

# **APPENDIX 3**

## **Summary of Responses to Community Submissions**

**SUMMARY OF COMMUNITY SUBMISSIONS**

<b>Community Submissions</b>			
<b>No.</b>	<b>From</b>	<b>Submissions</b>	<b>Response</b>
C1	REDWatch	The proposal is supported and the current proposal for affordable housing for Aboriginal families is welcome	Noted
		The student housing proposal is supported as is the increased height of the student housing facility	Noted
		The retention of the gymnasium is supported	Noted
		The removal of the Elders' Centre from the project is supported given Wyanga provides services to elderly Aboriginal people in nearby Cope Street	Noted
		The inclusion of the child care centre is supported	Noted
		The opening up of the area at Lawson Street is welcome as it will create an open entrance and lines of sight into the precinct and contribute towards public open space	Noted
C2	Mr T. Dive 17 Caroline Street Redfern	Questions the capability of the AHC to undertake and manage the project	This is not relevant in terms of the determination of the proposed development
		The mix of uses proposed is incongruous and is unlikely to be implemented	The mixed-use nature of the development is consistent with the Business Mixed Use zoning of the land under the Major Development SEPP
		There is significant student accommodation already under construction in the vicinity of the site which will lessen the demand for student accommodation in the area, particularly if it is inefficiently managed	Noted
		The development appears extravagant in terms of the size and location of the AHC office and the gymnasium and the colours and branding will detract from the area	Noted
		The development should incorporate ownership of residential properties by non-Aboriginal people	This is not relevant in terms of the determination of the proposed development
		The 6 storey buildings adjacent to Caroline Street in Precinct 1 and in Precinct 3: <ul style="list-style-type: none"> <li>will overshadow adjacent open space, roads, community areas, private property and the proposed Child Care Centre; and</li> <li>are oversized and inconsistent with the land's zoning</li> </ul>	<p>The 6 storey building modifies the 4 storey building approved by virtue of Concept Plan Approval 06_0101 issued on 30 June 2009.</p> <p>Shadow diagrams submitted with the application indicate that the building will not have any undue or unreasonable effect on the level of solar access to these areas</p>

Community Submissions			
No.	From	Submissions	Response
C2	Mr T. Dive (continued)	Large buildings should be located in the vicinity of Vine Street	Larger buildings are normally located closer to public transport nodes such as the Railway Station and to Town Centres
		The proposed dwellings look like demountable sheds and are out of character with the area and facades should be redesigned so they are in keeping with the Redfern area	This subjective view of the design is noted.  The design is considered satisfactory and appropriate
		The development is oversized and should be sympathetic and in keeping with the adjacent heritage area and Redfern generally	The area is one planned for significant change under the terms of the Major Projects SEPP and the development is consistent with the objectives of the zoning of the land and development density standards for redevelopment in this area.  Sydney City Council has indicated that the revisions to the distribution of floor space and massing of the buildings across the site is acceptable and the increased height in this location is potentially acceptable given its proximity to transport, services and open space
		The development should comply with the floor space ratio and height controls of the Redfern-Waterloo Authority	The Major Development SEPP specifically provides for the variations of floor space ratio and building height standards.  See Section 3.0 of the Preferred Project Report
		The development should consider more commercial space to bring workers and business people into the area	The mix of uses has been designed to provide facilities required in the area and to provide ongoing income to satisfy the needs of the local Aboriginal and Torres Islander community
		More open space and vegetation should be provided	The extent and nature of public open space is considered satisfactory and appropriate
		A more modest and less complex development should be considered	Noted
C3	Ms N. Bath 33 Caroline Street Redfern	Much of the development has income generating components	The mix of uses has been designed to provide facilities required in the area and to provide ongoing income to subsidise the needs of the local Aboriginal and Torres Islander community
		Inadequate community green space is to be provided	The extent and nature of public open space is considered satisfactory and appropriate
		The need to incorporate the gymnasium into the development is questioned when there has been a significant investment into the National Centre of Indigenous Excellence which is well resourced and professionally run specifically for the Aboriginal community	Noted

