

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 377091

Submission Date/Time: 12/1/2023 5:48:05 PM

Name: Matt Andonov

Suburb and Postcode: Lambton 2299

View on rezoning proposal: Support

I'm supportive of this rezoning proposal on principle.

Being walking distance to four train stations makes this a perfect location for infill development and zoning uplift, and is consistent with government priorities to tackle the housing shortage.

One suggestion I have is to stage construction of the developments so that existing social housing residents can be moved into the new development before demolition occurs on their current homes. This will minimise the upheaval that can occur when evicting vulnerable cohorts, and allow local residents to remain in their community.

This would require at least some residents to be moved first, however staging the projects will allow as little simultaneous evictions as possible.

Submission ID #: 360476

Submission Date/Time: 10/17/2023 7:30:50 AM

Name: Michael Auty

Suburb and Postcode: 2016

View on rezoning proposal: Support

This is a very under-utilised site in a prime location, I think this is a good proposal

Submission ID #: 361016

Submission Date/Time: 10/19/2023 5:33:23 PM

Name: James Baber

Suburb and Postcode: 2015

View on rezoning proposal: object

I am concerned about the scale of the project and the height of the proposed buildings. This is a relatively small site that is located in a precinct that can only be accessed via Henderson Road. An additional 800 people in this small area is a lot. The traffic will increase and negatively impact the area and current residents. The building heights for this area are unprecedented and inappropriate and I am concerned about overshadowing. I am not against redeveloping the site, but they should be low rise buildings (no more than 4 stories) and ensure more social housing is retained.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376956

Submission Date/Time: 12/1/2023 4:22:13 PM

Name: Phillip Balding

Suburb and Postcode: Fairy Meadow

View on rezoning proposal: Support

I like the development proposal, it looks really good and I would live here. Hopefully with more supply like this I can come back to the city after being forced out to Wollongong due to housing shortage and cost. It seems like an appropriate development, with 13 storeys near the city with plenty of infrastructure like Redfern station - it will provide more much needed well-located housing. I also like that it provides uplift in much needed social housing - especially with the failure of other projects due to refusal to uplift to create viability (eg Riverwood).

Submission ID #: 376841

Submission Date/Time: 12/1/2023 12:57:04 PM

Name: Matt Barnes

Suburb and Postcode: 2044

View on rezoning proposal: I support it

I support the redevelopment, as it increases social housing, and low cost housing.

Submission ID #: 376576

Submission Date/Time: 11/30/2023 11:58:21 PM

Name: Michael Barron

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I object to it

I Object to the proposed submission and the attached file contains the detail of my objection

Submission to the Explorer Street Consultation

I am returning this submission to object to the proposals put forward by the Department of Planning and Environment for the rezoning of the Explorer St site as I believe they are fundamentally flawed.

1. Introduction

I would like to preface my submission with the statement that I support the provision of public and social housing and am happy to live in an area of the city that contains a significant amount of such housing, on both sides of my house in Henderson Road - on Explorer Street and in Henderson and Monks Lanes. I believe that the state should be prioritising the building of more public and other social housing, but crucially that it should be prepared to fund such developments rather than rely on privatisation to pay for it.

2. Demolition of much-needed public housing

The Premier and the Labor Party made a very explicit commitment during the election campaign earlier this year that the sale of public housing would be stopped. And as recently as June 2023, Chris Minns stated: "We are immediately freezing the sale of all public and social housing. The sell-off stops now. Because privatising this public housing hurt our state and hurt the most vulnerable."

The proposals behind this rezoning are a clear and unequivocal breach of these promises.

Explorer Street is currently 100% public housing and the plans presented include no public housing.

Social and affordable housing are not the same as public housing; the government knows this but wants to pull the wool over the public's eyes.

While the state's plans include the provision of an increased amount of social housing, they also require the demolition of the existing estate, which includes larger homes with three, four and five bedrooms. The DPE has stated that the priority waiting list is mostly for smaller homes (studios and one-bedroom units), but the reality is that it is larger homes which are in the shortest supply in the state's social housing stock - the demographic that has been on the waiting list for the longest are families needing three or more bedrooms. It doesn't make any sense to demolish scarce stock of larger homes, when it would be possible to develop alternative, brownfield sites to provide additional social housing.

It has been alleged that the houses currently in the Explorer Street estate are under-occupied.

This might be true, but the solution is not to knock it all down and start again. Rather, the state needs to develop and implement a workable policy for matching people to housing that meets their needs and for moving them within the locality when their needs change.

3. What is "affordable" housing?

The project team was completely unable to explain what the term "affordable housing" means, suggesting that it hadn't yet been defined/decided. Short-term classifications with vague terminology suggests that there is an intention to allow the 20% of this development allocated to "affordable" to slip into the private sector after not too many years (15, or even as little as 10 have been suggested). When a property is no longer restricted under the definition of "affordable" who gets the future profit? It is highly unlikely that the need for affordable housing in Sydney is going to reduce so any limit on how long a property is defined as 'affordable' just pushes the problem into the future.

4. Displacement of current residents

Although the state suggests that existing residents will be given the right to return, this is an extremely unwelcome upheaval (twice) for families who have been settled in this community for many years. Indeed, many of them were given assurances when they moved in that they would be able to stay there for the rest of their lives.

It seems that promises such as these are easily given by the state of NSW, but even more easily dishonoured.

5. The scale of the development

The Explorer Street site is small and constrained by the railway and South Sydney Rotary Park (which itself was created as part of a wayleave over an underground rail tunnel). It is far too small to be the site of 400 units. If development here is necessary, it should be on a much smaller scale. It might be possible to provide the promised 120 units of social(public) housing in a suitable development on the site, if private housing is not included in the scheme and the site remains 100% in public hands.

The zoning proposal allows for buildings on the two ends of the site to reach RL. 60.7m. With Henderson Road being approximately 5m lower than ground level on Explorer St at RL. 12.5m, this makes the end buildings appear just over 48m high (or about 16 storeys) to the residents on Henderson Road. To put that into context, the tallest building in the nearby (but not adjoining) South Eveleigh Precinct (formerly Australian Technology Park) is the Channel 7 building which has an RL.63m and is 12 commercial floors and that is within a fully commercial precinct.

There are no residential buildings of this height within the Alexandria and Erskineville area. The nearest buildings exceeding mid rise are a single building on Sydney Park Road and two at Green Square. Even in newly developed areas like the nearby Ashmore precinct, building heights have been restricted to a maximum of 27 metres.

The eastern tower will rise massively above the neighbouring 49 Henderson Road development, which is just a few metres across Station Place. Whilst the DPE's documents make much of the sunlight that will still fall into South Sydney Rotary Park, they completely omit the loss of sunlight and sunsets for the residents of 49 Henderson Road.

In summary, towers of this height are entirely inappropriate to the local neighbourhood where no current residential or commercial building exceeds 5 floors. Given the effect of the difference in ground level between Henderson Road and Explorer St any rezoning should not allow buildings above RL. 32m on the southern half of the site and RL. 37m on the northern half of the site.

6. Impact on surrounding amenities and properties

The reports provided spend a lot of time concerned with the internal impacts on the site but surprisingly little on the surroundings. The visual impact assessment in particular seems to have made an effort to pick locations to measure impacts which deliberately hide the major buildings in the proposal. In one, turning the view by a few degrees would have meant that the western tower would have dominated the image, in another the view was taken 20m down a side road where existing 2 storey buildings could hide a 13 storey one whereas at the corner the impact again would have been clearly significant. Finally the visual impact on properties in the Running Sheds and Rowley St seems almost to be dismissed in going from having a 2 storey building next door to a 13 storey slab.

There seems little consideration to the character of the area in the proposals, with pretty much the sole driver of the heights of the scheme being the acceptable solar shading of the South Sydney Rotary Park.

My neighbour has pointed out the errors in the sunlight calculations in the design report causing it to be reissued. However, I am not filled with confidence that the architects have not made further mistakes. In particular, I wonder whether the calculations for sunlight in South Sydney Rotary Park take into consideration the significant sloping in the park, over the railway tunnels and especially at the Henderson Road edge of the park?

Southward facing slopes may receive much less sunshine, especially in winter, when the sun is low in the sky. Any miscalculations in this respect may serve, conveniently, to overestimate the amount of direct sunlight in the park, so as to comply with the regulations in this regard.

7. Soil remediation

Historic information shows the site was used for railway sidings for an extended period of time and exhibition documentation acknowledges that some remediation is likely to be needed. As the necessary exploratory testing has not yet taken place at the time of public consultation, I am concerned that there is a hope to have this aspect of the plans slip through without adequate involvement off the public. What assurances will be given that this is being treated seriously as a necessary precondition of the rezoning? What we do know is that private developers in the area have not always taken their responsibilities to remediate contaminated soil seriously (eg the Ashmore precinct).

8. Traffic and parking impacts

The documentation included in the exhibition includes a traffic impact statement where the base case assumes one-way operation at the far end of Railway Parade, despite the fact that two-way operation was reintroduced early in 2023. It is therefore quite difficult to form a view on whether the conclusion of the report is correct in stating that the impact of the development will be minimal. Maybe it will be, or maybe it won't? Who can tell, given that the report assumes a traffic network which is incorrect? The City of Sydney has carried out traffic studies in the area and proposed some changes following the opening of Westconnex, but these don't appear to have been considered by the project team. Surely more joined-up working is required?

The rezoning proposal suggests limiting parking in the new development to Category A. In principle, this is to be welcomed, as I am a big supporter of public and active transport and rarely drive. I also understand that it is proposed that City of Sydney will not grant parking permits for resident in the new development. However, this is not typical of parking provision in the locality. Given the high percentage of private homes in the development I question whether there would be a resulting spillover into the street parking in the local neighbourhood, where such parking is already scarce, especially in uncontrolled areas and hours (which is the majority of time at present). If the assumptions on traffic impacts are based on the proposed Category A parking provision but the reality is more resident have cars, I suspect more traffic generally in addition to the increased competition for the limited on-street parking.

9. Impact to our property

Part of the reason we chose this property, after nearly two years of looking, was its location. The north facing roof terrace and living room overlooking green space, centrally located and yet quiet and very private. The proposed rezoning will significantly impact all the things which made us choose to live here.

9.1. Loss of sunlight to our property

The documents on exhibition consider the shadowing impact on properties on Henderson Road, although they curiously omit the impact on Railway Parade between Monks Lane and Park Street.

The figures provided, however, are not correct, despite a neighbour pointing out the errors to the project team and them issuing an updated version. The table on page 43 of the Design Report by architects WMK contains a footnote which states: "the low solar values for lots 260, 262 & 263 (sic) are caused by shading devices on the facades of the buildings." [REDACTED]

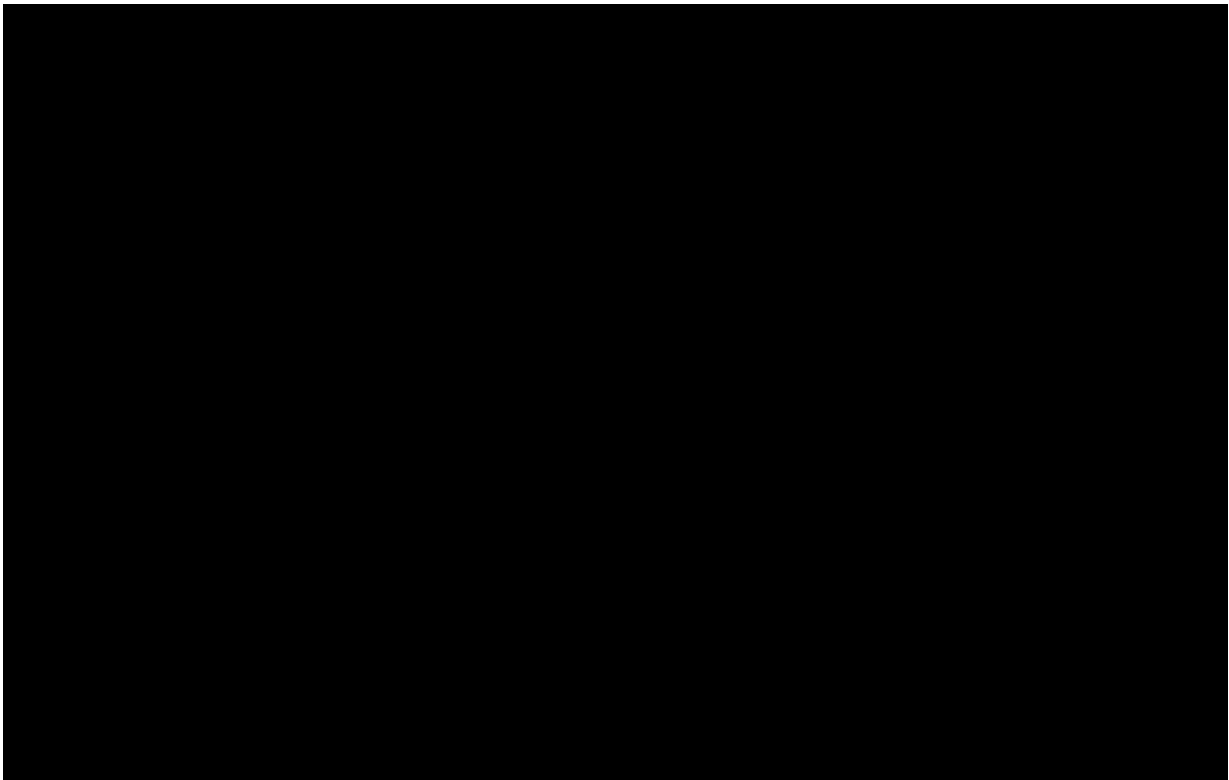
Based on the figures for neighbouring properties, I feel a better approximation for the current sunlight hours on 21 June for our house would be closer to 4 hours. [REDACTED]

[REDACTED] This is completely unacceptable.

This is not an issue for our downstairs front room, but for the first floor room and balcony and, importantly, our roof terrace and top floor room. These would suffer a large loss of sunlight, perhaps an even greater percentage.

