

Brian Kirk

From: Amy Watson on behalf of DPE PSVC Keysites Assessments Mailbox
Sent: Thursday, 26 October 2017 9:33 AM
To: Brian Kirk
Subject: FW: Submission - objections to MP 06_0101 Mod 2 Pemulwuy Project Redfern
Attachments: Submission - MP 06 0101 MOD 2 Pemulwuy Project Redfern.pdf

From: Rachelle N Johnston [mailto:xdaisyj@yahoo.com]
Sent: Wednesday, 25 October 2017 9:15 AM
To: DPE PSVC Keysites Assessments Mailbox <keysitesassessments@planning.nsw.gov.au>
Subject: Submission - objections to MP 06_0101 Mod 2 Pemulwuy Project Redfern

Dear Director

Please see attached submission in respect of MP 06_0101 Mod 2 Pemulwuy Project Redfern - Concept Plan Modification.

Regards

Rachelle Johnston

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Director
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Planning Services
Department of Planning and Environment
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By email: keysitesassessments@planning.nsw.gov.au

24 October 2017

Dear Director

**SUBMISSION: MP 06_0101 MOD 2 PEMULWUY PROJECT REDFERN –
CONCEPT PLAN MODIFICATION**

I write to make objections to and comment on the concept plan modification to Precinct Three of the Pemulwuy Project (the "Concept Plan Modification").

1. I am a resident of Darlington and I currently reside at 352 Wilson Street.
2. I am concerned that the Concept Plan Modification will have a negative impact on the Redfern and Darlington areas, including residents and the broader community.
3. I am appalled that the Concept Plan Modification does not provide additional housing for Aboriginal and Torres Strait Islander people and is instead planned for the benefit of an additional 442 University students. I am concerned the Concept Plan Modification represents a significant shift away from the intention of the Pemulwuy Project and will drastically alter the culture of the three precincts.
4. The Concept Plan Modification is a drastic change to the original application approved. Insufficient justification has been provided as to why the third precinct building has to increase in size from the approved six floors to twenty-four floors. A twenty-four floor structure is not fitting of the surrounding area and two-story terrace housing of Caroline Street.

5. I seek that the Department of Planning and Environment consider the below objections in determining the Concept Plan Modification.

Culture & the Pemulwuy project

6. The Pemulwuy Project has been framed as a redevelopment of 'the Block', being transformed into a "mixed used site which includes affordable housing for 62 Aboriginal and Torres Strait Islander families, a gymnasium, commercial and retail space, a gallery, student accommodation, and childcare centre"¹.
7. In their response to a previous call for submissions regarding the project the Aboriginal Housing Company Limited has stated "the intention of the AHC is to make the Pemulwuy project an intrinsic part of the great Redfern community".² The current website regarding the project highlights the vision of Pemulwuy is to "breathe new life into the land, and restore a strong and healthy Aboriginal and Torres Strait Islander Community to Redfern with an emphasis on cultural values, spirituality, and employment".³
8. It is submitted the vision of Pemulwuy is not reflected in the Concept Plan Modification. In fact, it is difficult to discern how an Aboriginal and Torres Strait Islander community will be restored in the area when 62 spaces are dedicated to Aboriginal and Torres Strait Islander people yet at least 596 will be dedicated to student housing. It is inconceivable to think Aboriginal cultural will be promoted when the number of Aboriginal people intended to be housed across the three precincts is less than 10% of overall residents.
9. It is submitted the Concept Plan Modification is merely a commercial enterprise, capitalising on the continued expansion of the University of Sydney and the increase in international students requiring housing. I am baffled as to how the Pemulwuy project can continue to maintain that Aboriginal and Torres Strait Islander people are at the heart of the development. On the face of it, the project will build a stronger platform for the liaison of international students, nothing more. Forcing the limited number of Aboriginal and Torres Strait Islander people to be housed in the precincts to assert their culture amongst the hundreds of university students will further serve to diminish their value. It is submitted the Concept Plan Modification in and of itself does not promote Aboriginal culture, but rather is a further erosion of it.

¹ Aboriginal Housing Company Limited Pemulwuy Project website, accessed at <http://www.ahc.org.au/pemulwuy/> on 23 October 2017.

² Accessed on 23 October 2017 at

<https://majorprojects.accelo.com/public/be4755ab281912ade4e11ad1c882f5/Response%20to%20submissions.pdf>

³ <http://www.ahc.org.au/pemulwuy/>

Building height and size

10. The Concept Plan Modification seeks the approved six story student housing building be replaced with a twenty-four story building. A building of this size is not in fitting with the surrounding area, residential homes, or Redfern station. It does not reflect the residential character of the Western side of Redfern station, nor the Darlington area that it extends into. Whilst I acknowledge the sixteen-story GCA building lies East of Redfern Station, it needs to be distinguished from the Pemulwuy project which lies within the residential pocket of West Redfern. The twenty-four story building would subsume Redfern station, which would become a single story structure hidden within the towers of East and West Redfern.
11. The twenty-four story building does not accord with the rest of the Pemulwuy project building size and scope. The original application was comprised of three separate precincts of equal height. There was cohesion to the design and a balance between residential and commercial buildings and student and affordable housing. The amended third precinct gives primacy to student housing. It is no longer cohesive. It is submitted it will serve to create a disjunct in the project, separating the student tower from the surrounding buildings. If anything, it will highlight, in size, height and priority, the intentional students that will dominate the area.

Traffic impact

12. Lawson Street, Caroline Street, Eveleigh Street and Eveleigh Lane are single lane residential streets that would not cope with the additional traffic that would come with a twenty-four story building featuring over 500 individual units.
13. The area surrounding the Pemulwuy project is a principal cycle way between the inner city and Sydney CBD. A cycle way connecting Wilson Street to Lawson Street has been proposed and this building compromises the safety and intention of that proposal.
14. There is limited provision for car parking. The original application involved 29 proposed car spaces, with the project committing to an additional 36 residential basement spaces. There is hardly sufficient parking for over 500 separate student beds included in the plan. This is not a high density area. Parking spaces are already limited with the university in such close proximity. Further car spaces are to be removed with the intended Lawson Street cycle way.

Limited justification for the amendments

15. The Pemulwuy project was approved after community consultation. The Aboriginal Housing Company Limited committed to the three precincts and presented a cohesive vision that integrated affordable

housing and student housing with the development of Aboriginal and Torres Strait Islander culture and community at the core of the design. To submit an amended application with a dramatic change to the design and intended culture of the project at this late stage is surprising and disheartening. This is especially so given the strength of previous statements and applications made by the Aboriginal Housing Company Limited and the limited justification that has been given for the last minute amendments.

16. The Aboriginal Housing Company Limited has stated that the provision of student housing was "unlocking the value of our land by leasing a precinct for student accommodation". It seems the true commercial value of that land has now taken over the vision of the entire project. The Department of Planning and Environment website directs people to the Pemulwuy site in order to understand 'why the Aboriginal Housing Company is proposing changes to the concept approval for Precinct Three'.⁴ However there is not a single explanation on the Pemulwuy site as to why the original six-story design, which was proposed with such a steadfast vision by the Aboriginal Housing Company Limited, has now been transformed into a twenty-four story student monolith. In the absence of sufficient justification, the Department of Planning and Environment should insist upon the retention of the original approved design.

Thank you for considering my comments and I seek to be kept updated regarding this submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rachelle Johnston', with a long horizontal line extending to the right.

Rachelle Johnston

⁴ <http://www.planning.nsw.gov.au/Assess-and-Regulate/Projects/The-Pemulwuy-Project/FAQs>