Community Submissions			
No.	From	Submissions	Response
C3	Ms N. Bath (continued)	Inadequate parking for the dropping-off of children at the child care centre	The plans have been amended to provide 8 on-street car parking spaces on the northern side of Caroline Street opposite the centre. It is proposed that a 15 minute time limit should be applied to these spaces between the hours of 6.30am and 9.00am and between 3.00pm and 7.00pm on weekdays and a 2-hour limit be imposed at other times
		The entry to the child care centre and parking access should be moved away from adjacent terrace buildings	The entry and parking associated with the child care centre are considered satisfactory and appropriate
		Noise associated with the child care centre needs to be managed so that residents of Caroline Street are not disturbed by noise	Noise associated with the child care centre is to be satisfactorily managed. It is generally accepted town planning practice to have child care centres established in residential areas
		Traffic in the area is to be significantly increased	<p>The area is zoned under the Major Development SEPP to accommodate significant change and an increased density of development. Increase in traffic is an inevitable consequence of redevelopment in accordance with the Major Development SEPP.</p> <p>The proposal is consistent with Sydney City Council's strategy of fostering public transport use and reducing reliance on private transport by restricting car parking provision</p>
		The community consultation processes conducted by both the AHC and Sydney City Council have been inadequate	The community consultation has been carried out in accordance with accepted practice
		The development is dense and not in keeping with the area	<p>The total gross floor area of the development exceeds the total permissible gross floor area of the site under the Major Development SEPP by only 2.8%. This is considered minor, imperceptible and largely inconsequential.</p> <p>Sydney City Council have indicated that the revisions to the distribution of floor space and massing of the buildings across the site is acceptable and the increased height in this location is potentially acceptable given its proximity to transport, services and open space</p>
		The impact of foot traffic, vehicle traffic, noise, blocking of city views and loss of parking and community space	The proposal's impact on foot traffic, vehicle traffic, noise, blocking of city views and loss of parking and community space will be little different to that of the development approved in Concept Plan Approval 06_0101 issued on 30 June 2009

Community Submissions			
No.	From	Submissions	Response
C3	Ms N. Bath (continued)	The building bulk in Precinct 1 is excessive and not in keeping with the 2 storey terrace house character of the area and the 5 storey building should be further down the hill to open up sight lines into the area	The 6 storey building in Precinct 1 replaces a 4 storey building approved in this location by Concept Plan Approval 06_0101 issued on 30 June 2009.  Sydney City Council have indicated that the revisions to the distribution of floor space and massing of the buildings across the site is acceptable and the increased height in this location is potentially acceptable given its proximity to transport, services and open space
		The development in Precinct 3 is excessive and not in keeping with the character of the area	Precinct 3 has been earmarked for the highest density of development and the nature and extent of development proposed in Precinct 3 is satisfactory and appropriate. See Section 3.0 of the Preferred Project Report
		The proposal exceeds the floor space ratio and building height standards for development in this area	The Major Development SEPP specifically provides for the variations of floor space ratio and building height standards.  See Section 3.0 of the Preferred Project Report
		Assurances are sought that the housing will be retained as social housing and cannot be sold off for 7 years	See Item 23 in the Statement of Commitments
		Caroline Lane should not be blocked off and its re-alignment as proposed is unacceptable	Access along Caroline Lane is to be retained albeit with a modified alignment so that it connects to Caroline Street
		The surrounding road infrastructure will not be capable of accommodating the number of people and traffic generated by the development	The area is zoned under the Major Development SEPP to accommodate significant change and an increased density of development. Increase in traffic is an inevitable consequence of redevelopment in accordance with the Major Development SEPP.
C4	Mr A. Combe 35 Caroline Street Redfern	The construction of the development should be managed to minimise its effect on the amenity of the area and damage caused to surrounding buildings	A Demolition & Construction Management Plan is to be submitted to Council for approval prior to the issue of a Construction Certificate
		The proposal is out of character with the existing heritage area	The proposal represents an acceptable modification to the development approved in Concept Plan Approval 06_0101 issued on 30 June 2009
		The total number of residents of the area will more than double	Noted
		The floor space ratio of the development does not comply with the controls applying to the area and the height of buildings in Precincts 1 and 2 is completely unacceptable when compared to existing dwellings in Lawson and Caroline Streets	The Major Development SEPP specifically provides for the variations of floor space ratio and building height standards.  See Section 3.0 of the Preferred Project Report

