

Submission ID #: 360131

Submission Date/Time: 10/15/2023 4:00:12 AM

Name: Name withheld

Suburb and Postcode: 2000

View on rezoning proposal: object

Please stop with illusions of bike lead city when the present generation if people living here are discovering need to have a car per adult in traditional or non traditional family..units.

There are so many people now struggling as cannot park as a few zealots- often with dubious numbers and facts- are claiming bikes way or ev way. Yes zero emissions important but if someone cannot take their baby to a doctor or someone with mobility issues (elderly or disabled) cannot drive then it's effectively excluding that diversity from our community.

If you don't want people polluting then stop them needing to travel to work.or go into city.... the issue isn't the car its the need to move. Claiming its a 15 minute society is equally dilutional as we need invisible hand of competition to keep prices down otherwise many of as cannot afford to live

Submission ID #: 360426

Submission Date/Time: 10/16/2023 6:31:19 PM

Name: Name withheld

Suburb and Postcode: 2043

View on rezoning proposal: object

I am concerned that the height of the buildings would restrict the view towards the city from Sydney Park, which I was under the impression from the local planning laws needed to be maintained for public amenity

Submission ID #: 360761

Submission Date/Time: 10/18/2023 4:44:09 PM

Name: Name withheld

Suburb and Postcode: 2000

View on rezoning proposal: I am just providing comments

I would request a major fundamental focus is placed on “urban greening “ maximum tree planting - pathway verge greening!!

It's imperative for beautifing!!

Submission ID #: 360801

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission Date/Time: 10/18/2023 7:45:24 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: I am just providing comments

████████████████████ I support it but I am seriously concerned at the number of social housing being built in one area (new Waterloo development plus how this). It seems as though all social housing is going in one little area. It's important to have it but not all in one region.

I'm local and am concerned at the number of social housing going into one region with Waterloo development happening as well as what's already existing. I think the number of social housing should be reduced which would still lead to an increase in social housing anyway.

The buildings need to have a large number of 3 and 4 bedrooms apartments in them to reduce parking spots. Henderson Road and the roads toward Waterloo are already congested without Waterloo even being finished yet.

The buildings need to look individually different rather than that brick base going all around it in the images. Not all need parking but the ones that do need to each have 3 phase EV charging points

Hi there, I object because I'm very concerned at the number of social housing in this development. Social housing is important across the city however there is already a lot going in at the other end of Henderson Road with the Waterloo development. Why is it all being built in one place?!

Kind Regards,

████

Submission ID #: 361906

Submission Date/Time: 10/23/2023 1:44:51 PM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: object

Dear Members of the City Council,

I am writing to express my strong objection to the rezoning proposal for the Explorer Street Estate in Eveleigh. As a concerned resident living in ████████████████████ and a stakeholder in the community, I believe that the proposed rezoning would have significant negative impacts on our neighborhood and should not be approved.

First and foremost, the rezoning proposal appears to prioritize the interests of the population that voted for labour over those of the EXISTING Resident. The proposed changes would likely result in increased population density, which can strain local infrastructure, lead to overcrowded schools, and put additional pressure on already congested roads. Such impacts can have a detrimental effect on the quality of life for current residents.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Furthermore, the rezoning proposal lacks a clear and comprehensive plan for addressing environmental concerns. As our community continues to grow, it is vital that we prioritize sustainability and environmental preservation. The proposal does not provide adequate details on how it will mitigate potential environmental impacts, including increased pollution, habitat destruction, and the strain on local water resources.

Furthermore, the rezoning proposal overlooks the environmental aspect of the Explorer Street area in Eveleigh, which happens to be a location with grassy areas where dogs can enjoy themselves.

Thank you for your attention to this matter.

As a newly moved resident in this area I definitely OBJECT this proposal.

Submission ID #: 362761

Submission Date/Time: 10/25/2023 7:32:07 PM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

Thank you for the opportunity to comment on proposed developments at Explorer Street.

I live at [REDACTED] Erskineville.

There is a concern that the new development will increase crime in our area considering so many proposed new homes for social and affordable housing, generally accomodating low income, physically disabled and mentally unstable people.

