demonstrating the proximity of our terraces to the proposed entry/exit on Vine Street.



View from Vine Street proposed entry/exit of car park facing 39 – 47 Eveleigh Street terraces.



View looking from Eveleigh Street terraces to proposed car park entry/exit Vine Street.



View looking south along Eveleigh Street towards Redfern station (one-way). Terraces are on the left, proposed development on the right.

Please do not hesitate to contact us should you require anything further.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'John & Christopher Sophios', written in a cursive style.

John & Christopher Sophios