9.2. Loss of view generally

The impact of the development is not solely the loss of sunlight but also the view and access to sky. Currently the view from both street level and our top floor terrace is open to the sky. I have taken information from publicly available sources and the reports prepared as part of the proposed rezoning and have worked out the impact of the proposed rezoning on view from the property. I have created some simplistic photomontages to illustrate the effect the new buildings would have. One example is shown below and others are provided in an annexure at the end of this document.



The purple represents the proposed buildings based upon the elevation provided in the Urban Design Report and it can be seen here they obliterate almost all sight of the sky. Even the mid rise (6-8 storey) buildings have a significant massing and impact on our views.

9.3. Loss of privacy

As noted earlier, a key reason for choosing the property was the sense of privacy it provided us. The proposed 13 storey tower will loom over our property and we will lose all privacy on our roof terrace and top floor room.

9.4. Impact at night

None of the reports I read had any evaluation of the impact on neighbouring properties from the increased light pollution from the tower apartments. Where we look out to the sky with limited light from the Explorer St buildings and some low rise buildings in the railway properties behind, with the rezoning proposal the significant loss of access to the sky is translated into an array of illuminated windows at night time.

9.5. Damage to my property caused during construction

It seems inevitable that during an extended period of demolition and construction less than 100 metres away from my property, there will be damage caused to my property by vibration, dust and debris. At the very least, I would hope that there is a cast-iron legal agreement, independently adjudicated, to repair any such damage, and not to leave such repairs until the end of the construction period. The developer should also be legally obliged to clean the exteriors of any properties affected, like ours, on a regular basis during the construction period.

9.6. Impact of living next door to a major construction site

The project team has said that they estimate a 36-month timetable for construction. In my experience such timetables often blow out, sometimes by years. The noise, dust and general disruption during this time will have an impact on my quality of life and health and the noise from a major building site will prevent me enjoying my own home.

The Design Report even suggests that the development might not even be built in a single phase, as it suggests development could be staged, meaning these issues could drag on and blight the area - and the asset value of local residents' properties - for a decade or more.

9.7. Impact on the value of my property

The combination of many of the above factors will reduce the value of my home from what it would otherwise be. While it is impossible to calculate this loss with any degree of precision, it is unarguable that this reduction would not be recovered over time.

I am extremely unhappy that the state of NSW, having charged me a significant sum in stamp duty, is trying to enable a private developer make a profit directly at my expense, so that the state can get out of funding public housing properly.

If my loss was an unavoidable consequence merely of the provision of social housing, it would be disappointing. But that it should be the direct result of allowing someone else to profit is an absolute outrage. Will the state see fit to provide compensation?

10. Conclusion

I understand and support the government's aim to increase density of housing within Sydney and in particular in areas with good public transport provision. I recognise that the City of Sydney has a shortage of public and affordable housing. I acknowledge the Explorer Street site is currently

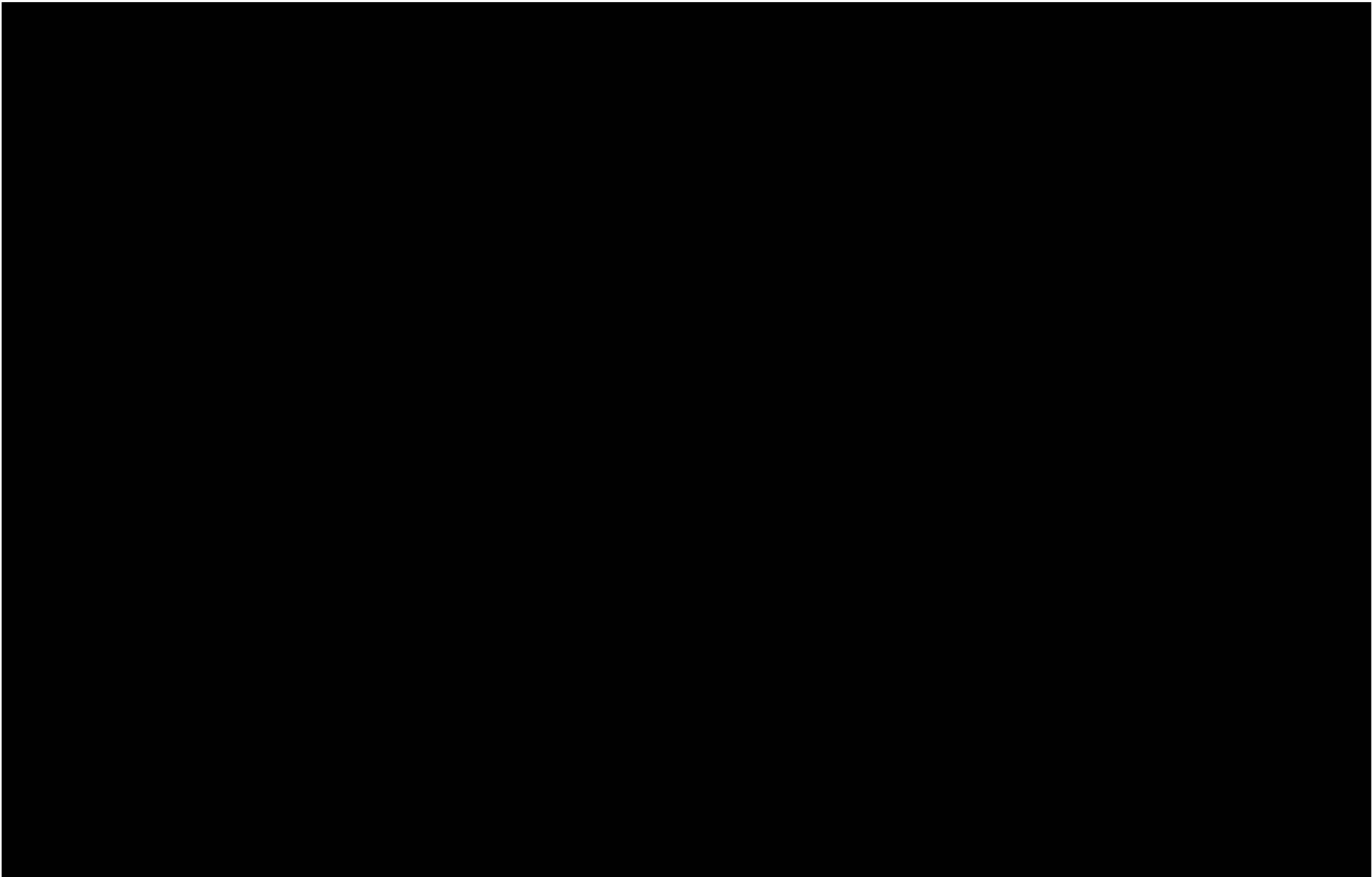
relatively low density and in government ownership. It is within 800m of a railway station (but that station, Erskineville, has one of the lowest service frequencies in the areas, currently 4 trains an hour) and while there are two other stations (including the yet to open Metro at Waterloo) these exceed an 800m walk from Explorer St. The area is not well served by other means of public transport, eg bus or tram.

I think the site could probably support some level of densification. However, I believe this densification should be of the sort that the government has been talking about recently, high quality terraces and townhouses and mid rise pattern book apartments as seen in Europe. The scale of the development enabled by the proposed rezoning, in particular the excessive height of the twin towers, is completely inappropriate for the site and the local neighbourhood. The development would have an unacceptable detrimental effect on neighbouring properties. Any rezoning should not allow development height on the site to exceed RL. 37m and preferably would be kept one floor lower.

The case for Explorer Street to remain as a site of 100% public housing is compelling. The new Labor government, under the leadership of Chris Minns, made explicit promises not to sell off public housing to the private sector. These proposals are a clear and direct breach of this promise. If redevelopment is to happen the land should remain in government ownership and the development funded by the NSW government.

As proposed, the rezoning is unacceptable.

Annexure – Photomontage of impact to views



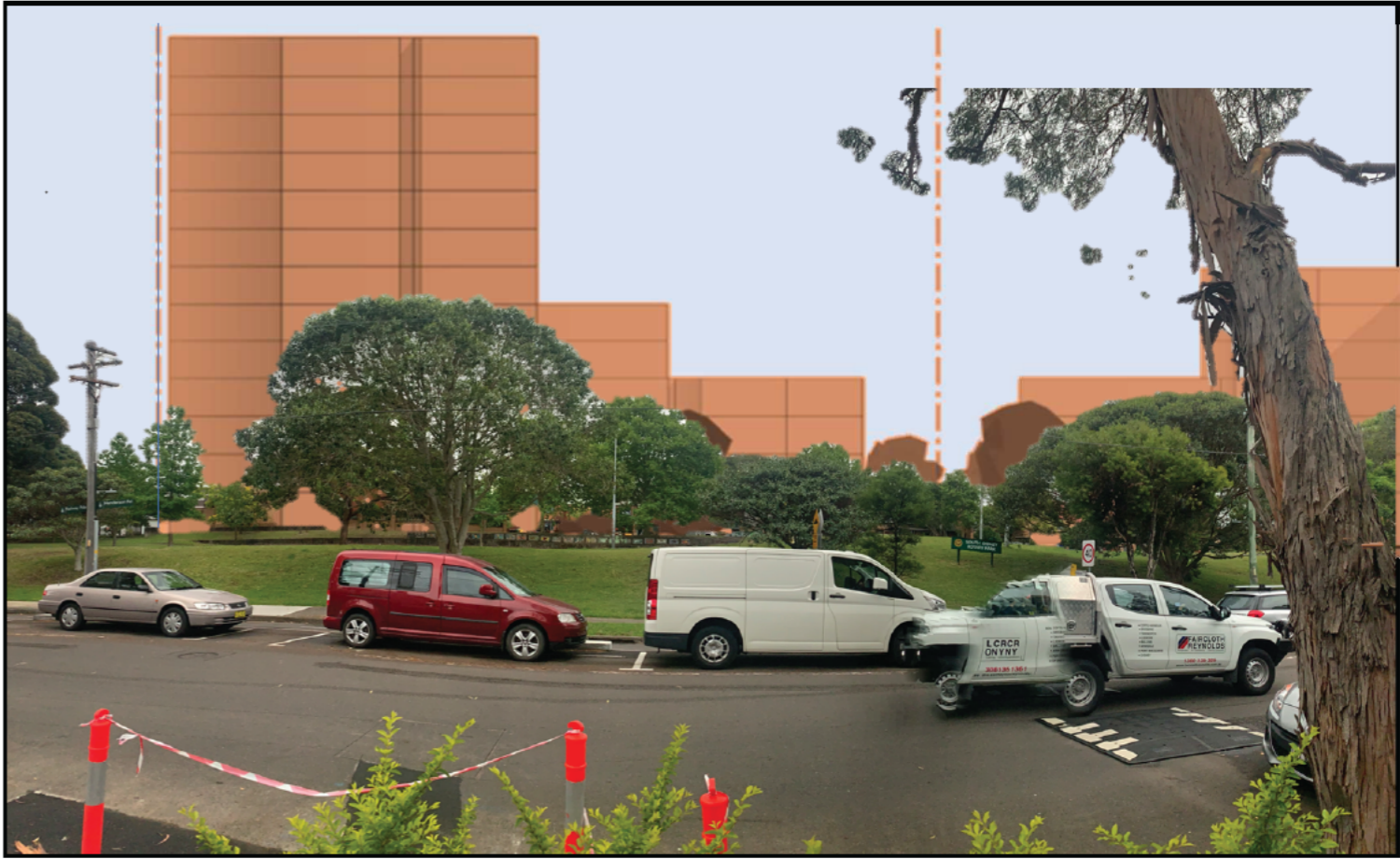
Current

 - top floor views

Proposed



Current



Proposed

- Street Level View

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376666

Submission Date/Time: 12/1/2023 10:07:47 AM

Name: Dominic Behrens

Suburb and Postcode: Camperdown

View on rezoning proposal: I support it

I strongly support this proposal. It is a model for redevelopment of social housing estates, leveraging a large increase in density to provide a substantial increase in social housing.

In a housing crisis, proposals that triple social housing and provide hundreds of additional housing units should be waved through. I hope that this is approved and repeated across Sydney.

Submission ID #: 376501

Submission Date/Time: 11/30/2023 8:10:57 PM

Name: Corina Benjamin Paz

Suburb and Postcode: 2015

View on rezoning proposal: I object to it

This area is already crowded with plenty of traffic - an additional 400 units would be a catastrophe on local community and infrastructure. Unfortunately South Eveleigh offices (CBA, Channel 7 and others) have proved this point. Waterloo, Redfern and Alexandria holds significant social housing in comparison with adjacent suburbs.

Submission ID #: 377171

Submission Date/Time: 12/1/2023 7:53:38 PM

Name: Liahni Britton

Suburb and Postcode: 2007

View on rezoning proposal: Support

As a student I think this is a GREAT idea. It provides not only support for indigenous students, but for a huge collaboration between different universities

Submission ID #: 375311

Submission Date/Time: 11/25/2023 6:20:42 PM

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Name: Emily Bullock

Suburb and Postcode: Glebe

View on rezoning proposal: object

These are a group of sound homes which intend to be demolished. What a waste and an added stress to our environment! Where will the people living there go? Their homes and personal connections to the area have not been considered. This isn't a plan - it is a travesty.

The plan to demolish must be rejected. To call it redevelopment is wrong. The proposed blob of a building is an insult to architecture. What is the gain to society?

Rather than ruin good public housing, keep it and with a little thought the number of dwellings could be increased with infill design.

Selling 70% of the site is a loss to all the people of NSW. The public estate will never get the land back. It is a very shortsighted policy promoted by the previous government. The people of NSW voted for change not more of the same. Reconsider this ill-conceived scheme.

There is no need to rezone this property. Find a site where you can go up higher.

Submission ID #: 376221

Submission Date/Time: 11/29/2023 9:07:45 PM

Name: Ben Campbell

Suburb and Postcode: 2015

View on rezoning proposal: object

I own and live on Henderson Rd, directly across from the proposed development.

