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Scott & Ellie Kable
284 Abercrombie St
Darlington, NSW, 2008

Mr Simon Truong,
NSW Planning.

Re SSD 6724 (DA for 60-78 Regent St, Redfern)

Dear Mr Truong,

My wife and I are owners of apartment 10.06 in the Deicota Tower at 157 Redfern St, Redfern, bought as our intended retirement apartment. We have lived in the Redfern - Darlington area for 25 years now and care deeply about this wonderful precinct.

I wrote to you previously voicing strong objection to the Iglu development. I have now read the developer's response to the 137 community objections to the development.

I must say in opening that the whole tone of the response is very self-centred. The language is one of self-interest, with no concern for the local neighborhood, nor really any concern at all for the affected properties. Language such as

"86% of submissions identifying the suburb were from a Redfern address. This indicates that interest in the SSDA is primarily local."

Well, of course that is true. It indicates **strong local objection** to a development that has very high impact on the neighborhood.

Let me frame my response with the issues identified by Iglu as having the highest number of community responses, in order:

- i) Overshadowing: The Iglu response addresses solely the overshadowing impact on the 7-9 Gibbons St apartments. The response ignored completely the overshadowing on 157 Redfern St. I have attached a photograph of the view from our apartment and impact on that view if the development goes ahead. You will see the rising sun in the top photo. In winter, sunrise of course is further south (right in the photo). We receive about 5 hours of winter sun currently (7am – noon). After the development is complete, this would become about 30 min as the sun passes over the top of Iglu, before disappearing over the top of our apartment. **This is clearly severe overshadowing.**
- ii) Car parking and traffic: Not addressed in the response in any meaningful way. I am a university lecturer and deal with thousands of students every year. I live in the neighborhood. The fact is that students own cars. Even in Darlington, which is closer to the University and just as close to Redfern Station, I estimate that ~1/3 of the students own a car. **Where will they park for the present development?**
- iii) Privacy: My apartment is one of the apartments that is only 13 m from the student dorms. The tacit measures offered by Iglu are really inconsequential. Admittedly, it does offer the students more privacy; afterall they have control of the blinds, not the

residents opposite. The 45° baffles do little to nothing. They block about 20% of the “view” from the students’ bedrooms into our bedroom. I also question the assumption that students don’t use their bedrooms. As a parent of a late teenager, and as a supervisor of students, I know that the bedroom is the students’ inner sanctum. It is where they retreat for privacy, study, and downtime. Yes, students socialize, but they also use their own private space more than a normal apartment resident, not less. To add insult, the desks in the rooms look straight into our bedrooms.

- iv) Need for student housing: I addressed this in great detail in my original submission. **Nothing in the response addressed my original concerns**, so no further comment needed here.
- v) Property values: **Completely dismissed** as having any relevance in the response. So nothing to rebut here. But I note the response did not question that property values would be negatively impacted so I guess we all agree here.
- vi) Noise impacts: **Not addressed**. 13 meters is very close.
- vii) Building Height and View Loss: I will take these together because one causes the other. I agree that residents of a property have no inalienable right to everlasting views. However, the response to this issue was completely dismissive of this issue. The photo below shows that we currently have a wonderful view over the Eastern Suburbs, as far as the Sydney Cricket Ground and Football Stadium to the east and Botany Bay to the south east. Using the drawing in the response, I have indicated what the new “view” will be.... straight into dozens of students bedrooms! If you wander around all the other new developments in this area, including Central Park, and the new Sydney University developments, every development has taken care to protect viewing angles of existing developments by proper planning of the new developments. This is patently untrue here.

I won’t bother going further down the list. The response by Iglu is essentially “so what”. They want to build a high-rise student dormitory tower, only 13 m from an existing apartment building populated with a wide variety of occupants, including families, professionals and even other students. A building that destroys existing views, leaves us with ½ hour of sunlight, significantly impinges on privacy, and has no provision for perhaps 100 cars. And to do this, they have to violate planning guidelines just to fit it onto a very narrow block.

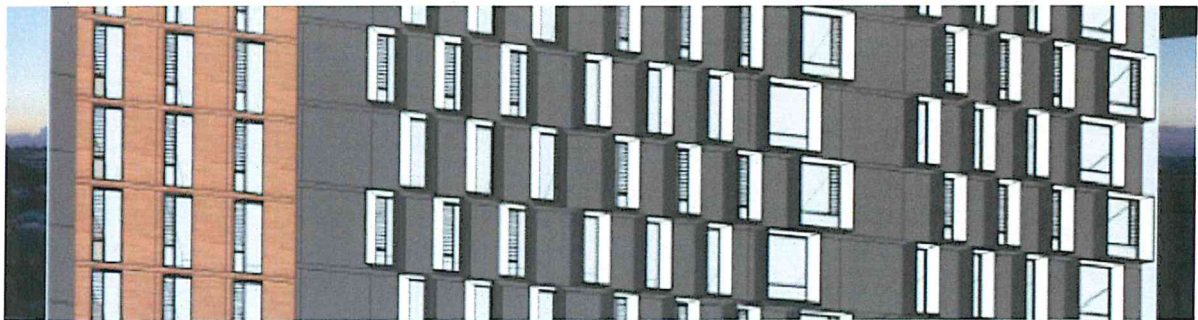
We understand that the Redfern – Eveleigh district is undergoing urban renewal and that high-density living is part of the big picture. We embrace this, which is why we have bought a second property in the area, for our eventual downsizing after retirement. But high-density living requires proper, thoughtful and sensitive planning. I put to you that this development is not proper planning for this site.

Sincerely yours,



Scott and Ellie Kable

7-April-2015



Attached figure: (top) Current view and morning sun from balcony of apartment 10.06, 157 Redfern St. (bottom): Impact of Iglu development: no view, no privacy and almost complete overshadowing.