

## Brian Kirk

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**From:** Amy Watson on behalf of DPE PSVC Keysites Assessments Mailbox  
**Sent:** Thursday, 26 October 2017 9:32 AM  
**To:** Brian Kirk  
**Subject:** FW: Department of Planning and Environment, Attention: Director Key Sites Assessments, Planning Services  
**Attachments:** Letter to council-24OCT17.pdf

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**From:** [REDACTED]  
**Sent:** Tuesday, 24 October 2017 7:28 AM  
**To:** DPE PSVC Keysites Assessments Mailbox <keysitesassessments@planning.nsw.gov.au>  
**Subject:** Re: Department of Planning and Environment, Attention: Director Key Sites Assessments, Planning Services

For The Department of Planning and Environment,

Attention: Director Key Sites Assessments, Planning Services,

Please find my submission in the objection of the 24 story Pemulwuy Park Development.

I look forward to hearing from you.

Kind Regards,

[REDACTED]  
Redfern NSW 2016  
0413 109 029

## The Pemulwuy project – a mixed-use development in Redfern

If you cannot make an online submission, you may like to use this form to have your say.

Please note that it is Department policy to make all submissions available to the public after the exhibition has closed. If you don't want your personal details to be made public, please indicate this here.



**I do not want my details made available to the public**

Submissions close on Friday 27<sup>th</sup> October 2017. Please post your completed form and any additional pages to: The Department of Planning and Environment, Attention: Director Key Sites Assessments, Planning Services, GOP Box 39, Sydney, NSW 2001

Alternatively, you can email your completed form to: [keysitesassessments@planning.nse.gov.au](mailto:keysitesassessments@planning.nse.gov.au)

Your full name/s:



Would you like us to stay in touch?



Yes- Please inform me of the outcome of the exhibition



No thank you

Your email address:



Your Postal Address:



Redfern NSW 2016

What is your view on the proposed changes to the Pemulwuy Project?



I support it



I object to it



I am just providing comment

Please outline what are the key concerns issues for you  
You can say more about these on the back of this page

1. **There is already a substantial number of Student Accommodation** buildings in the area. Cleveland St, Chippendale area, Broadway, Central Park. There is the new 18 story complex on Regent Street about to be completed, which again is all Student accommodation.  
Redfern has a long history with the Aboriginal community and heritage and the oversupply of Student accommodation will significantly impact on that.
2. **Noise Pollution.** As you can see by my address above, I live directly opposite the proposed development. There is already substantial noise from the trains as it is, however the trains were there before me, so I purchased my apartment knowing that. What will change, is that having a 24 story tower directly opposite and next to the railway line will substantially increase the noise level. Sound will literally bounce off the walls of the proposed tower complex and onto our building thus virtually making it impossible to use the outside terrace.

## Objection Continued

### 3. **Wind.**

The corner of Gibbons Street and Lawson Square are already notorious for the "wind tunnel" that exists. As is the wind problem on the corners of Regent Street, Redfern Street and Lawson Square. Adding a 24 story tower will enhance the wind problem which is already dangerous to pedestrians, Cyclists, scooter and motorbike riders.

Again, the wind (which already poses a problem to Regent Views residents) will virtually render the use of our outdoor terraces impossible.

### 4. **Recreational Space**

There has been significant development in Redfern over the past 10 years, but the council has added no additional recreational space to accommodate the influx of residents that have been drawn to the area. Having 24 stories of a combination of twin and 5 bunk room accommodation will only put further strain of the existing shortage of recreational space.

### 5. **Existing area**

From Redfern, looking out over the proposed development site, all new developments have been limited to a 6 story height, which was consistent with the original proposed and approved development. Having a single 24 story tower in that area will look ugly, and will detract from the community spirit that exists by living in a low rise area in such close proximity to the city. Once this spirit is lost, it's lost for ever!

### 6. **Invasion of personal space**

Regent Views residential apartment building is directly opposite the proposed 24 story complex. Several of the apartments (mine included) will be greatly affected by the proposed tower. With many balcony's angled towards that direction for the afternoon sun/light and for privacy, this will all be lost as the tower is too high. They will literally be able to see us in our home and we bought this place for the privacy.

### 7. **Property Value**

We have been at Regent Views for over 7 years. We purchased in Redfern at a time when property was just starting to go up again and we took the plunge to invest and while still renting in the building. After a lot of pain and sacrifices, the property value has gone up but this will change as having a 24 story tower with hundreds of eyes watching your every move will have a major impact on our personal property values. We will be made to suffer so that a developer can make a greater profit.

I have no problems with the original development of 6 stories of student accommodation, but any more that that will have a major negative impact on the area and the long term residents who have put so much into Redfern, only to have it all stolen by a property developers greed.