I oppose it due to:

-Height

-Bulk

-Unsuitability due to noise for new residents

-Increased vehicle traffic

-Increased pedestrian traffic (especially considering pedestrian and cycling amenity was compromised towards Erskineville Station with a shared footpath).

-Reduction of 100% social housing to 50% private ownership

-Relocation of existing social housing residents for the construction period

Comments on the provided documents

Visual impact assessment

-Figure 3 seems to be the north elevation not the south elevation

Explorer Street State-led Rezoning – Individual Submissions by Last Name

-Figure 3 RLs are not legible-Figure 11 doesn't show the full height

-Figure 29 doesn't show block A

-Figure 32 deceptively uses the colour of the sky for Block C

-There is no view from directly across the street, showing the primary impact of the development for passing pedestrians, cyclists and residents

Design Report

-246 car spaces will significantly impact the traffic load on Henderson Rd

-The reduced level of car spaces will increase demand for on-street parking by residents, particularly in the untimed spots on the north side of Henderson Rd adjacent to the site.

-Site section 02 and 04 shows the impact of the building on the adjacent Kingsclear Heritage Conservation Area

-Significant loss of privacy, with apartments looking into private open space, bedrooms and living areas

-Significant loss of visual amenity with the blocking of sky outlook for residents across Henderson Rd

Landscape Design Report

-Critical that existing trees along Henderson Rd are maintained to provide visual privacy for existing residents to the south.

-Unclear what the 'added water inclusions' on the steeply sloping park adjacent to Henderson Rd mean.

Design Guide

-Cover render cuts off half of the height of Block A - deceptive.

-Other renders don't show full height of either Block A or C - deceptive.

Noise Assessment

-The noise generated by the Eveleigh Maintenance Facility is problematic for the new residences to the north. It does not seem viable to use the passive measures noted to mitigate the noise. This will result in closed windows, increased air conditioning requirements, and lower amenity for residents. Particularly with the low frequency of the generated noise

No survey provided

-Most documentation is raster, not vector, meaning text is not readable.

Construction period

-Concerns for the expected 32-36 month construction period, with uncertainty about how truck access will be managed in the recently narrowed Henderson Rd.

Comments on the provided documents

Visual impact assessment

Explorer Street State-led Rezoning – Individual Submissions by Last Name

- Figure 3 seems to be the north elevation not the south elevation
- Figure 3 RLs are not legible-Figure 11 doesn't show the full height
- Figure 29 doesn't show block A
- Figure 32 deceptively uses the colour of the sky for Block C
- There is no view from directly across the street, showing the primary impact of the development for passing pedestrians, cyclists and residents

Design Report

- 246 car spaces will significantly impact the traffic load on Henderson Rd
- The reduced level of car spaces will increase demand for on-street parking by residents, particularly in the untimed spots on the north side of Henderson Rd adjacent to the site.
- Site section 02 and 04 shows the impact of the building on the adjacent Kingsclear Heritage Conservation Area
- Significant loss of privacy, with apartments looking into private open space, bedrooms and living areas
- Significant loss of visual amenity with the blocking of sky outlook for residents across Henderson Rd

Landscape Design Report

- Critical that existing trees along Henderson Rd are maintained to provide visual privacy for existing residents to the south.
- Unclear what the 'added water inclusions' on the steeply sloping park adjacent to Henderson Rd mean.

Design Guide

- Cover render cuts off half of the height of Block A - deceptive.
- Other renders don't show full height of either Block A or C - deceptive.

Noise Assessment

- The noise generated by the Eveleigh Maintenance Facility is problematic for the new residences to the north. It does not seem viable to use the passive measures noted to mitigate the noise. This will result in closed windows, increased air conditioning requirements, and lower amenity for residents. Particularly with the low frequency of the generated noise

No survey provided

- Most documentation is raster, not vector, meaning text is not readable.

Construction period

- Concerns for the expected 32-36 month construction period, with uncertainty about how truck access will be managed in the recently narrowed Henderson Rd.

Submission ID #: 375651

Submission Date/Time: 11/27/2023 4:35:46 PM

Name: Ben Charles

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

Hi,

I live on Henderson road across from the proposed development.

I am in general agreement that there are better and higher value uses for this land, I will leave others to speak to the displacement issues of residents.

I do however have 2 large concerns:

1. The height and overall density is not in line with the surrounding areas and will increase shading: The area is largely medium density with a max residential building height of 12-15m (see attachment). The largest nearby buildings are around 30m which are commercial buildings. The proposed buildings are 2x the height of these so they will become a huge eyesore not in keeping with the surrounding area. In addition, this will highly impact nearby houses with shading as the building is to the north of Henderson road terraces. I have not seen a shading study but I expect my solar panels will be shaded by the new development not only affecting my quality of life by cutting my balcony sun but also hitting my hip pocket with higher electricity costs
2. There is no where near enough parking allocated: While the Suburb is well served by public transport suburb residents typically have a car and parking on the street is already packed, I fear that without sufficient parking it will further increase pressure in an already overly congested area. This is not inner city, this is residential. There is simply not enough space for 200 more cars to be parked on the street. Before applying the most aggressive planning standard for parking which is not based on the local area usage (as there are no similar buildings in the area - excluding the 100% public housing in Waterloo) I believe a study should be done to determine car ownership of local residents - including the current Explorer St residents which only have 1 person in the house - I expect far more car spaces will be required.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 361006

Submission Date/Time: 10/19/2023 4:59:43 PM

Name: Anthea Compton

Suburb and Postcode: Erskineville

View on rezoning proposal: object

I am a resident on Ethel St, Erskineville. I do not support this proposal on the basis of the number of for-profit residences, and the lack of proposed dedicated car spots.

In the 'Explanation of Intended Effect' document, you identify the number of car spaces as set out in the Sydney LEP 2012. This includes only 0.1 car parking spaces per studio apartment, or 0.3 per 1 bedroom dwelling. You also report that 80% of the wait-list for Sydney LGA housing is for studio or 1 bedroom apartments. If 400 new homes are developed (with, for example, 25% studio, 30% 1 bedroom, 30% 2 bedroom and 15% 3 bedroom), that will provide a total maximum of 184 car spots. This leaves 216 residences without car spaces. While, as the 'Explanation of Intended Effect' notes, the location is well served by public transport, City of Sydney currently estimates that there are 0.76 cars per household. Thus, at a minimum, it is likely that around 164 cars from the proposed development will be looking for parking in the surrounding area.

Currently, the surrounding streets of the proposed development (including Clara St, Ethel St, Park St and Henderson Rd) are exceptionally overcrowded. Parking is fraught and difficult. Contributing a likely minimum of an extra 164 cars vying for spots in this area is entirely untenable.

Developing a proposal with such a high number of new residences into a small area, with such a low corresponding number of car spots, is absurd.

Of course, it is essential that new affordable and social housing is created. The current state of social housing is a disgrace to the NSW Government. Development to improve such housing needs to focus on just that: improving the housing estate (not just to facilitate the creation of an extra 200 for-profit homes). Development needs to be sustainable, and to fit the preexisting needs and circumstances of the local community.

To reiterate, I do not support this proposal. This is both on the basis of the number of for-profit residences, and the lack of proposed dedicated car spots, that will see an already overcrowded area unable to meet the needs of its pre-existing and new residents.

Kind regards

Dr Compton

Submission ID #: 375471

Submission Date/Time: 11/26/2023 7:13:32 PM

Name: Daniel Cormack

Suburb and Postcode: Erskineville

View on rezoning proposal: object

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Dear Planning NSW,

As a long term resident in Park St, Erskineville, I strongly object to the gross overdevelopment of Explorer St Eveleigh. It was also clearly an election promise, that is being broken by the Labor Govt not to sell social housing for privatisation.

For 30 years the Explorer St community has lived there, given back to the community and invested in their homes! These homes are not even old and will be demolished, despite Election promises not to sell-off social housing. There are MANY examples of decrepit social housing residences that need demolishing (including already on Park St Erskineville) and many other locations - these homes are not even 25 years old! Many families will be moved out of the local area due to the size of the new apartments being planned and will lose their local community connections and be away from families and friends -an utter disgrace.

Further, the proposal for 13 storeys is completely out of character with the local area. The nearest building of this height is at South Eveleigh and the Channel 7 building (a commercial building). No residential towers are that height anywhere in Erskineville and are better placed and serviced at locations such as Green Square, Zetland or Waterloo.

Erskineville is already stretched in terms of infrastructure - the school is at its maximum, the trains are full and roads busy. Henderson Road was recently narrowed and includes a cycleway. Access to Explorer St is already limited and currently for 43 residential homes is manageable - the proposal for >400 homes will make this untenable. Despite best intentions, residents will want cars to get from home to work etc.

Park Street residents have worked closely with City of Sydney Council for speed and traffic reduction measures after WestConnex opened and rat runners speeding through this area. If this development succeeds, this will only be worsened with 400 new residents at the end of the street and turn this pocket into a busy thoroughfare. Whilst this sounds like NIMBYism, it is also important consideration is given to preserve the local environment and existing residents from over development.

There are many other areas this development would be warmly welcome within the Newtown area - particularly right next to the station where a huge area has been under utilised for decades. I understand the need for housing and more social housing, particularly within the inner city. This development ALONE will see at least a 10% increase in residents to Erskineville, which is too much for a small village in the inner city with already strained infrastructure.

We therefore implore the State Govt to reconsider this development in its current shape, scale and inappropriate size.

Sincerely,

Daniel Cormack



Erskineville NSW 2043

Submission ID #: 376911

Submission Date/Time: 12/1/2023 3:10:41 PM

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Name: Aidan Coughlan

Suburb and Postcode: Kogarah Bay 2217

View on rezoning proposal: I support it

13 storeys close to Redfern station is completely appropriate given the good transport links and general amenity.

It's urgent to increase levels of social housing inner city due to waitlist.

The government should consider this model for other proposals that have been abandoned due to insufficient social housing uplift like Riverwood, and in Glebe where they're settling for a mere four storeys. Through big density increases in desirable areas you can get a win-win.

Submission ID #: 363171

Submission Date/Time: 10/27/2023 11:06:47 AM

Name: Benjamin Cullen

Suburb and Postcode: Stanmore, 2048

View on rezoning proposal: Support

To whom it may concern,

I am writing to express my strong support for the rezoning proposal at Explorer Street, Eveleigh. This development seeks not only to address the increasing housing needs within the City of Sydney, but also showcases a commitment to social responsibility, sustainability, cultural heritage, and improved public amenities.

Key Points of Support:

Holistic Approach to Housing Needs: With the proposition to build up to 400 new homes, this development seeks to be inclusive, offering a mix of social, affordable, and private dwellings. By earmarking approximately 120 new homes for social housing and 80 for affordable housing, the proposal actively addresses the ever-increasing need for such accommodations close to the Sydney CBD.

Commitment to Higher Standards: A focus on creating apartments that cater to the needs of both the existing and future populations, with an emphasis on higher sustainability and accessibility standards, is commendable.

Enhanced Public Spaces: Upgrades to South Sydney Rotary Park will not only benefit the new residents but also the wider community. Enhanced recreational spaces, improved footpaths, landscaping, and tree plantings can boost community wellness and foster greater communal interactions.

Infrastructure Improvements: Addressing the finer details, the upgrades to existing streets, footpaths, and lighting demonstrate a holistic approach to community development.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Respect for Indigenous Culture: The proposal's commitment to co-designing with locally connected Aboriginal people and acknowledging the significance of the area to their culture is vital. Allocating 20% of the affordable housing to be delivered as Aboriginal affordable housing is an applaudable initiative.

Sustainability Focus: With a commitment to net-zero emissions and the incorporation of sustainable development features, the development aligns with the NSW Government's broader goals. This not only benefits the environment but sets a benchmark for future developments.

The rezoning proposal for Explorer Street stands as an epitome of modern urban development – one that considers community, culture, environment, and urban needs equally. Such projects are essential for the growth and evolution of our great city, and I wholeheartedly support its swift approval.

Thank you for considering this submission.

Submission ID #: 376541

Submission Date/Time: 11/30/2023 9:57:27 PM

Name: Michelle Dance

Suburb and Postcode: 2015

View on rezoning proposal: I am just providing comments

I support the proposal to add public And affordable housing, and see the benefits of mixing that with for sale apartments at market pricing. However given that a large proportion of the housing is aimed at families and the walk to both redferrn and Erskineville station is a bit far, the parking provision is inadequate. Further, there are limited egress points from explorer street and these need to be supplemented. The long discussed pedestrian link from north to south eveleigh should be part and parcel of this development, and Rocket street needs a vehicular connection to central avenue.

Submission ID #: 376476

Submission Date/Time: 11/30/2023 5:24:15 PM

Name: Allison Dibben

Suburb and Postcode: South Eveleigh

View on rezoning proposal: I object to it

I live at [REDACTED], [REDACTED] and will therefore be directly affected by the proposed development of the Explorer Street site. I oppose the state of NSW's proposals to knock down and redevelop the existing public housing in Explorer Street to include (but not limited to) two enormous tower blocks, up to 13 storeys high, accommodating approx 400 dwellings for the attached reasons. Any development of Explorer Street should be restricted to four to five storeys high (in line with the adjacent 49 Henderson Road residential development); should be funded 100% by the government; and should provide 100% public housing, as do the current townhouses which are slated for demolition. The proposed development

Explorer Street State-led Rezoning – Individual Submissions by Last Name

effectively means that some private entity (or maybe even the NSW state government itself) will profit at our personal expense – this is tantamount to theft. If these plans are approved, we believe that the State of NSW should be liable to compensate us, refund the stamp duty we paid (which we believe was effectively levied on false pretences) and pay our costs to move elsewhere.

I live at [REDACTED], [REDACTED] and will therefore be directly affected by the proposed development of the Explorer Street site. I oppose the state of NSW's proposals to knock down and redevelop the existing public housing in Explorer Street to include (but not limited to) two enormous tower blocks, up to 13 storeys high, accommodating approx 400 dwellings for the following reasons.