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No.	From	Submissions	Response
C4	Mr A. Combe (continued)	Questions the capability of the AHC to undertake and manage the project	This is not a relevant town planning consideration of the merits of the development proposed
		The operations of the child care centre will adversely affect Caroline Street residents as a result of the noise and traffic generated by the Centre	Noise and traffic associated with the child care centre is to be satisfactorily managed. It is generally accepted town planning practice to have child care centres established in residential areas
		Traffic congestion in Caroline Street could result in motorists using Caroline Lane for ingress/egress, adversely impacting on the amenity of Caroline Street residents	The road network in this area is considered to have sufficient capacity to accommodate traffic demand and it is highly unlikely that motorists would utilise Caroline Lane principally because its location, width and proposed alignment
		The proposal lacks a park and space for the community to use	The proposal will significantly increase and improve open space facilities in this area
C5	Mr L. Marengo 41 Caroline Street Redfern	The objective of accommodating residents on the basis of the racial group is opposed	Noted
		The concentration of housing for low income earners is opposed	Noted
C6	Mr M. Araldi 108 Lawson Street Redfern	The reconfiguration of the eastern end of Caroline Lane is opposed as it will limit access to the rear of 108 Lawson Street	Satisfactory arrangements can be made to facilitate access to this property
		Concern is expressed regarding the structure and safety of the building on 108 Lawson Street as a result of the construction of the Precinct 2 building	The construction of building in this context is within the scope of existing building and engineering practice
		The height of the buildings on Precincts 1 and 2 will overshadow 108 Lawson Street and inhibit plans for the installation of solar panels on the property	Shadow diagrams submitted with the application indicate that the buildings will not have any undue or unreasonable effect on the level of solar access enjoyed on surrounding properties
		The height of the buildings in Precincts 1 and 3 is unacceptable	The height of the buildings in Precincts 1 and 3 is justified in terms that they produce a satisfactory urban design outcome for the development of the land without any undue or unreasonable effect on the amenity enjoyed on surrounding properties. See Section 3.0 of the Preferred Project Report

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No.	From	Submissions	Response
C7	Mssrs J. & C. Sophios 31-47 Eveleigh Street Redfern	The 115 car spaces and resulting traffic flows into and out of Vine Street will have an adverse impact on traffic flows in Eveleigh Street and surrounding streets and on the amenity of the area and is opposed	The area is zoned under the Major Development SEPP to accommodate significant change and an increased density of development. Increase in traffic is an inevitable consequence of redevelopment in accordance with the Major Development SEPP.
		The proposal will cause adverse environmental impacts in terms of reduced air quality, increased noise, increased pollution, increased vibration and resident and pedestrian safety	The area is zoned under the Major Development SEPP to accommodate significant change and an increased density of development. Increase in traffic is an inevitable consequence of redevelopment in accordance with the Major Development SEPP.
C8	Mr & Mrs G. Carrard 22 Lansdowne Parade Oatley	In favour of good affordable housing for the Redfern Aboriginal Community and pleased that the project is set to start this year	Noted
		The reconfiguration of the eastern end of Caroline Lane and its sale to the AHC is opposed as: <ul style="list-style-type: none"> <li>there is insufficient evidence that the transfer is essential to the success of the project;</li> <li>public assets should not be transferred to private interests;</li> <li>sight lines along the Lane and safety will be compromised</li> </ul>	<p>The continuation of Caroline Lane to Lawson Street is not necessary for the service lane function for the purpose for which it was designed.</p> <p>The retention of the Lane on its current alignment unnecessarily divides the site from an urban design perspective.</p>
		Concerns that commercial development designed to provide ongoing funding is to be provided rather than more housing for the Redfern Aboriginal community	Noted. The proposal is consistent with the AHC's Social Plan
		The proposal lacks dedicated green space	The proposal will significantly increase and improve open space facilities in this area