

I have lived in Lawson St for 37 years. This area, located so close to Sydney University, and now UTS and one of the Notre Dame campuses, has, until recent gentrification, been home for generations of students. When I moved in the majority of the people living in the street were in shared student households or post WW2 immigrant families, with just a couple of working class families. With the exception of one couple who grew up in street we are now the longest term residents.

I am concerned that the FAQ on the DPE website which states:

*“What changes are being proposed to the Pemulwuy Project?”*

*In 2016 the [Aboriginal Housing Company](#) approached the Department with a proposal to modify the concept approval, together with a new State Significant Development (SSD) application for student accommodation in Precinct Three.*

*Together these applications seek approval for additional student housing (154 to 596 beds) in a larger building (six to 24 storeys) located in Precinct Three.”* has given people seeking to make a submission about the most recent iteration of the Pemulwuy Project the impression that the 2016 proposal from the AHC was for a 24 storey student accommodation building, whereas it was submitted by the AHC in December 2016 as a 16 storey building with a larger floor plate.

It was in response to the changed scale of the student housing building from the 2012 approved Precinct 3 building for a three- to six-storey mixed-use building containing retail, commercial, gallery spaces, and student accommodation of 154 beds in 42 units, that DPE set design excellence requirements, to be facilitated by the Office of the Government Architect. Following the appointment of a new architect by the AHC, who worked with an independent Design Review Panel over six separate sessions to address issues raised by the panel, the current proposal with 24 storeys was produced and submitted in June 2017.

I welcome the proposal to reduce the height of the street frontage along Eveleigh St to three storeys to respond to the overall height of the adjoining terraces to the north and the lower-scale AHC housing opposite.

I am pleased that the potential problem of students seeking open space tending to congregate on Eveleigh Street near the building entrance, has been addressed by the provision of internal open space in the central north-facing courtyard that separates the building on Eveleigh Street from the building alongside the railway line with 23 floors of student accommodation.

As the taller building now occupies a smaller floorplate and is located to the centre of the site, it is good that open space to the south of the student building near the Lawson Street bridge has been reinstated as proposed in the 2012 approval, which allows the retention of murals along the railway wall.

The higher section of the building adjacent to the railway line will act as an acoustic barrier to traffic noise from Gibbons Street and trains for residents like us to its west. We are fortunate that our sun access will not be adversely impacted by that building.

Earlier in the century the AHC had much lower residential floor space ratios and height limits imposed on its land under the Redfern Waterloo Authority, than those that were zoned for land holdings on state government land and privately owned land at a similar distance from the station.

Given that present government plans include 20-storey buildings on the North Eveleigh site and others of similar scale are proposed in the Central to Eveleigh corridor I support the AHC's right to leverage the value of Precinct 3 to build student housing to support its proposed affordable housing for Aboriginal families as no other funding options are available to the AHC.