1. EVICTING EXISTING TENANTS, DEMOLISHING VALUABLE HOUSING STOCK AND BREAKING PROMISES NOT TO SELL OFF PUBLIC ASSETS TO BENEFIT PRIVATE DEVELOPERS

Any development of Explorer Street should be restricted to four to five storeys high (in line with the adjacent 49 Henderson Road residential development); should be funded 100% by the government; and should provide 100% public housing, as do the current townhouses which are slated for demolition.

I am very much in favour of public housing, but it should be exactly that ie 100% owned and funded by the government and not set up a way for developers to be able to cash in on once their commitment has expired.

The tenants in Explorer streets were advised they would never need to move as they are on a 90-year lease. People who have had this their homes are now forced to leave. Whilst they are being promised they can return; this promise has consistently been broken for all other developments in the area. This promise is yet to be put to the tenants in writing

There are numerous sites in the area which are run down warehouses and require demolition due to their current state. Why can't these sites be developed rather than removing people from their homes?

The definitions of "public housing", "social housing" and "affordable housing" are all-important here. These terms are not interchangeable. Only "public housing" stays in state ownership forever and is maintained and managed by the state. Rents are controlled and based on people's incomes. "Affordable housing" is subject to a number of different interpretations and in the context of Explorer Street hasn't yet been determined. Unless it means that the properties constructed remain in state ownership in perpetuity and can only ever be rented out to people on public housing waiting lists at controlled rents (based on income, not a discount off market), the reality is that this 20% proportion can effectively be privatised, possibly after only 10 years, making the true split 70%/30% private/social (not public) housing.

2. MASSIVE OVERDEVELOPMENT OF AN INAPPROPRIATE SITE

The huge tower blocks proposed will loom over the landscape, dominate the skyline for miles around and blight the immediate neighbourhood. Such a high-rise development is completely out of keeping with the surrounding low-rise built environment, both residential and industrial, in the surrounding Alexandria/Erskineville village area. It represents a massive overdevelopment of a totally unsuitable, narrow, tricky and constricted site.

To put these into (the relevant) local perspective, the tallest buildings in the Ashmore Precinct are 27m (7 storeys high), and they don't overlook or dominate neighbouring private residences in the

same way that this development will: at 60m, the tallest structures being proposed for Explorer Street will dwarf even the tallest building in the ATP (which is not adjacent to Explorer Street, but in the commercial South Eveleigh precinct). As Henderson Road is 8m lower in elevation than the site of the proposed westernmost tower, it will seem even taller for us and our immediate neighbours.

We purchased our property approx 18month ago. The main reason for purchasing the property was the magnificent outlook and skyline. To ensure we were aware of any future changes, we conducted thorough research into potential building proposals in the area. Nowhere was there any information relating to the potential to develop explorer street. Had we known of this, we would have been in the position t either not purchase this property as we do not want to look directly into neighbouring lounge rooms, or we could have negotiated a reduced sale price.

Is the government willing to refund the stamp duty we paid at the time of sale? I will include pictures of our current view and you will see the extremely close proximity. We will lose all skyline in the western direction leaving a train yard view only. The corner of our loungeroom is glass which mean the tenants of the new dwellings will be able to look directly into our loungeroom creating lack of privacy and security. Is the government or developers willing to pay for the installation of privacy/security screens?

3. DISPLACEMENT OF EXPLORER STREET RESIDENTS AND DISRUPTION FOR LOCAL RESIDENTS

Explorer Street residents will be displaced for at least the three years' construction phase conceded by the NSW State Planning Dept, which is bound to blow out in terms of both time and cost. Local residents will also, of course, be forced to endure dust, noise and air pollution, the loss of the amenity and peaceful enjoyment of their own homes, as well as suffer potential damage to their properties caused by the constant vibrations of heavy earthmoving equipment, demolition, excavation and construction, etc, for many years into the future.

Even worse, the design document refers to "staged development", a euphemism meaning the construction phase could stretch out indefinitely into the future, so even the three years of construction admitted by the Planning Dept is probably a lie.

Due to our close proximity and the impact, how will we be appropriately compensated? Will there be site surveys conducted before during and after construction to monitor the damage caused to our building?

4. INACCURATE SHADOW PLANS AND CONCERNS ABOUT THE INTEGRITY OF OTHER SUPPORTING DOCUMENTS FOR THIS PROPOSAL

The shadow plans initially produced by the planning team stated that there would be no direct impact to houses on Henderson Road. This was simply wrong: a 13-storey tower block 80m immediately to the north will cause significant loss of light and sunlight to homes all year round, but especially during the winter months when the sun is lower in the sky.

In fact, it was full of such inaccuracies and omissions – for example, it said there will be zero impact on 163 Railway Parade, despite the shadow plan for 1pm on 21 June showing this house to be completely obliterated by shadow, along with its neighbours – 161, 159, 157 and 155 Railway Parade (none of which even warranted a mention!) The shadow document was only rectified after a local

resident pointed out its many inaccuracies and contradictions to the Planning Dept (well after the initial consultation period). Perhaps even worse, there is absolutely no reference to the impact of the proposed easternmost 13-storey tower [REDACTED] on 49 Henderson Road (the Running Sheds).

This construction will rise up literally metres from our first floor balcony (across the road on Station Place), this tower will wipe out our entire western view, light, breeze and sunsets, confronting us instead with either a brick wall or (depending on the final design), the complete destruction of their privacy as we will be looking directly into other peoples living spaces. **This is an utterly outrageous omission.** If such significant errors and omissions have escaped the attention of the Planning Dept, how can we have *any* confidence whatsoever in the reliability and integrity of any of the technical documents supporting the proposed development on which the Minister will presumably be relying when making his decision whether or not to rezone the site to permit the FSR and heights proposed?

5. INDEPENDENT SCRUTINY, CONFLICTS OF INTERESTS AND POTENTIAL FOR CORRUPTION

The worrying inaccuracies of some (who knows how much?) of the information which were discussed with local residents at the drop-in sessions on 28th October and 31st October in South Eveleigh raise another important issue. What assurances do we have that the reports informing decisions that will have such profound implications for us are reliable, objective and accurate? What mechanisms are in place to ensure the independence that is so vital in the planning and construction industries, given how notoriously prone to corruption they are (particularly it would seem when public assets are being sold off for private profit)?

6. PRESSURES ON LOCAL INFRASTRUCTURE

Pressures on already stretched local infrastructure – roads/traffic/parking, trains, schools, etc – are bound to increase considerably. Given the limited parking provision of the proposed development and the (minimum) 50% proportion of private dwellings being proposed, this aspect alone is likely to spark massive local community opposition. (Incidentally, the Transport Impact Assessment dated August 2023 also contains a fundamental error: it assumes that Railway Parade is one-way, when it is not and hasn't been since earlier this year. Yet another basic mistake.)

When council were asked why they don't provision more car spaces by using car stacking (which is extremely successful in the CBD and Europe) they only answer offered was they were too expensive and often fail! This is a basic necessity, and the associated cost needs to be a key factor. This is an opportunity to get this right and not simply dismiss it resulting in impact to the community as it's cheaper to ignore.

7. DISRUPTION OF A MINIMUM THREE-YEAR CONSTRUCTION PHASE

Noise and dust pollution, heavy vehicle traffic and vibrations will cause chaos and general disruption for at least the (minimum) three-year construction phase. Will local residents be able to request conditions like a curfew on noisy and vibrating construction work before 9am? Will the state of NSW subsidise our rates for the duration of the construction phase, however long that may be? We fear that demolition, excavation and construction on this scale will not only ruin our enjoyment of our own home and local area for years to come but will also cause material damage to our property. What dilapidation indemnities will the developers be legally required to provide to local

homeowners should these proposals go ahead? Compensation for any damage caused should be paid by the developers to affected homeowners *throughout* the construction phase (ie, as any damage is caused), rather than at the completion of the project (which will take years, especially if a “staged development” is permitted).

8. LAND REMEDIATION AND GROUNDWATER PROBLEMS

Any remediation of heavy metals, asbestos and other contaminants found on the site is likely to be lengthy, expensive and potentially hazardous for local inhabitants. Given the steep slope from the railway corridor to the backyards of the current Explorer Street houses, there are likely to be serious groundwater issues too. Is there a legal requirement for these issues to be fully explored and costed by appropriately qualified independent experts and the results made publicly available before the rezoning of the site can be approved? When asked whether contamination investigations had legally to be conducted (and concluded) before any rezoning could happen, the response of planning officers was vague and inconclusive. In the interests of both community safety and to avoid unnecessary expense, efforts to remediate contaminated land should never be retrospective (as was allowed to happen in both the Sugarcube and Ashmore Precinct private developments in Erskineville, for example). What guarantees will be provided that the outcome of contamination investigations will inform any decision to rezone?

9. COMPENSATION FOR DESTROYING ENJOYMENT OF OUR HOME AND PERMANENTLY BLIGHTING ITS VALUE

Much of what we love about our home and our immediate environment will be lost forever if the proposed development goes ahead and would undoubtedly forever decrease the value of our property. **The proposed development effectively means that some private entity (or maybe even the NSW state government itself) will profit at our personal expense – this is tantamount to theft.**

Where is the consumer protection and duty of disclosure protecting prospective buyers in this situation? It is in fact very difficult to find out about such plans – how are people considering moving into the area expected to find out about them? What rights will local residents impacted directly by the construction of this proposed development have to compensation for the loss and damage they will suffer?

Given that purchasing a home is probably the biggest single investment most ordinary people like us hope to make in our lifetime, we feel that the government should be obliged to compensate us for any loss in value of our primary asset as well as amenity. We would never have invested our life savings into our house had we known of any plans to develop Explorer Street in the manner currently proposed.

If these plans are approved, we believe that the State of NSW should be liable to compensate us, refund the stamp duty we paid (which we believe was effectively levied on false pretences) and pay our costs to move elsewhere. We don't want to move: we love our home, its location and our local community

10. INADEQUATE CONSULTATION

Our experience of “community consultation” with respect to Explorer Street development proposals, both in December 2020 and more recently, is that it has been rushed, piecemeal and inadequate. No one residing directly adjacent to the proposed development were notified about this. The only reason I became aware of this was through local friends who live on Henderson Rd who received a letter however we did not.

I raised this concern at the information sessions held and representatives were shocked as the company they used to complete the letter box drop had informed them they had completed a flyer drop. This is 100% not true! I raised this at our body corporate meeting and no one else knew about this either. Whilst the council was advised of this error at the first meeting held in October, it wasn't until 17th November we finally received a very basic letter by which time there were no further public meeting available for residents to attend and ask questions.

The initial deadline for submissions (17 November) did not allow sufficient time to digest the huge amount of information on the website, much of which was hard to find (the shadows document, for example), and inaccurate, as outlined above. Although the deadline for submissions was extended to 1 December, no further drop-in sessions were proposed.

As Jenny Leong commented at the public meeting at Alexandria Town Hall on 8th November, a measure of just how poor the promotion and publicity for the drop-in sessions on 28th and 31st October was reflected in the poor attendance despite the fact that free food was available (a sure drawcard in the current cost of living crisis!) Are there any legal requirements about conducting local community consultation? Who assesses whether consultation has been adequate? Who assesses the responses and collates them, and how independent of the state planning apparatus are they? Will our responses be answered individually (for many of us, this is a deeply personal issue with profound implications for the enjoyment of our future lives)?

11. TOWERBLOCKS ARE AN OUTMODED AND UNIMAGINATIVE SOLUTION TO THE HOUSING CRISIS

Public housing is vital, and the current housing crisis demands more of it. But tenants typically don't want to live in so-called “suicide towers” (and certainly no one wants to live in the very long shadow they cast in what is otherwise a low-rise built environment). Towerblocks might work in Zetland, Green Square or Mascot where they already dominate. But they do not suit the site proposed. Wouldn't the NSW state government's modest budget for social housing be better spent either developing the areas where it already has consent to build (600 Elizabeth Street, for example), and where existing tenants will not be evicted? With the Park Sydney, Green Square and Waterloo developments all slated to deliver more high-density, high-rise units onto the private market in the near future, could the state not explore the possibility of acquiring some of the surplus housing stock that will already be available in the area?

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 367906

Submission Date/Time: 11/5/2023 12:43:34 PM

Name: Sean Diver

Suburb and Postcode: 2015

View on rezoning proposal: Support

An ideal location for high-rise residential - next to transport, services, parks and close to the CBD. As a long-time local resident, I welcome this opportunity to provide relief for the current housing crisis.

Submission ID #: 377141

Submission Date/Time: 12/1/2023 6:58:24 PM

Name: Tom Farrell

Suburb and Postcode: 2015

View on rezoning proposal: object

I strongly oppose the scale of this project.

Happy for a redevelopment to happen but 400 apartments is far too many and the height will block out the sun over my home.

I live at [REDACTED] and the larger tower will completely obstruct the sky of my north facing courtyard.

The additional traffic of that many apartments will make parking almost impossible as I do not have on premise parking.

During the building process, trades people will be taking up parking space on Brandling st and will again make living here much harder. There are 2 tiny projects happening on that street which is already stretching to full capacity.

As I work from home so the noise and mess will make this difficult and impact my ability to make money.

We support social/public housing but this proposal is 50% private and a clear money making scheme at the detriment to locals. Greatly reduce the ambitions of this project and you would have my support.

Thank you for reading this submission.

Submission ID #: 360691

Submission Date/Time: 10/18/2023 8:06:12 AM

Name: Lisa Godwin

Suburb and Postcode: 2042

Explorer Street State-led Rezoning – Individual Submissions by Last Name

View on rezoning proposal: I am just providing comments

You should ensure that you do not further deplete the stocks of public housing. So there should be a guarantee that over the mix of housing you increase the stock of public housing and ensure there is room for community development activities. Housing sold off a public housing setting in Wilson street in the last decade - add those to the number of dwellings you are retaining. Plus your blurb does not mention that any of the apartments are social or public housing - they need to be included. There is an affordable housing crisis in NSW and the vulnerable and low wage earners, students, young people are bearing the brunt of Federal policy on negative gearing and the state policy of gutting public housing and selling off the land. This proposal should help alleviate and not increase this issue.