Certainly the possibility of another 200 or 400 mentally disturbed crack addicts and alcoholics living in our area raises a number of red flags for residents.

We have invested in Erskineville for many years believing the area would become safer and more "gentrified", so we could raise our children close to the city with less violence, poverty and crime.

Will there be a new Police station in Explorer Street to cope with the many social issues connected to social and affordable housing?

Why spread social and affordable housing in our area instead of near existing social and affordable housing in Redfern that already has a police station?

After many years of public works outside our house, and recent changes to the flow of traffic, it has become increasingly difficult to access our property by road, and for residents and visitors to find local parking.

Subsequently residents are disturbed by the increase in parking fines - we need to be able to park near our homes to deliver shopping, to collect and deliver old folks, for tradesmen, etc.

Will the new development increase traffic and impinge on parking for local residents?

Thank you for your consideration.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 363151

Submission Date/Time: 10/27/2023 10:32:04 AM

Name: Name withheld

Suburb and Postcode: 2016

View on rezoning proposal: object

Absolutely object to the proposal. I bought a unit next door in 2016 because the area was peaceful, plenty of unlimited parking and relatively not overcrowded. The cycle lanes recently installed have swallowed up dozens of parking spots and made Henderson Rd horrible; dangerously narrow with speed bumps and a one way system near Erskineville train station. This proposal to convert 46 two storey "social" townhouses into a 400 medium/high rise ghetto (with 50% or 200 units of social/affordable units) is unacceptable. The amount of disturbances to the peace and quiet of the community is already significant with the current number of "social" houses, so doubling this number is not fair to full rate paying neighbours. This proposal will reduce the quality of the area and community drastically. Congestion, peacefulness and quality of inhabitants, safety, parking and neighbours housing value will be massively reduced.

I would support redeveloping of the area with same density, high quality private townhouses including car parking.

Submission ID #: 363186

Submission Date/Time: 10/27/2023 11:24:52 AM

Name: Name withheld

Suburb and Postcode: ERSKINEVILLE 2043

View on rezoning proposal: Support

I support the rezoning and overall plan, however: I think the government should consider a staged approach to limit the disruption to existing residents. Eg build one building, let residents move there, before building the rest (if that is what residents want. If they don't want to live next to the construction site, they should be assisted to move elsewhere).

This development is well located to be at one end of the additional active transport bridges that have been proposed over the railway line. Please consider the opportunity to build a bridge during the construction period. Aurora Place becoming a through-route for cyclists and pedestrians towards Carriageworks and Sydney University would enliven the development and also contribute to safety through additional eyes on the street.

Submission ID #: 363476

Submission Date/Time: 10/28/2023 2:16:20 PM

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: Support

Id like the development to maintain a kids playground in the rotary park. My family use the current one

Submission ID #: 364091

Submission Date/Time: 10/30/2023 12:57:56 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

I appreciate that the current density of dwellings on the site, and more importantly the number of residents is inadequate to the NSW and Federal governments' strategies to intensify the density of population in suburbs of Sydney.

Having said that, to go from 46 dwellings on the site to 400 is extraordinary and an overdevelopment of the site relative to the surrounding area.. It is also not in keeping with the look or feel of the neighborhood. Most of the buildings in the vicinity are 2-3 stories in height. To propose multiple buildings of 13 stories and others of 9 stories is excessive.. As well as impact on the look and feel of the neighborhood, there will be inevitable shadowing thrown given that the buildings (up to 13 stories) are on the northern side of Henderson road.

The inevitable additional traffic on Henderson road (which has been significantly narrowed) is concerning and similarly the impact on Park street - one of the likely access points for Erskineville road (which has also been narrowed) has obviously not been considered.

To suggest that the very few parking spots proposed is adequate flies in the face of reality. Have you even checked how many cars there are currently in the group of 46 townhouses? Your proposal would be barely enough for them, let alone 400 dwellings. I accept that there is plentiful public transport in the area, but the reality is that people still own cars.. Just as we have seen with the expansion of technology park - inadequate provision of car parking does not lead to fewer cars - just more pressure on the surrounding streets (all of which are already congested).

