


Robert Byrne - Submission Details for Lorenzo Marengo

From: Lorenzo Marengo <lorenzomarengo@grocon.com.au>
To: <robert.byrne@planning.nsw.gov.au>
Date: 2/28/2012 12:02 AM
Subject: Submission Details for Lorenzo Marengo
CC: <assessments@planning.nsw.gov.au>

 Department of Planning

Disclosable Political Donation: no

Name: Lorenzo Marengo
 Email: lorenzomarengo@grocon.com.au

Address:
 41 Caroline st

Redfern, NSW
 2016

Content:

I am a long term resident of Caroline St, and believe in creating a friendly and peaceful community which draws on the racial and cultural diversity that has contributed to make Sydney such a wonderful city and stimulating place to live. For this reason I am vigorously opposed to the Pemulwuy Project in its current form. I am opposed to the project's objective of accommodating residents based on belonging to a racial group. This is what is known as a Ghetto, and the history of "The Block" prior to the recent demolition, has proven the failure of such a model.

I am also opposed to the stated aim of providing a concentration of housing for low income earners. Concentrating people based on situations of race and/or disadvantage has been proven to create an inward focussed community, encouraging a dependency on social welfare and away from education, employment, and improvement. Violence, resentment, criminality and drug abuse are but some of the logical consequences of such a community structure. This has been proven by other disastrous housing projects both in Redfern and around Australia (for example in outback townships) that have led to pockets of social degradation that are still present today (difficult to break down once established).

If the Pemulwuy project is allowed to go ahead in its proposed form, I believe that there is a real risk that the area will return to being degraded and held to ransom by the presence of "The Block", leaving future generations with the long and delicate task of cleaning up the mess.

IP Address: d110-33-223-131.mas801.nsw.optusnet.com.au - 110.33.223.131

Submission: Online Submission from Lorenzo Marengo (object)
https://majorprojects.affinitylive.com?action=view_diary&id=26502

Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06_0101 MOD 1
https://majorprojects.affinitylive.com?action=view_job&id=4338

Site: #772 The Block
https://majorprojects.affinitylive.com?action=view_site&id=772


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 Department of Planning

Disclosable Political Donation: no

Name: Lorenzo Marengo
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Address:
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Redfern, NSW
2016

Content:

The AHC presided over one of the worse social disasters and eyesores in Sydney's recent history. "The Block" was notorious for resentment and contempt towards the surrounding community, drug abuse, criminality, and violence. This had a negative affect the wider Redfern community.

It is astonishing that the City of Sydney is now supporting and placing complete and unconditional trust in the same ownership and its management for a project which is proposed to be even larger and complex than "The Block", going so far as to relax previously established development regulations and parameters in order to enable the size and scope of the project to increase.

Furthermore, nowhere in the documentation has the AHC provided a Pemulwuy Project management plan, in particular for the selection criteria of its tenants, and other strategies to correct past failures and prevent the reoccurrence of the social degradation that has previously characterised "The Block" from taking place.

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Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06_0101 MOD 1
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2016

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Submission: Online Submission from Lorenzo Marengo (object)
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Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06_0101 MOD 1
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2016

Content:

Prior to its recent demolition, "The Block" created a policing and public safety hazard due to the drug abuse and criminality associated with it. One should consider the statistics of police patrolling and number of interventions over the past decade (comparing the period prior to with that after the demolition of "The Block") in the area bound by Lawson, Abercrombie, Cleveland Streets, and the railway.

It is therefore surprising that an official commentary on the proposed Pemulwuy development has not been provided by the local police. I believe that this would be appropriate, and should be considered in the overall development objectives, the configuration of the spaces, and the design of the development.

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Submission: Online Submission from Lorenzo Marengo (object)
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Submission for Job: #4338 Pemulwuy Mixed Use Development Concept Plan MP06_0101 MOD 1
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Content:

The heritage documents show that the area for the proposed Pemulwuy Project has heritage significance, due in particular to the impact on it of early railway developments and the establishment of the Eveleigh railway workshops.

Aboriginal people were comparatively late comers to the area, not earlier than the second quarter of last century. They joined the established working class community in connection with work at the railway workshops. With the decline of the economic importance of the railway workshops, the size of the aboriginal population in the area increased comparatively and in absolute. Unfortunately, the area also knew a significant social, economic and moral degradation.

The Pemulwuy Project aims at the transformation of the area into an exclusively aboriginal area. Apart from any other consideration, out of place in the heritage context, the Pemulwuy Project is not consistent with the findings about the heritage significance of the area.

I note incidentally that the author of the report cannot even find a proper place as stakeholders in the area for the long term residents of Caroline and Hugo St, unless he lumps them together with the "passers-by and visitors" to the area.

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Submission: Online Submission from Lorenzo Marengo (object)
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Content:

As a resident of Caroline St, I am vehemently opposed to the sale of the neighbouring public land and laneways, and in particular of Caroline Lane, to a private company for the purposes of a property development. Caroline Lane is a functioning laneway, and creating the proposed deviation at its eastern end, without line of sight to its exit point, will create a situation of potential danger (lack of safety) to its users, as well as making access and usage of the laneway more difficult.

Furthermore, the proposed sale and modification to Caroline Lane has occurred without any meaningful community engagement, or "public hearing". I believe that the processes followed by Sydney City Council to "push through" the sale of public land to the AHC needs to be reviewed and revisited.

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Content:
A project of this importance, significance and size deserves a more attentive and aesthetically respectful architectural design.

The facades of the proposed townhouses are cheap, ugly and plain, with no reference to either to Victorian Terrace House heritage of the area, nor its industrial and railway heritage.

Other examples include garbage bin areas located at the entrance foyers to the townhouses, showing little thought to the amenity of the buildings, which will surely impact negatively of the self-esteem of its occupants. The 5 level apartment block located at the high end of the site will cast an ugly shadow over the town houses and on surrounding existing houses in Caroline St, as well as blocking the current open views towards the city. The proposed student housing is woefully austere and outdated.

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