Submission ID #: 370721

Submission Date/Time: 11/7/2023 4:11:51 PM

Name: Kevin Hamilton

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I object to it

I vehemently reject the proposal in its current form. As a resident of Henderson Road who lives opposite the proposed development, this development will have a substantial decrease on my quality of life and the value of my property. My primary concern relates to the proposed 13-story height of the development.

Issue 1 – Reduced sunlightThe proposed development lies directly in line with the sun and my residence. The overshadowing will significantly reduce the daylight I receive, especially in winter months. This significant reduction in daylight was even referenced in the submitted urban design report. This lack of sunlight has a significant impact on not only the value of my property, but my mental health.

Issue 2 – ParkingThe area suffers significantly from the lack of available street parking, this issue got considerably worse once Commonwealth Bank opened up its offices at the technology park with employees now parking in the street, often illegally, to avoid paying for parking. With the current allocation of parking proposed in the development, we're likely to realistically see an increase of hundreds of cars that need to be street parked in the area. When the city of Sydney installed a bike lane along Henderson Rd during COVID, they restricted the available parking even further and narrowed the road so much that minor accidents are now common. I have had police at my house countless times over the last few years requesting CCTV footage of traffic accidents along the road. An increase of hundreds of permanent residents and cars will significantly exacerbate this problem as well as the likelihood of a pedestrian being hit due to the poor sight lines along the road.

Issue 3 – CharacterThe local area consists of a number of single and double level residential properties, with some three-story property areas on one side. This creates a nice residential and family natured environment free from excessive noise, crime and traffic. To significantly increase the density of the site without any additional public amenity drastically impacts the character of the area and is likely to lead to the social issues now found in places like Zetland where significant overdevelopment and lack of open space and public amenity have led to an increase in anti-social and nuisance behaviour.

Issue 4 – Open SpaceWhilst there are a number of small local parks around the area the addition of 400 new dwellings and at least twice that many new residents necessitates the creation of equivalent open space for recreation. This area does not have that and will lead to social issues and petty crime I experienced in Zetland due to the

Explorer Street State-led Rezoning – Individual Submissions by Last Name

overpopulation of the area. This is probably why they're trying to now reacquire the golf course across the road as public space...Issue 5 – NoiseThe addition of nearly 400 new apartments and 800+ residents will significantly increase the level of noise in the area, especially of an evening. This will be exacerbated over many many years whilst construction occurs, with noise and local traffic restrictions making the area unliveable and houses difficult to rent. A perfect example of this is all the recent roadworks that were completed at night for weeks and weeks in order to reduce the impact to commuters during the day. This new proposal will likely impose that cost on local residents for years.I support the redevelopment of the area but insist on building heights of no greater than 4-5 stories in order to keep within the character of the area and not drastically reduce the amenity of the area.

Submission ID #: 377296

Submission Date/Time: 12/1/2023 10:19:54 PM

Name: Mark Hansen

Suburb and Postcode: Pyrmont 2009

View on rezoning proposal: Support

Support. This is so close to redfern station, we should maximise the use of the land to house people. The proposal is a good amount of social housing. It is appropriate scale for the area being so close to the Center of the city and train stations. We are in a social housing crisis with extraordinary wait lists, approving this will help. The more density here the more people can get housed.

Submission ID #: 370396

Submission Date/Time: 11/7/2023 1:16:23 PM

Name: Patrick HAY

Suburb and Postcode: ERSKINEVILLE

View on rezoning proposal: I am just providing comments

Hi there,I am a local resident (renter) and qualified urban planner, providing comments. I would to firstly thank the relevant Officers in State Government who have been working on this project. My feedback is as follows. Generally I support the intent, however I believe 13 storeys is excessive. I have reviewed the Design Report and Explorer Street Design Guide. Something in line with what is next door at South Eveleigh in terms of building heights is more appropriate, buildings of such scale as 13 storeys will compromise the quality of the adjacent Heritage Conservation Areas. I am also unsure as to why one 13 storey area (taller buildings in the legend) is proposed next to the existing apartments to the east. This will result in considerable overshadowing of these properties. In addition, I am concerned the proposed 30% FSR and Height Bonus under the Housing SEPP if applied to this site, would make the proposed building heights even more inappropriate. Given this site already is subject to affordable and social housing, the bonus should not be available to this site, 30% bonuses on top of what is being proposed is too much. I am unsure as to whether or not this will apply, given the instrument has not been finalised yet. I would like to add a comment that I lament that the Land and Housing Corporation essentially has to run at cost neutral or a profit. State

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Government should be providing more social housing in its budgets, not merely by having its land be redeveloped and in part privatised and sold off. In addition, Council has does a great job in railway parade/henderson st in calming the street and making it friendly for walking and cycling. I would hope this development does not compromise this and it should be ensured, given the proximity to local shops, train stations etc. that car parking is not provided in excess. Best regards,Patrick.

Submission ID #: 376921

Submission Date/Time: 12/1/2023 3:24:47 PM

Name: Steve Hind

Suburb and Postcode: Surry Hills, 2010

View on rezoning proposal: I support it

Hi,

I strongly support this redevelopment, which delivers more social housing as well as more market rate housing.

Sydney faces a dire housing shortage that pushes out people who want to contribute to our great city. Without those people and their energy the city with stagnate and age. Embracing growth and affordable housing will allow us to harness the talents more of more people to build a more vibrant city for the long term.

We must not let the narrow, selfish interests of those who want to preserve Sydney as it is override the broad interests of current and future citizens.

Best,

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Steve

Submission ID #: 375381

Submission Date/Time: 11/26/2023 11:36:07 AM

Name: Emily Hohnke

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: Support

I support the proposal provided that a high ratio of social and affordable housing is maintained. I think the majority of the development should be social and affordable housing, offering residents a high quality of living in a housing that is comfortable and easy to maintain. There needs to be plenty of green space.

Submission ID #: 365031

Submission Date/Time: 10/31/2023 7:23:22 PM

Name: carolyn ienna

Suburb and Postcode: 2037

View on rezoning proposal: object

I am really disgusted that the government is going against election promises that there would be no more privatization of public housing. This new development has no public housing within it. Social housing usually means community and so-called affordable. It never includes public housing and that is disgusting. I don't know whether the land is being sold off by land housing corporation but it should not be leased out either. once the land is sold off it never goes back to government hands. it's well known that the current community housing space is worse in its maintenance of building than public housing. it's well known they corral marginalised folks and traumatised folks. tenants are cherry picked. there's no true mixed housing when social housing is the outcome. a good example is elger St in Glebe. the Community housing buildings tenants do not mix with the building tenants that are affordable housing. the buildings are even built different and the Community housing buildings were built by a different contractor and building supplies. the Community housing buildings have had more issues like leaking. true social or affordable is public housing. those buildings there right now are not in bad shape and I bet if the right architects or experts are consulted they will dispute demolishing these good public housing homes. it's also not just about bricks and mortar but human beings. the estate where I was evicted from several people died during the relocation phase prior to the demolishing of the public housing estate. there is a document that states the government knows there will be deaths during that time. that's disgusting. these are not old buildings. I urge that u refurbish the estate and if applicable do infill. yes we need more housing but your not building any public housing. it's a selloff

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Glebe, New South Wales 2037

Department of Planning and Environment NSW,

My postcode is:

I am making a personal submission.

I have no political donations to report.

I oppose the proposal to demolish and sell off the public housing site at Explorer St Eveleigh. Demolishing homes that have been in the government hands for such a short time is neglectful. Demolishing is always environmentally a bad thing to do. The amount of CO2s that is released during that time is unsustainable. The amount of time that it takes to build new homes will only make the housing waitlist longer and selling off or handing over to community housing providers is not a good option for tenants. The model of communities plus that has broken communities is abusive. Many people become more stressed, sick and some even die. I am aware that Homes NSW will be created in 2024 but it will not address these vital things.

The fundamental problem with this proposal is that the NSW Government is trying to increase the supply of public housing by privatising the very land on which it sits. Which makes not sense to me since public housing is not being replaced or even better still built more of. The minister said to me before the election that she was not going to sell off any public housing prior to the election and now?

I have seen people that have moved into other estates are fresh from jail or rough sleepers that are not provided support workers. This usually further traumatises communities and often there are violent people or people that have a lot of trauma/ptsd and complex mental health needs. I have seen that community housing providers that claim to have those skills to manage these people do not have that. People then become homeless again or end up in jail again. Most of them are men because women or trans folk cant live out in the open because its too dangerous. they instead sleep on couches but they are still homeless.

The residents of Explorer St have been a valued part of the Alexandria-Erskineville community and have contributed greatly to it for the last 31 years. They were guaranteed long term tenancy when they moved in and are being treated very poorly in this proposal. Some have already experienced forced relocation from Millers Point. They have been offered no opportunities to provide meaningful input until now. this is the same thing I went thru being relocated this year from an estate that was only 35 years old and the claim was the building is at its end of life. I was treated terribly and there was zero consultation. 3 people died during this time.

The Social Infrastructure and Impact Assessment makes it clear that residents are opposed to the proposal. Despite the promise of a right of return, they are unlikely to do so because the new housing will not suit their needs. Already the project has taken a severe toll on their health and wellbeing, and this will only deepen if redevelopment proceeds. which did affect all of us that survived the relocation process and the new build will not suit my needs. Plus it wont be public housing. I am opposed to the complicated social housing mess. it seems to only benefit the people that can afford to live in places now that are fast becoming gentrified. its like the poor are not allowed to live in these areas anymore and especially not families. we are not disposable people.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

There are currently more than 57,000 applicants on the waiting list throughout NSW and more than 1,500 in Explorer St's allocation zone. More public homes are needed. But forced relocations for redevelopment will further delay access to public housing for these applicants, most of whom face a waiting period of at least five years. Rather than demolish 46 homes that are only 31 years old, the urgent priority must be to build new public housing on vacant land. Local examples of this include North Eveleigh and 600 Elizabeth St, Redfern, which are already publicly owned. And many other sites are vacant in other area of City of Sydney or indeed NSW. Vacant public owned land that many indeed need rezoning but thats already whats happening in order to build social housing or selloff public housing.

The NSW Government should also buy local brownfield sites(after all the building i was in just a few months ago was such prior to the government buying it nearly 4 decades ago-it was a battery dump or factory)and develop these as public housing. Funding should also be allocated to the proper repair, maintenance and refurbishment of existing public housing. Redevelopment of existing estates should only be considered once the waiting list and wait times have been significantly reduced, based on dwelling qualities and residents' needs.

carolyn IENNA



Glebe, New South Wales 2037

Department of Planning and Environment note: This submission includes part of a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different as to warrant consideration as an individual submission.

Submission ID #: 376821

Submission Date/Time: 12/1/2023 12:37:59 PM

Name: Stevan Ilic

Suburb and Postcode: Eveleigh

View on rezoning proposal: I am just providing comments

Given the scale of the proposed development and its impact to liability of the neighbouring residential building at 49 Henderson Road, the following should be implemented:-redevelopment of Alexander Street, including widening the footpaths and addition of trees and green space and or preferably conversion into a pedestrian zone (noting the needs for access to the Childcare Centre via Henderson Rd). The rationale for the suggestion is the high foot traffic that will result from the the Explore Street development, noting the street provides access to the South Eveleigh precinct and Redfern train station. -provide assistance for ground lot owners on the Alexander and Rowley street frontages, to minimise the noise and pollution impact that will result from the higher foot and vehicle traffic via soundproofing and courtyard boundary enhancement (especially if the first suggestion isn't implemented) -consider assistance for redevelopment of the private land frontage at 49 Henderson Road, to achieve consistency and harmony with the redevelopment of the neighbouring Rotary Park. As a strata member, I note this would be welcomed by the lot owners.

Submission ID #: 375856

Submission Date/Time: 11/28/2023 2:13:46 PM

Name: Genevieve Kelly

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: Object

Submission to the NSW Department of Planning and Environment's Explorer St, Eveleigh rezoning proposal.

I am opposed to the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh. On a number of planning grounds.

1. Purpose:

The fundamental problem with this proposal is that the NSW government is trying to increase the supply of public housing by privatising the very land on which it sits. It is no different to that of the previous government and is based on a flawed model.

Rather than demolish 46 homes that are only 31 years old, the urgent priority must be to build new public housing on vacant land. Local examples of this include North Eveleigh and 600 Elizabeth St, Redfern, which are already publicly owned.

The Eveleigh proposal, which will see the whole site privatised, is in clear breach of NSW Labor election promises and their policy. The 30% social housing is not public housing and will be privately managed. The 20% affordable housing is ill-defined, privately owned and managed - and likely to be only 'affordable' for a limited time, after which further profits will accrue to the developer. Here are a few examples of the many promises we were given:

We need more public housing not less and this proposal will not deliver that.

2. Traffic and parking impacts:

Mitchell Rd, Park Street, Henderson Rd, and Railway Parade have already been adversely impacted by increased traffic rat runners because of the construction of WestConnex.

I have been involved with local residents in putting forward the concerns of Park St residents and these will multiply exponentially if this rezoning goes ahead. The traffic studies referred to in the intended effects statement makes no reference to the comprehensive traffic studies recently completed by council. It appears that traffic counts along Park Street were taken when through traffic was severely limited due to the council's recent upgrades and the closure of Railway Pde to vehicles turning from Erskineville Rd.

Impacts on the local road network and parking during the construction phase are not known or accounted for in the proposal. However, it can be argued the existing network has little or no capacity for the level of demand and access that heavy vehicle and earthmoving traffic would require for the proposed construction. Proposed removal of parking in Henderson Road to accommodate construction traffic would introduce unsustainable pressures on local side streets and remove safety features for pedestrian crossings especially outside the Camelia Grove Hotel. A further influx of approximately 800 to 1000 new residents will inevitably increase demands for

parking, which will not be available off-street under council policies and unlikely to be offset by the planned public transport solutions.