Height of buildings, look and feel of the neighborhood, impact on traffic, impact on parking - for all of these reasons the SCALE of the proposed development is excessive. I am not anti-development, but it must not be of a magnitude that will cause serious reduction in amenity for residents plus alter substantially the feel of the area.

I urge you to reconsider the scale of the proposed development.

Thank you,

██████████

Home owner, ██████████ Alexandria.

Submission ID #: 364531

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission Date/Time: 10/31/2023 8:30:12 AM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: object

I object to the proposed building heights. The 13 storey buildings would be higher than the Commonwealth Bank and other commercial buildings in the ATP and completely dominate the residential housing on Henderson Road.

<https://www.architectureanddesign.com.au/news/three-new-buildings-proposed-for-massive-australia>

The Commonwealth Bank sign is visible from several streets away from the ATP. The visual impact of 8 and 13 storey high buildings on neighbouring streets needs to be mailed to residents for their feedback before any rezoning proceeds.

The rezoning proposal does not show the impact of the two proposed 13 storey buildings, and other buildings on solar access to residents on Henderson Road, Park St and Newton St. This information needs to be mailed to residents for their feedback before any rezoning proceeds.

Apart from the issues with the height and density of the proposal, the bigger question is why are we as a society concentrating housing in such close proximity to a major railway junction when the health damage is well documented. <https://ehp.niehs.nih.gov/doi/pdf/10.1289/EHP10197>

Are there no sites that will not subject large numbers of people to what is known to be a damaging environment?


Submission ID #: 364716

Submission Date/Time: 10/31/2023 10:50:00 AM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: object

13 story apartment is way too high and will have a significant impact from my place of residence as shown  from the Visual Impact Assessment.

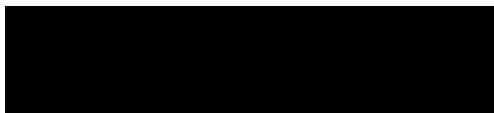
Submission ID #: 365261

Submission Date/Time: 11/1/2023 11:40:04 AM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: object



Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

I object to any development that is out of sync with other developments in the area. This area is not high rise but low rise apartments. We should not have more than 7 stories as is with the ashmore precinct. There are many houses in this suburb and we do not want to be surrounded by high rise apartments. This needs to be RE-looked at with a maximum 7 stories.

Submission ID #: 365406

Submission Date/Time: 11/1/2023 3:35:46 PM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: [object](#)

This development will adversely impact the community by placing additional pressure on already limited parking on nearby streets and create an eye soar due to its proposed height.

Submission ID #: 365531

Submission Date/Time: 11/1/2023 8:24:45 PM

Name: Name withheld

Suburb and Postcode: NEWTOWN

View on rezoning proposal: [object](#)

A building of this size is completely out of touch with our local area. We already have very heavy traffic on our local roads and a multitude of crazy one way and traffic slowing devices which cause longer than before commutes as it is, adding huge amounts of cars and people in this little area with old and poorly mapped streets is insane. Further, where are these children going to school? Erskineville school is bursting at the seams as it is. I understand the need for more housing but a development of this magnitude is ridiculous for this area. Please reconsider.

Submission ID #: 365571

Submission Date/Time: 11/1/2023 8:56:05 PM

Name: Name withheld

Suburb and Postcode: 2043

View on rezoning proposal: [object](#)

I live near this proposed development. I don't oppose redevelopment of the area, but I strongly think that the proposed buildings are too tall.

Buildings of that height are not in keeping with the area. I also have concerns about the increased traffic on the surrounding streets and lack of facilities for so many new residents.

I hope that consideration will be given to reducing the height of the proposed buildings.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 365581

Submission Date/Time: 11/1/2023 9:00:37 PM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: I am just providing comments

13 storeys is too high. It is not in keeping with the rest of the residential buildings in the neighbourhood. It will change the character of the area. There will be an influx of extra cars with available street parking already very limited.

