



15 Rose Street
Chatswood NSW 2067
19 September 2012

Dear Sir

PROPOSED DEVELOPMENT OF "THE BLOCK" IN REDFERN

We would like to make a number of points about the proposed development which has been displayed on the Department of Planning website for comment. We understand comments are required by close of business Friday 21 September 2012.

Overall we commend the proposal and wholly welcome the plans to rejuvenate the area known as "the Block" in Redfern. As owners and soon to be residents in Lawson Street we believe the proposal will significantly enhance the local area as well as preserve important links with the historical past. The symbolic importance of this area of land for Aboriginal people is huge and the proposal recognises and celebrates this.

We have one major philosophical concern with the proposal, and a number of concerns about details of what is proposed.

1) Proposed student accommodation

We note with interest the submission by the Redfern Local Area Command ("LAC") in respect of the comments regarding the proposed student accommodation. While most aspects of the proposal fully recognise and support the importance of this area to the Aboriginal population, by providing housing for people of Aboriginal descent as well as gallery space for display of Aboriginal art, and the proposal also provides for income producing activities to assist with the ongoing commercial viability of the project, the proposed student accommodation does not fit with the general theme of the proposal.

- We note and support the comments by the LAC that the inclusion of student accommodation means that the area available for the Art Gallery and parking for the area are severely diminished, and will in our view significantly detract from the ability of the Gallery to be a major destination in the future.
- We note that the area will experience severe lack of parking in the future with insufficient space allocated for parking to accommodate the Aboriginal housing, the child care centre, the student accommodation AND the retail outlets and Gallery, as well as provision of parking facilities to support visitors to surrounding properties.
- The allocation of the land to student housing could be allocated instead to increasing the size of the gallery, retail outlets and parking, and equivalent funds could be generated from these activities to offset the loss of rents from student accommodation. We understand this was presented in the original proposal.

For these reasons, we strongly suggest that the proposal be reconsidered in the area of student accommodation.

2) Changes to Caroline Lane

The plans prepared by Nordon Jago show the B99 vehicle turning the T junction intersection and it states that this is the largest car *likely* to use the lane. From my experience, spending a lot of time at the rear of my property in Caroline Lane, there is a large variety of vehicles which use the lane, including small trucks and one resident of Lawson Street backing onto the lane has a large ute with trailer. My own vehicle is a 2005 Holden Rodeo Dual Cab with a tray on the back and is 5.3 metres long and I also have parking in Caroline Lane and will be using it every day. The Holden Rodeo has a very bad turning circle and I'm concerned about my ability to exit the proposed lane.

Furthermore, we note that any resident of Lawson Street or indeed Caroline Street who presently wishes to employ a truck for removal of rubbish etc via Caroline Lane can do this using a truck and/or trailer. The proposed bend in the lane, with a turning circle as shown, means that this will no longer be possible, thereby reducing the amenity of Caroline Lane for local residents.

Note that it is also impracticable, and probably dangerous, to reverse any vehicle all the way down the Lane to Abercrombie Street to avoid the bend in the lane.

It is our view that minimum standards have been applied to Caroline Lane (in the case of both the turning circle and the treatment of 108 Lawson Street – see below) at the expense of current residents of Caroline Street and Lawson Street. This is not fair or reasonable and should be addressed.

Accordingly we strongly request that the turning area in Caroline Lane be expanded to allow for larger vehicles.

3) Rear of 108 Lawson Street

We note that the rear of 108 Lawson Street will be compromised by the inclusion of a 45 degree angled wall outside the garage. 108 Lawson Street is the last privately owned property in the row of terraces before the properties which are subject to the development proposal, and as a consequence is the only privately owned property adjoining the proposed development. According to Greg Colbran, the property developer, the original plan showed a squared off rear of 108 Lawson Street, but this has been changed as a result of advice from the traffic consultant to the effect that "as long as a Tarago can enter and exit 108 Lawson Street then that is all that is required".

The problem is that the triangle of land, measuring only approx. 4.5 square metres, which has been taken from the existing lane will form stairs taking pedestrians from the Caroline Lane level up to the retail level above. This configuration allows a pedestrian a full view over the back fence of 108 Lawson Street and into the back yard. As a result the amenity of the back yard of 108 Lawson Street

is highly compromised, and yet the proposed development only gains to the extent of a mere 4.5 square metres.

Accordingly we strongly request that the plans be amended to provide full access to the garage of 108 Lawson Street rather than the currently proposed 45 degree angle entry and exit

Yours sincerely


Scott Dunford


Kate Hill

Zoe Dunford



Charlie Dunford



Tessa Dunford

Ezekiel Rookledge