The movement of heavy vehicles, which will be required during the construction phase, will be problematic. There is a 4 tonne vehicle limit applicable on Park Street however this is frequently ignored by heavy vehicle traffic from Sydney Trains and other large vehicles.

Navigation Apps will default to Park Street as a more direct route and access point encouraging the movement of heavy vehicles required during the construction phase putting unrealistic pressure on local road network and the recently repaired and upgraded drainage systems under Park Street.

3. Housing mix and current tenants:

The current housing at Explorer St. provides for family dwellings which will be replaced by one- and two-bedroom units not suitable for people living there now. There is still a significant shortfall of larger homes on the public housing wait list, and any demolition will take such supply out of the system.

The residents of Explorer St have been a valued part of the Alexandria-Erskineville community and have contributed greatly to it for the last 31 years. They were guaranteed long-term tenancy when they moved in and are being treated very poorly in this proposal.

4. Height of buildings:

The proposed building height controls permit two tower blocks that will be 43 metres high. In context, the tallest building nearby is the Channel 7 building which has a permitted height of 35 metres - and that is within a fully commercial precinct.

Furthermore, as Explorer Street sits significantly higher than Henderson Road on the other side of South Sydney Rotary Park, the effective height of these towers from the point of view from the street, only 75 metres away, is over 50 metres. That makes them taller than the massive blocks at Redfern Station - also in an otherwise commercial precinct.

The nearest new development in the Erskineville/Alexandria area is the nearby Ashmore precinct, where building heights have been restricted to a maximum of 27 metres..

The eastern block in the state's proposals will tower above the neighbouring 49 Henderson Road development, just across Station Place. The DPE has failed even to consider the major adverse impacts (sunlight, daylight, privacy etc) on the units in 49 Henderson Road.

In summary, towers of this height are entirely inappropriate to the local neighbourhood. They are far more suited to centres such as Green Square, Mascot or Zetland, where such buildings are common, rather than situated among two and three-storey buildings less than a fifth of the size.

5. Overshadowing:

Shadowing by these buildings will greatly impact on the amenity of South Sydney Rotary Park, in an area which currently receives sunlight all day throughout the year.

6. Environmental destruction:

The outdated strategy of destroying perfectly good housing results in very poor environmental outcomes. Worldwide there are much better strategies for refurbishing and redeveloping existing

Explorer Street State-led Rezoning – Individual Submissions by Last Name

homes that could also provide more housing but without the degradation and waste of demolishing existing sites and the poor environmental outcomes for surrounding residents.

7. Infrastructure:

There are major issues already with water drainage, vibration from the underground trains, and contamination of the site which will need to be dealt with. With the completion of just Stage 1 of the Ashmore Estate introducing difficulties in public transport, that have only been partially addressed by the recent upgrades to Erskineville Station, a development of the Explorer Street proposal would appear to have the potential to overwhelm existing and future infrastructure of the local precinct. There are no known plans for the introduction of, or expansion of, essential public infrastructure like schools, day care etc.

Thank you for your consideration of this submission.

Genevieve Kelly

██████████ Erskineville.

Erskineville
NSW 2043

Email:

Mobile:

Submission to the NSW Department of Planning and Environment's Explorer St, Eveleigh rezoning proposal.

I am opposed to the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh. On a number of planning grounds.

1. Purpose:

The fundamental problem with this proposal is that the NSW government is trying to increase the supply of public housing by privatising the very land on which it sits. It is no different to that of the previous government and is based on a flawed model.

Rather than demolish 46 homes that are only 31 years old, the urgent priority must be to build new public housing on vacant land. Local examples of this include North Eveleigh and 600 Elizabeth St, Redfern, which are already publicly owned.

The Eveleigh proposal, which will see the whole site privatised, is in clear breach of NSW Labor election promises and their policy. The 30% social housing is not public housing and will be privately managed. The 20% affordable housing is ill-defined, privately owned and managed - and likely to be only 'affordable' for a limited time, after which further profits will accrue to the developer. Here are a few examples of the many promises we were given:

We need more public housing not less and this proposal will not deliver that.

2. Traffic and parking impacts:

Mitchell Rd, Park Street, Henderson Rd, and Railway Parade have already been adversely impacted by increased traffic rat runners because of the construction of WestConnex.

I have been involved with local residents in putting forward the concerns of Park St residents and these will multiply exponentially if this rezoning goes ahead. The traffic studies referred to in the intended effects statement makes no reference to the comprehensive traffic studies recently completed by council. It appears that traffic counts along Park Street were taken when through traffic was severely limited due to the council's recent upgrades and the closure of Railway Pde to vehicles turning from Erskineville Rd.

Impacts on the local road network and parking during the construction phase are not known or accounted for in the proposal. However, it can be argued the existing network has little or no capacity for the level of demand and access that heavy vehicle and earthmoving traffic would require for the proposed construction. Proposed removal of parking in Henderson Road to

accommodate construction traffic would introduce unsustainable pressures on local side streets and remove safety features for pedestrian crossings especially outside the Camelia Grove Hotel. A further influx of approximately 800 to 1000 new residents will inevitably increase demands for parking, which will not be available off-street under council policies and unlikely to be offset by the planned public transport solutions.

The movement of heavy vehicles, which will be required during the construction phase, will be problematic. There is a 4 tonne vehicle limit applicable on Park Street however this is frequently ignored by heavy vehicle traffic from Sydney Trains and other large vehicles.

Navigation Apps will default to Park Street as a more direct route and access point encouraging the movement of heavy vehicles required during the construction phase putting unrealistic pressure on local road network and the recently repaired and upgraded drainage systems under Park Street.

3. Housing mix and current tenants:

The current housing at Explorer St. provides for family dwellings which will be replaced by one- and two-bedroom units not suitable for people living there now. There is still a significant shortfall of larger homes on the public housing wait list, and any demolition will take such supply out of the system.

The residents of Explorer St have been a valued part of the Alexandria-Erskineville community and have contributed greatly to it for the last 31 years. They were guaranteed long-term tenancy when they moved in and are being treated very poorly in this proposal.

4. Height of buildings:

The proposed building height controls permit two tower blocks that will be 43 metres high. In context, the tallest building nearby is the Channel 7 building which has a permitted height of 35 metres - and that is within a fully commercial precinct.

Furthermore, as Explorer Street sits significantly higher than Henderson Road on the other side of South Sydney Rotary Park, the effective height of these towers from the point of view from the street, only 75 metres away, is over 50 metres. That makes them taller than the massive blocks at Redfern Station - also in an otherwise commercial precinct.

The nearest new development in the Erskineville/Alexandria area is the nearby Ashmore precinct, where building heights have been restricted to a maximum of 27 metres.

The eastern block in the state's proposals will tower above the neighbouring 49 Henderson Road development, just across Station Place. The DPE has failed even to consider the major adverse impacts (sunlight, daylight, privacy etc) on the units in 49 Henderson Road.

In summary, towers of this height are entirely inappropriate to the local neighbourhood. They are far more suited to centres such as Green Square, Mascot or Zetland, where such buildings

are common, rather than situated among two and three-storey buildings less than a fifth of the size.

5. Overshadowing:

Shadowing by these buildings will greatly impact on the amenity of South Sydney Rotary Park, in an area which currently receives sunlight all day throughout the year.

6. Environmental destruction:

The outdated strategy of destroying perfectly good housing results in very poor environmental outcomes. Worldwide there are much better strategies for refurbishing and redeveloping existing homes that could also provide more housing but without the degradation and waste of demolishing existing sites and the poor environmental outcomes for surrounding residents.

7. Infrastructure:

There are major issues already with water drainage, vibration from the underground trains, and contamination of the site which will need to be dealt with. With the completion of just Stage 1 of the Ashmore Estate introducing difficulties in public transport, that have only been partially addressed by the recent upgrades to Erskineville Station, a development of the Explorer Street proposal would appear to have the potential to overwhelm existing and future infrastructure of the local precinct. There are no known plans for the introduction of, or expansion of, essential public infrastructure like schools, day care etc.

Thank you for your consideration of this submission.

Genevieve Kelly

██████████ Erskineville.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376686

Submission Date/Time: 12/1/2023 10:37:14 AM

Name: Erin Kelly

Suburb and Postcode: Zetland

View on rezoning proposal: I support it

Hello,

I support this as someone who personally experiences the benefits of density in my unit in Zetland and has experienced the stress of living in poor quality rental housing in the past.

I go to this area socially fairly often and think this is a great initiative. Those unhappy about it will come to see the benefits after it is complete.

Erin

Submission ID #: 372056

Submission Date/Time: 11/11/2023 8:05:18 AM

Name: Gillian Kidson

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: object

This area is all low rise and the idea of a 13 storey building overshadowing the area doesn't have my support.

I live locally and know how the current housing enable people to be a part of the community. Children play outside, adult acknowledge o another. I don't believe that putting people into social housing that segregates them in this way is good for their mental health or that if the neighbourhood. It only takes a broken lift or a group of rowdy teens and a 13 storey tower becomes someone personal prison. The Redfern towers in Raglan St are a prime example of what doesn't work and are now an eyesore and constant reminder .

Submission ID #: 368011

Submission Date/Time: 11/5/2023 2:18:30 PM

Name: Jason King

Suburb and Postcode: Alexandria

View on rezoning proposal: object

I am reaching out to express my apprehensions about the proposed development on Explorer Street in Eveleigh. Residing at [REDACTED] I find it imperative to discuss the potential repercussions this development may impose on our residence and the neighbouring conservation area.

I acknowledge the necessity for development but believe that a 13-storey building is excessive. Such a structure would starkly deviate from the existing aesthetic, possibly becoming an incongruent element amidst the current low-rise buildings.

My reluctance towards the proposed development is influenced by its anticipated effects on traffic flow, access to sunlight, wind patterns, privacy, and property appreciation. Studies indicate that high-rise buildings can markedly modify local wind conditions, often accelerating wind speeds at ground level and creating discomfort for pedestrians and residents.

Additional aspects of concern include:

- The development may compromise the privacy of the southern houses.
- The possibility of overshadowing homes on Henderson Rd and nearby streets, leading to reduced natural light.
- The sole access point to Henderson Rd could lead to substantial traffic congestion.
- The proposal might result in a 50% decrease in sunlight exposure in Rotary Park.
- The planned solar access orientation may give rise to acoustic disturbances from the neighbouring rail corridor.
- The introduction of over 400 vehicles to the locality could overburden existing infrastructure.

Our decision to acquire our property in 2017 was significantly influenced by the then-lack of proposed high-rise constructions. The present proposal poses a risk of altering the very essence of the community we hold dear.

I trust that these concerns will be given due consideration, and I am hopeful for a resolution that safeguards the character and integrity of our neighbourhood.

Kind regards,

Jason King

Submission ID #: 367996

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission Date/Time: 11/5/2023 2:11:14 PM

Name: Jenny King

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

I am writing to convey my concerns about the proposed development at the Explorer Street site in Eveleigh. As a resident of [REDACTED] I wish to bring attention to the substantial impact this development may have on our property and the surrounding conservation area.

While I am not averse to a thoughtfully planned, low-rise development, the proposition of a 13-storey building is alarming. Such a structure would starkly contrast with the current architectural landscape, potentially serving as an unsightly anomaly in an area devoid of comparable buildings.

My reservations about the proposed development stem from its expected impact on traffic, sunlight, wind patterns, privacy, and property value. Scientific studies have shown that high-rise buildings can significantly alter wind patterns in their vicinity. For instance, the introduction of a tall structure can create wind acceleration around its base, often leading to uncomfortable or even hazardous conditions for pedestrians and residents alike.

The additional concerns are as follows:

- The development could infringe on the privacy of houses to the south.
- Potential overshadowing of homes on Henderson Rd and adjoining streets might result in diminished natural light.
- A single access point to Henderson Rd is likely to escalate traffic congestion.
- The development could lead to a 50% reduction of sunlight in Rotary Park.
- The solar access orientation may introduce acoustic issues from the adjacent rail corridor.
- An influx of over 400 vehicles to the area could strain existing infrastructure and exacerbate congestion.

In 2017, we chose our home partly due to the absence of proposed high-rise developments in the vicinity. The current proposal threatens to fundamentally alter the community that we value deeply.

I appreciate your attention to these concerns and trust that a solution can be reached that maintains the integrity and character of our neighbourhood.

Sincerely,

[Your Name] will decrease the value and appeal of our property and also result in a far worse experience for us and the community.

In light of all this, we would probably move from our house. This is the sentiment many of our neighbours hold and thus will negatively impact the local community and fundamentally change its residents.

Other points/reasons why we are opposed to this:

Interfere with all the houses to the south

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Potentially overshadow houses on Henderson rd and adjoining streets

Single access to Henderson Rd will dramatically increase traffic congestion for residents

Removal of 50% of sunlight in Rotary Park

Orientation of solar access opens up acoustic issues from rail corridor.

Increase in excess of 400+ vehicles to the area.

One of the main reasons we chose to purchase our house in 2017 was because of the lack of proposed development in the area

Submission ID #: 365841

Submission Date/Time: 11/2/2023 10:59:53 AM

Name: Tyson Kowe

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

The proposed building heights are not in keeping with the local area. The number of parking spots suggested in the submission is not enough considering the number of occupants in the proposed buildings. There is already not enough parking in the area. The the development application should be amended to take into consideration the lack of parking in the area and add more off street parking for the proposed buildings.

Submission ID #: 376626

Submission Date/Time: 12/1/2023 9:43:28 AM

Name: Hongyi Li

Suburb and Postcode: 2017

View on rezoning proposal: I support it

This is a timely proposal to provide much needed housing in a location with excellent amenity. The proposed level of density is appropriate (albeit less ambitious than I'd like) given the proximity to transportation links and given the level of amenity.