Redevelopment is a good idea but it must be sympathetic to the area

Submission ID #: 365741

Submission Date/Time: 11/2/2023 8:55:56 AM

Name: Name withheld

Suburb and Postcode: Quakers Hill 2763

View on rezoning proposal: object

 others were promised leases for life (99 years).

The surrounding streets can barely hold two cars passing each other with an unused bike lane next to it. Imagine adding potentially 400 extra cars on these streets with only parking available for 150 of those residents. Imagine the week before Xmas - that kind of traffic every day in Eveleigh and surrounds. I object to this project.

Submission ID #: 365881

Submission Date/Time: 11/2/2023 11:33:56 AM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

I strongly object it as there is no more space on the streets in Erskineville for more apartments.

Submission ID #: 365996

Submission Date/Time: 11/2/2023 2:05:46 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I am just providing comments

The Design Guide in clause 3.2.2 Solar Access to open spaces says that the shadowing Diagrams will not be submitted until the DA is submitted. How can the determination that the towers are 13 floors be made without checking this first? How can I check if my property is impacted by the shade.

The traffic management plan references parking for 245 vehicles. This includes disabled and visitor parking, meaning that the parking spaces available for residents is significantly reduced. Even so for 400 residences there is 155 homes without parking. If even half of them have 1 car, that means that 75 vehicles will be looking for street parking in an already parking stressed area. This also assumes that the 3 bed properties will only have 1 car, many of these properties will have more than 1 vehicle.

Will Council be refusing parking permits to a resident who has no parking associated with his apartment but is the owner of a vehicle?

Sole access into the complex is via Progress Street. This access also services two other complexes as the Alexandria Street access has been restricted since the installation of the Bike Path.

Progress street crosses the bike path and there is inadequate sight distance and vehicle priority separation. To recommend that increase the traffic onto Progress Street by 245 vehicles plus all of the service vehicles; Ubers; taxis; GoGets and visitors, will not affect the traffic is incorrect and negligent. This is already a dangerous intersection since the bike path installation, and it is only a matter of time until someone is killed.

Submission ID #: 366271

Submission Date/Time: 11/3/2023 8:14:53 AM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

OBJECTION: My critical objection to the development is its imposition to the protected view corridor from Sydney Park, as referred to in section 2.4 of the Visual Impact Assessment.. This view corridor was not assessed objectively and any adverse impact of the development was dismissed by the author's opinion without any supporting photomontage for reasonable community and authority assessment.

COMMENT: In principle I support high density development in inner-urban areas well served by public transport and with appropriate social and affordable housing legislated quotas.

With respect to on street parking impacts, all streets within 500m walking from the development will need 24h timed parking, existing permits grandfathered. As a local resident, I agree we need to accept we don't have an indefinite right to unlimited free parking on public streets.

Submission ID #: 366771

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission Date/Time: 11/4/2023 8:44:21 AM

Name: Name withheld

Suburb and Postcode: 2043

View on rezoning proposal: object

Dear Sir, I wish to object to the proposed development at Explorer Street. The 13 story apartment buildings are disproportionately high and there is not enough parking or green space provision.

Regards [REDACTED]

Submission ID #: 367836

Submission Date/Time: 11/5/2023 11:57:34 AM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: object

The sheer scale and height of the proposed development is grossly excessive, and severely out of character with the existing housing stock, and the historical character of, the immediate area.

It will place extensive pressure on local infrastructure and public spaces. It will profoundly reduce the aesthetics of the area and the quality of life for the existing community, who enjoy, and in most cases were attracted to, the present low impact housing composition in the area.

The development will harm the unique historical and cultural values of the area, and reduce it to a replication of the soulless high density sections of Alexandria, that have already been stripped of their character and histories and are now widely known for their relatively low quality of life for residents.

Submission ID #: 369896

Submission Date/Time: 11/6/2023 11:52:59 PM

Name: Name withheld

Suburb and Postcode: Newtown 2042

View on rezoning proposal: I am just providing comments

I think you should fit more than the 420 dwellings on the site. The ratio of 50% public and affordable housing seems

a good compromise. And if you had more dwellings overall then more would be public and affordable. Perhaps then

you will satisfy the nimbys who say they want public housing yet would prefer to keep just 46. Good luck.

