

Robert Byrne - Submission Details for adam combe

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Date: 2/29/2012 8:07 AM
Subject: Submission Details for adam combe
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Disclosable Political Donation: no

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 35 Caroline St

Redfern, NSW
 2016

Content:

My overall impression of the proposed development is that it is completely out of keeping with the existing heritage area and planners have done all they can to cram as many residents into a small area as possible. The total numbers of residents of the area will more than double and no consideration has been given to the existing residents and the community there. Potential is there to return 'The Block' to the social problems of the past, resulting in a wasted opportunity to fulfil the original mandate of the Aboriginal Housing Company.

Density of the Development - the density of the development is not in keeping with the area, and from what I understand does not comply with planning recommendations for floor space ratio. The height of the Precincts 1 and 2 in particular, when compared to the existing dwellings on Lawson and Caroline St's is completely unacceptable. Another concern is the Aboriginal Housing Company's ability to manage such a large housing development, and much has been made of the AHC's claims that crime and delinquency will not be tolerated but their task at hand is made even more challenging by the size of the development. The AHC's track record of management of the area over the last 40 years does not suggest that they are capable of maintaining the development physically or socially.

Traffic Concerns and Child Care Centre - the placement of the Child Care Centre on the corner of Precinct 2 means that the existing residents of Caroline Street will be impacted by both noise of the child care operations and traffic congestion as a result of parents picking up and dropping off children. The roads around the area are already congested with commuters parking their cars and using Redfern Station, and with parking on both sides of the street the traffic is limited to one way resulting in heavy congestion at peak times. The additional residents and Child Care customers will, in my estimation, escalate the traffic situation on 'The Block' to gridlock. Of major concern is the very distinct possibility that drivers will use Caroline Lane as ingress/egress to avoid congestion on Caroline St, resulting in considerable impact to Caroline St residents with increase to traffic at both the front and rear of houses.

Open Park Space - The lack of open park space within the development area is on concern. As a resident of 'The Block' for a number of years I've seen how important the open gathering places are to the local community. As the council have now donated the park space on Eveleigh there is a limited amount of open space available residents to use. Earlier versions of the development proposal included common areas for residents to congregate in, however the proposal on display lacks any sort of space for the community to use. As a resident of the area for some 4 years I've seen how important the open space and fireside chat is to the Aboriginal community.

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 Submission: Online Submission from adam combe (object)
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Submission for Job: #4889 Pemulwuy Mixed Used Development, Redfern
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Site: #772 The Block
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