Submission ID #: 359676

Submission Date/Time: 10/12/2023 5:52:51 PM

Name: Mateo Lucero

Suburb and Postcode: 2015

View on rezoning proposal: object

[REDACTED] I believe the proposal lacks any true care or consideration for current residents. Turning current two story homes into 30% social housing that is simply 1 or 2 bedroom apartments is not enough for the multitude of families that are our neighbours. Families of up to 8 people cannot be accommodated for in this new plan and it is an unjust failure of the government to not consider them whatsoever. Furthermore, plans to temporarily relocate these people, many of which are elderly patrons or people who have their entire lives built in our suburb, are inconsiderate. Moving us out west to suburbs such as Parramatta would cause excessive stress to many people, including my family. Everyone currently living on Explorer Street will not be able to move back in due to the lack of social housing provided and I am simply appalled at the lack of support for this community. We need more social housing, not less. Do better.

Submission ID #: 376266

Submission Date/Time: 11/30/2023 8:22:17 AM

Name: Jenny Macdonald

Suburb and Postcode: 2015

View on rezoning proposal: object

I am objecting to this proposal. I am making this submission as the development is not appropriate due to the height and surrounding area impact. The proposed 13 storey building is not in keeping with the surrounding environment and will have significant impact on current residents especially around noise and traffic. The height of the buildings, at a minimum, needs to be significantly reduced.

There is scant information on the expect traffic inflow into the area with this development reliant on public transport, bike paths and shares vehicle use. There is no data on previous developments, similar to this, detailing the impact on the surrounding residents or expected traffic flow in and out of the area. Henderson Road will take most of the traffic and given how narrow this road is, it will be overwhelmed.

The submission talks endlessly about good design etc but we have seen, publicly, that bad construction, due to the proper oversight, have made buildings unliveable. The submission does not appear to detail how good design and construction will be continuously reviewed and audited against the any final design and standard set.

There also has been no detail around services for this amount of influx of residents i.e impact on surrounding schools, medical services etc. Also, not a lot of detail around safety measure for surrounding resident with which this development will impact. These types of services need to be considered in the design as well.

I therefore object to this development as the proposal needs more thought about the impacts on current residents, how the design is not in keeping with the surrounding area, the additional services that will be needed, the general impact on the additional residents expected to come in the area and how quality the of both design and construction will be continuously audited and approved with the Department taking full accountability.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 371831

Submission Date/Time: 11/10/2023 10:36:25 AM

Name: Paul Murphy

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: Support

I fully support the proposed rezoning. This area is so well serviced by public transport that it should be used to support higher housing density generally.

I also support the provision of more social and affordable housing. The prices in this area for both purchase and rental have skyrocketed and I am concerned this is going to exclude too many people. Essential workers need access to affordable housing close to the city.

The current shortage of rental properties in the area is also in need of urgent attention.

I hope this rezoning and subsequent redevelopment are able to proceed rapidly.

Submission ID #: 376641

Submission Date/Time: 12/1/2023 9:48:10 AM

Name: Henry Murphy

Suburb and Postcode: Randwick, 2031

View on rezoning proposal: I support it

Given our city's housing crisis, and the unacceptably long wait list for social housing, this development seems absolutely critical and appropriate. Its proximity to Redfern station makes the site particularly suitable for a large development. I strongly support this project.

Submission ID #: 376831

Submission Date/Time: 12/1/2023 12:45:08 PM

Name: Dan Nolan

Suburb and Postcode: Neutral Bay

View on rezoning proposal: I support it

I support the proposed redevelopment of Explorer Street, featuring a 13-storey building near Redfern station, represents a strategic and forward-thinking approach to urban development, particularly considering the excellent transport links and overall amenity of the area. The proximity to Redfern station underscores the feasibility of higher-density living in this locale, effectively utilizing the existing infrastructure to support more residents. This not only aligns with sustainable urban planning principles but also addresses the growing need for housing in well-connected, vibrant neighborhoods. The height of the proposed structure, while significant, is entirely

Explorer Street State-led Rezoning – Individual Submissions by Last Name

appropriate given its location, ensuring that the development capitalizes on the benefits of its central and accessible position.

Furthermore, the urgency to augment social housing levels in the inner city is undeniable, with waitlists continuing to grow. The Explorer Street redevelopment proposal, with its focus on increasing housing density, could serve as a model for other projects where social housing has been a stumbling block. This includes areas like Riverwood and Glebe, where proposals have been hindered by debates over the extent of social housing provision. By pursuing significant density increases in desirable areas, there is potential for a 'win-win' scenario. Such developments not only cater to the pressing need for more social housing but also demonstrate how urban centers can be revitalized and made more inclusive, ensuring a diverse community fabric that benefits all residents.

Submission ID #: 376811

Submission Date/Time: 12/1/2023 12:31:24 PM

Name: Peter Owen

Suburb and Postcode: Bondi Beach

View on rezoning proposal: I support it

perfect transit orientated development that is much needed in sydney - I welcome many more proposals like this!

Submission ID #: 360871

Submission Date/Time: 10/19/2023 7:53:56 AM

Name: Blair Pritchard

Suburb and Postcode: Ultimo 2007

View on rezoning proposal: I support it

Hi,

Just writing to say I support the Explorer St Social Housing development. Reasons:

Explorer Street State-led Rezoning – Individual Submissions by Last Name

- I think we should be adding to the stock of social housing when it can be done affordably, and this seems to be a reasonable compromise.

- I support adding to density in the Inner West. More eyes on the street, more safety, more walkability, more jobs. I prefer the mid to high rise streetscape to single storey density which is how a lot of streets are zoned now.

- Although as an apartment owner I benefit from the housing shortage, it is more important to me that my kids will be able to afford an inner city apartment one day, so I would like to see drastically more homebuilding in the Inner West.

- I would prefer to see the development approved with zero parking minimums, as these are well known to be economically harmful. However, I would rather see the rezoning happen than not happen because it happens to include some modest parking minimums.

Regards

Blair Pritchard

Submission ID #: 365161

Submission Date/Time: 11/1/2023 8:39:21 AM

Name: Clare Rogers

Suburb and Postcode: Erskineville

View on rezoning proposal: object

I strongly object to the proposed height of the redevelopment which is not in keeping with the surrounding area.

I am supportive of providing higher density housing in the area and increasing social and affordable housing.

I would suggest that the recent development at the Ashmore St/ Foundry St / Mitchell Rd site in Erskineville is an excellent example of increasing housing density without overpowering the local aesthetic and village feel of our neighbourhood.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376881

Submission Date/Time: 12/1/2023 1:38:30 PM

Name: Peter Ross

Suburb and Postcode: St Peters NSW 2044

View on rezoning proposal: I object to it

It is undoubtedly true that the housing sector is in crisis in Australia generally but especially in NSW including Sydney.

Historically, governments faced a similar problem following the Great Depression and WWII, but solved the problem by, amongst other measures, investing in public housing. This eventuated in a largish public housing sector, which provided homes for the less well off, but also acted as a brake on the inflation of dwelling prices generally, which enabled a growing number of people to buy homes of their own.

For over thirty years now, governments have ignored or privatised public housing. The proposal to demolish and redevelop the public housing site at Explorer St Everleigh is a further example of this. The residents are being treated with contempt. And governments hooked on neoliberalism continue to see housing as an investment market rather than as homes in which people shape the lives of themselves and their families. In fact, many politicians are themselves landLORDS and LandLADIES and should not be permitted to make housing policies given their own vested interests.

Don't destroy existing public housing.

Build more true, real public housing.

Renew the public housing that already exists (including Explorer St).

Transform existing government owned houses and buildings into public housing. This includes the many properties owned by Transport for NSW.

Submission ID #: 376976

Submission Date/Time: 12/1/2023 4:47:11 PM

Name: Bambul Shakibaei

Suburb and Postcode: Bondi Junction 2022

Explorer Street State-led Rezoning – Individual Submissions by Last Name

View on rezoning proposal: Support

The shortage of housing has made housing affordability worse at a time when cost of living pressures are highest. Increasing supply, particularly close to the Sydney CBD and near transport/social infrastructure is essential. This is a location that fits that description, so increasing densities is a net positive.

Submission ID #: 377411

Submission Date/Time: 12/2/2023 9:28:28 AM

Name: Maire sheehan

Suburb and Postcode: Sydney

View on rezoning proposal: I am just providing comments

See Attachment

Friday, 1 December 2023

The rezoning of the area around Explorer street in principle appears acceptable as increasing the density and prioritising residential and green public space has the potential to increase the numbers of public, social and affordable housing in the area. Also including quality and design is important for liveability. How that will be effectively regulated once building commences is an issue and one that needs to be addressed at a later stage in the project.

Another very important issue is ensuring that current residents are rehoused with minimum disruption to their social and family life.

The current proposal indicates that more needs to be done to guarantee the provision of social and affordable housing as it is in the City of Sydney LEP.

“2.4.4 Social and Affordable housing

It is proposed to require 20% of floor space on the Explorer Street Site be used for the purposes of affordable housing in addition to the provision of 30% of floor space for social housing on the site.

The Department and LAHC (in its capacity as landowner) are considering options to realise the delivery of social and affordable housing, such as a site-specific provision in the Sydney LEP 2012 or through other non-statutory mechanisms (e.g. a Voluntary Planning Agreement). If a site-specific provision were adopted, it is proposed to require the consent authority be satisfied that 20% of the total floor area intended to be used for residential purposes will be used for affordable housing and 30% of the total floor area intended to be used for residential purposes will be used for social housing.

The Department is also considering whether amendment to the EP&A Regulation is appropriate to prescribe conditions on development consent to achieve these social and affordable housing thresholds.”

The state affordable housing policy has a definition of affordable housing household income related to the Act s1.4(1) see below:

State Environmental Planning Policy (Housing) 2021

Affordable housing

13 Affordable housing—the Act, s 1.4(1)

(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—

(a) the household—

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW

(A) very low income household—less than 50%,

(B) low income household—50–less than 80%,

(C) moderate income household—80–120%

The 2021 regulation includes a requirement for affordable housing

Environmental Planning and Assessment Regulation 2021

- (3) It is a condition of the development consent that during the relevant period—
(a) 50% of the dwellings to which the development consent relates must be used for affordable housing (the ***affordable housing dwellings***),

However that % says 'affordable housing'. So it can include mainly housing rented at 80% of market rent that reverts to the developer/owner after 15 years unless another mix including public and social housing is negotiated with the developer.

Given that the state government now relies fully on private developers to build public and social housing it is very important that the % of public and social housing be increased to at least the % in the City of Sydney LEP.

Land and Housing Corporation is currently a self funded corporation. This has forced it to demolish and redevelop public housing sites as mainly private market development to generate funds for further projects. The current government has promised to begin funding LAHC so it has resources to redevelop LAHC sites for public and social housing rather than trying to generate funds from private development. While this may take some time to realise setting a timeline is critical. Also a positive step forward is the provision of funding to repair public housing which currently is around d 50% vacant due to unliveable conditions.

As these initiatives continue state and local governments can move to partnering with developers to increase and maintain public and social housing in the public interest rather than being totally dependent on the market that operates for profit and not the public interest.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376496

Submission Date/Time: 11/30/2023 7:44:39 PM

Name: Morgan Sheehy

Suburb and Postcode: ALEXANDRIA

View on rezoning proposal: I object to it

There are 46 homes already there which should be filled up and used. Public land should remain that of the peoples, under the government acting as our custodians. More social and affordable housing is great, but not by evicting people. The rail corridor has plenty of alternative sites which can be developed. The current LEP is there for a reason and changing this to allow a building height of up to 60m is unreasonable, will affect privacy and disproportionate to the surrounding residences. 400 units on a site of 46 homes is extremely disproportionate with the surrounding dwellings and building infrastructure. The traffic study is also outdated and not in touch with average Australians, who take pride in car ownership. Having access to rail corridors which have limited destinations inevitably means people will own cars, the rail infrastructure is not there yet, we do not have an underground akin to London or Tokyo.

Submission ID #: 376516

Submission Date/Time: 11/30/2023 9:17:46 PM

Name: Justin Simon

Suburb and Postcode: Summer Hill 2130

View on rezoning proposal: I support it

- 13 storeys close to Redfern station is completely appropriate given the good transport links and general amenity.

- It's urgent to increase levels of social housing in the inner city due to the waitlist.

- The government should consider this model for other proposals that have been abandoned due to insufficient social housing uplift like Riverwood, and in Glebe where they're settling for a mere four storeys. Through big density increases in desirable areas you can get a win-win.

- 13 storeys would be appropriate for the area in general, and we should consider upzoning all of south Eveleigh to permit it. This development could establish a benchmark for private development around it. This is an area that is very close to the city and underutilised in terms of housing density.

Submission ID #: 376951

Submission Date/Time: 12/1/2023 4:07:07 PM

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Name: Gary Speechley

Suburb and Postcode: ALEXANDRIA 2015

View on rezoning proposal: object

See Attachment

GARY SPEECHLEY

Alexandria NSW 2015

Phone: [REDACTED] Mobile: [REDACTED] Email [REDACTED]

Date: 01 December 2023

Reference: Submission – Re-zoning Proposal Explorer Street Eveleigh

Planning for NSW

via <https://www.planningportal.nsw.gov.au/draftplans/exhibition/explorer-street-rezoning-proposal>

Submission – Re-zoning Proposal Explorer Street Eveleigh

Firstly, I have a very strong objection to the sale of what is public land into the hands of a private developer. This land should always remain in public ownership. Too many of our assets have been “gifted” to the private sector – repeatedly privatising valuable assets but leaving taxpayers with all the costly or loss-making assets.

However, in relation to the re-zoning proposal for Explorer Street, I have the following comments:

- The social and affordable housing must be provided in perpetuity – not for a limited time. To do anything else simply embeds the culture of privatising the assets of the State.
- 100% of the housing on the site should remain as affordable and public housing, particularly given the important State assets of the Ambulance Centre and the Traffic Management Centre at Eveleigh.
- The 13 storey towers that are significantly taller than any other residential buildings in the vicinity and are far too high – because of the particular topography of the site – South Sydney Rotary Park is on a steep slope heading upwards to the development site, so these buildings will appear and feel much taller again. Such heights will adversely affect light and aspect of the existing dwellings opposite the site.
- Any buildings on the site should be no taller than 6 – 7 storeys with some at 4 storeys, but nothing taller.
- The FSR proposed is too dense – it should be in keeping with the Rowley Street development, immediately east of the site which has a FSR of 2:1. Further, why

should developers receive favourable FSRs when ordinary residents are denied such consideration?

- Under the current proposal, units at the western end will be overlooked by the new 13 storey building and potential loss of privacy has been identified as an issue. Usually you would look to graduate the scale of the development to adjoining property but to allow park solar access height has been pushed to both ends of the site. Given the site constraints it could be argued that the eastern end of the redevelopment should be similar to the surrounding properties and the FSR reduced accordingly. For residents on Henderson Road, particularly between Brandling Street and Park Street, this is a big development.
- The current tenants need to be engaged in the design and delivery of the project, and there must be better consultation with the wider community. Too often “community consultation” is reduced to a “tick-and-flick” exercise and any findings are totally ignored.
- Too frequently, following initial approvals, the developer returns for approval to ‘amend’ the project – often requesting additional coverage of the site, or additional floors over and above what was approved. As residents, we never see built that which was originally approved, and the changes are all approved without any community consultation. The development of the Channel & building at what was Technology Park increased from eight storeys to eleven; the Ashmore Estate has recently received approval for additional storeys over and above what was approved.
- Sustainable infill options should be considered, and a staged approach which would allow tenants to stay on site through the process.
- Best practice would be a co-design approach with tenants, and the City should advocate for this. Co-design with Aboriginal tenants and local representations would also be best practice if Designing with Country requirements were properly adopted.
- Existing tenants must have a right of return and this must be formalised through planning rules or policy.
- There is a strong concern that larger public housing apartments will be replaced with studios, given the tenure mix on site currently, and the needs of Aboriginal families in the area. There need to be sufficient larger apartments provided to accommodate existing tenants to return.
- Tenants have already been relocated from Millers Point or Glebe due to sell offs – so have already have experienced one traumatic move – and this needs to be

considered. Any temporarily relocated tenants should be housed in the local area as a priority, as this is what tenants are asking for.

- Public/ Social housing development needs to be planned more to work through ages and stages of life for residents. Many of us have to move house as our kids grow up, as the house gets too big, but there is a strong desire for many to stay within our communities. The housing stock in future developments around our area should actively plan for this and ensure that as the family ages they may move into a more suitable housing stock, ensuring that the larger family dwellings can go to a family that needs it next.
- This will be a big development taking several years. The only road access to the site is through adjacent Henderson Road/ Railway Parade and potentially Park Street. There are questions on how will this construction traffic be managed.
- The existing housing at Explorer Street caters for 64 large families – it has 3 and 4 bedroom properties. Removing larger properties from the LAHC portfolio will make it even harder for large families (especially large Aboriginal families) to access properties in the Redfern Waterloo area.
- While the Alexandria Park Community School may not currently be at capacity, there is no doubt that the towers being built above the Waterloo Metro and the other Waterloo public housing planned will mean that there will be insufficient capacity at the school **before** this development is even built.
- This site should contribute towards a connecting bridge between North and South Eveleigh. The proposed bridge would address that and this development adds to the number of people on both sides of the railway that would benefit from such state infrastructure.

Submitted by: Gary Speechley

[REDACTED], Alexandria NSW 2015

Yours sincerely,



Gary Clifford Speechley

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission ID #: 376861

Submission Date/Time: 12/1/2023 1:25:44 PM

Name: Ian Stephenson

Suburb and Postcode: Forest Lodge

View on rezoning proposal:

I am opposed to the rezoning of Explorer Street Eveleigh for the reasons set out below. The rezoning is to enable the existing public housing to be demolished and to be replaced with high rise buildings. The redevelopment will take many years to complete. The effect of the rezoning will be to reduce the supply of public-housing at a time when there is a desperate shortage of public housing and housing generally. It is not necessary to demolish these well designed and well-built houses for high rise as the NSW government owns former industrial sites in the area which could be redeveloped. This approach would not involve reducing the supply of public housing and evicting tenants. The rationale for demolishing the houses at Explorer Street is in part based on the specious argument that the public housing priority is for studio and one-bedroom apartments. This is a selective argument which ignores the fact that women and children fleeing domestic violence are also on the priority list. Families also need public housing. Families cannot be accommodated in studios and one-bedroom apartments. It is not correct, as the rationale for the application implies, that there is a surplus of public housing for families. It has also been stated that the Explorer Street residents who are to be evicted from their homes will have a guaranteed right of return when the redevelopment is completed. As the redevelopment will take many years to complete this commitment not to disconnect residents from their community by guaranteeing a right of return is effectively meaningless. It is completely meaningless for families being evicted from family homes and being given a right to return to a one-bedroom apartment. The proposed rezoning is a very poor approach to planning. It is inefficient and lacks compassion. Better results will be achieved by building additional housing on former industrial land in the area. The Explorer Street site houses should not be rezoned but should be retained.

Submission ID #: 361721

Submission Date/Time: 10/23/2023 8:11:34 AM

Name: Caspian Taylor

Suburb and Postcode: 2017

View on rezoning proposal: Support

Living close by, I'm excited for some regenerative work to take place in the area. It will benefit to community in the future

Submission ID #: 376866

Submission Date/Time: 12/1/2023 1:26:27 PM

Name: Shivana Thiru Moorthy

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Suburb and Postcode: Hurstville, NSW 2220

View on rezoning proposal: I support it

I am a resident of greater Sydney and work within the Sydney CBD. I very much support the rezoning.

I believe it is entirely appropriate to rezone the areas around the city (including Redfernt) to have additional housing, greater density and taller buildings.

The proposed rezoning is particularly appropriate due to the general amenity in the area, the existing transport links and the contribution that the future residents of the area will make to the overall quality of life for those living and working in the city.

Submission ID #: 375531

Submission Date/Time: 11/26/2023 9:28:24 PM

Name: Glen Thoms

Suburb and Postcode: Alexandria

View on rezoning proposal: object

To Whom it May Concern,

I am a resident of Kingsclear Road in Alexandria. My wife and I purchased our property in 2009 and we started our family here in 2013 and love being part of this community.

We were very concerned to read your letter dated 6th Nov 2023 and strongly object to the proposal to rezone to 13 stories.

Our primary concern is the height of the building being proposed. It will tower over everything in the area ruining the aesthetics of what is a Heritage Conservation area, shadowing houses and devaluing ours and other properties. We take this matter very seriously as we have recently been careful to comply to strict regulations to ensure street scape is maintained in a DA proposal we have had approved. Allowing a 13 story building so close makes a mockery of the regulations.

Secondary concerns include traffic management on already congested streets, over indexing of public housing in the area, and parking which has already been heavily impacted by the Com Bank and other developments in South Eveleigh.

Explorer Street State-led Rezoning – Individual Submissions by Last Name

We firmly object to the proposal to rezone to 13 stories and instead ask that maximum heights be in line with recent developments in the area such as Sydney Park Village.

Yours Sincerely

Glen

Submission ID #: 360001

Submission Date/Time: 10/13/2023 10:47:55 PM

Name: Linden Thorley

Suburb and Postcode: 2050

View on rezoning proposal: Support

This project is a government controlled project, it has a significant component of affordable and key worker housing. Cost of living means a lot to these people and the site is seeking a significant increase in planning gain. This entire development should not only have partial net zero aspirations. Every single dwelling should be Passivhaus standard or equivalent. Fundamentally the average code compliant dwelling or apartment in NSW barely meets its energy modelling requirements because nobody checks insulation or airtightness. There is significant resistance from developers and builders to ratchet up minimum standards mainly due to perceived risk/cost in building better. Fact of the matter is that it isn't that hard to build better, there just isn't much incentive to do it because people are happy to pay for a code minimum house and that is about all that is required. What better way to break the norm, and do something great with a government project and set an example for how all development should be completed in the state. Building to Passivhaus standard means 90% less energy to heat and cool the dwelling and the ability to maintain a very high level of thermal comfort. This in turn reduces energy consumption in the home by about 40-50% and means that occupants are healthier due to a cleaner living environment and not being too hot or too cold. Building better performing buildings also means that they do not have mould and condensation problems and are likely to also not have significant defects that have become highly apparent in speculative building in NSW. A significant barrier to building to better standards apart from lack of incentive is high costs due to perceived risk of building differently. Government can choose to change this by requiring better performance on its own projects and requiring it in exchange for planning gain. The more buildings built to a better standard like Passivhaus means that more tradies are exposed to it and the perceived risk of the unknown is removed, costs come down and it becomes easier to do it on other projects. We need give me to take the lead. Passivhaus is a great way to do it. Please mark it a minimum standard for this development and a condition of rezoning on this site.

Submission ID #: 376561

Submission Date/Time: 11/30/2023 10:19:18 PM

Name: PETER TULIP

Suburb and Postcode: Roseville

View on rezoning proposal: I support it

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Housing is unaffordable, especially in inner suburbs like Eveleigh. This has terrible social consequences: inequality, homelessness, rental stress, reduced home ownership, long commutes, and more. As a ton of research and a series of government reports have concluded, the solution is to build more housing. We need to approve projects like this.

Submission ID #: 365316

Submission Date/Time: 11/1/2023 1:24:05 PM

Name: Steve Walker

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

I object to this development. I don't think the scale of the build fits with the surrounding environment and infrastructure.

Submission ID #: 376691

Submission Date/Time: 12/1/2023 10:37:54 AM

Name: Lindsay Wu

Suburb and Postcode: Coogee

View on rezoning proposal: I support it

I strongly support this proposal, which will provide desperately needed new housing, including more social housing than is already present at the site. Sydney is in the midst of a housing crisis and we, as a society, are failing to provide shelter to our fellow citizens - one of the most basic human needs. The existing site has absolutely no remarkable features that should prevent its redevelopment, which is in a perfect location to deliver more housing. This site is located 3km from the centre of Australia's largest capital city and adjacent to a well serviced train station, the idea that there should be limits to the density of housing here is patently absurd. The NIMBYs who object to this modest redevelopment are in reality pushing housing further out of the city, where our population will be forced to endure longer commute times to their jobs, resulting in increased carbon emissions and less time with family. This also pushes the problem of future housing out onto less wealthy areas in the western suburbs, which despite their increased distance to the CBD, are taking a disproportionate load of new housing. NIMBY opposition to this project is elitist, entitled and selfish, pulling up the drawbridge from existing homeowners to prevent the next generation from sharing their privilege of being able to own a home. The likely argument from these NIMBYs is that the site will not be 100% social development, but the reality is that any need for social housing is a function of price, which is dictated by supply and demand. Providing literally any additional housing supply counteracts the astronomical and soul-destroying increases in property and rental prices, a poison which is absolutely destroying the social fabric of our society. For those who understand the need for more housing but still oppose this development, just as long as it is in someone else's backyard, I would ask them to consider the analogy of this crisis to climate change. Your small local area might personally only make up a tiny proportion of global carbon emissions, but imagine the attitude that because that area is so small, its contribution to carbon emissions does not matter, and that you

Explorer Street State-led Rezoning – Individual Submissions by Last Name

don't need to bother with reducing your carbon footprint. Restricting housing in an open market is an identical scenario of local choices having massive negative externalities. Please approve and do anything to reduce the cost of this development, and many more like it.

Submission ID #: 377026

Submission Date/Time: 12/1/2023 5:03:31 PM

Name: Catherine Zuill

Suburb and Postcode: NEWTOWN

View on rezoning proposal: object

I object to this proposal because it does not support 100 per cent social and affordable housing on the site. By allowing 50 per cent to be redeveloped for private dwellings seems to be a cynical exercise that will only allow developers and the state government to profit from the site, while ignoring the greater needs of the community. There is a desperate need for social housing with a five to 10 year waiting list, and affordable housing for young people who are living through a severe rental and housing affordability crisis. I agree with the Mayor Clover Moore and all City of City councillors who resolved unanimously that this site should be 100 per cent social and affordable housing and that planning powers for the site should be returned to the council which is in the best position to understand the needs of its community. At the very least, please ensure the current residents of Explorer St are looked after during the development and they can return to their neighbourhood where their support systems, schools, doctors etc, are in place, once the redevelopment is complete.

I object to this proposal because giving over 50 per cent of this site to private housing will not address the desperate need for social and affordable housing in this area which is so close to the city. If the government is really serious about reducing the five to 10 year waiting period for social housing here, and solving the rental and housing crisis for young Sydneysiders, it would redevelop the entire site for those who need it most. To do otherwise, seems to be a cynical plan to allow developers to make a lot of money out of the site while only paying lip service to the real needs of our community. In May, all City of Sydney councillors resolved that the Explorer Street site should be 100 per cent social and affordable housing. I agree. The council is far better placed to understand the needs of local residents. The Premier has received correspondence from the Mayor suggesting planning powers for the the Explorer St site should be returned to the council to ensure the best outcomes for residents. And this would be a wise course of action if the State Government has our community's best interests at heart. I have expressed my personal concerns to the Mayor about how residents currently living on the site will be looked after during the redevelopment, and to ensure they can return when the work is completed. The Mayor responded by saying residents should be "genuinely informed and consulted, and supported through the redevelopment". If ever there was a time to look after those who need it most, and to ensure they are supported within their communities, that time is now. At the very least, please look after the current residents of Explorer St and ensure they can return to their neighbourhoods when work is complete.

Submission ID #: 377261

Explorer Street State-led Rezoning – Individual Submissions by Last Name

Submission Date/Time: 12/1/2023 9:37:56 PM

Name: Stephen Kovacs

Suburb and Postcode: 2015

View on rezoning proposal: Support

The proposal is supported for its additional residential accommodation and upgraded parkland. Additional car parking provision is not supported given the proximity of Redfern Station and the imperative of reducing car dependency and improving pedestrian safety