Don't let the loud minority constrain the housing supply that we need!

(Note from Department Staff - Cameron Brooks: this submission was originally lodged on the 6/11/2023 11:52:00

PM)

Submission ID #: 370636

Submission Date/Time: 11/7/2023 3:14:08 PM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: I am just providing comments

(1) It is not clear that the 'public housing' component will comprise 20% affordable housing plus 30% social housing - total 50%. The proposal statements could also be read to mean the 'public housing' total is actually only 30%, with the overall 20% 'affordable housing' being a part of / a component of that overall 30%. This should be clarified. An assurance should be given that the 'public housing' total is at least 50%. (2) Also, these percentages relate to floor space rather than number of dwellings. There is a risk that out of this floor space calculation will come the car parking, lobby areas/corridors, lift areas, garbage stores, plant rooms etc related to the 'public housing' component – to the detriment to the actual number of dwellings then able to be gained from the remaining floor area. The proposal should change to give an assurance that the 50% figure relates to the total number of dwellings (to be 'public housing') rather than floor space. (3) The proposal relies on the existing open space area fronting Henderson Road to provide open area amenity for the dwellings. However a large part of this existing area comprises also a drainage retention basin. This means that this area is unusable to people for considerable time after wet periods (rain). A development now of this size should provide for an alternative stormwater disposal system. (4) The overall design, architecture and layout suggested is very conventional and quite uninspired. A more inspired model is Arkadia Apartments on Sydney Park Road in Alexandria, developed by Defence Housing Australia and comprising 55% build-to-rent (for Defence personnel) and 45% for sale on the open market. It has won numerous awards for its livability and sustainability: <https://www.dha.gov.au/development/residential/alexandria-apartments> <https://architectureau.com/articles/arkadia/> <https://www.breathe.com.au/project/arkadia> <https://dco.com.au/project/arkadia/> This would seem to be a better very successful local model to follow – well suited to its mixed tenure intentions and with its consistent medium-rise longitudinal design appropriate for this location adjacent to the less-than-desirable outlook to the adjacent railway yards. (5) Consideration needs to be given as part of the rezoning process to the actual practical viability of constructing a development of this size in this location. All surrounding streets are very narrow. All streets and their intersections have been recently narrowed as a result of local traffic management works associated with the installation of the cycleway. The widest street, Park Street, has a weight limit that will prohibit large construction vehicles and deliveries. This is a very real practical matter that should impinge on the viability of any new zoning, and not to be dismissed as something 'to be resolved' - the issue is quite obvious and the difficulty of future resolution is similarly quite obvious.

Submission ID #: 372156

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission Date/Time: 11/12/2023 12:57:22 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: object

We live locally and object to this large development.

Our objections include, but are not limited to, the following:

1. affect to local traffic
2. Public transport already at breaking point
3. Recent affect and result of modifications to Railway parade which limits the volume and speed of traffic.
4. Parking
5. The size of new dwellings
6. The height of the new buildings

That said a re-development of a reasonable scale would be beneficial to the area but the proposed plan is not, in fact it is quite a surprise it has got this far. Yet another waste of NW tax-payers money on large developments that should never have got past the drawing board.

Submission ID #: 372901

Submission Date/Time: 11/16/2023 9:43:51 AM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: object

Ref: Concerns regarding rezoning and drafts plans for Explorer Street Development

To whom it may concern,

I am writing to express the concerns of my family who live at [REDACTED], Alexandria and will be directly impacted by the construction and presence of the development once complete. We understand the need to increase density and do not expect to live untouched in a landscape frozen in time.

The design presented by WMK in their document dated 31.08.23 seems thoughtful and addresses the serious impact of overshadowing such a development can have; the idea of a U-shaped profile and avenues between the blocks is compelling. We welcome the upgrade to the Rotary Park that undoubtedly will add amenity to the existing area. Nonetheless, our concerns are:

1. Incompatibility: The adjacent area to the south is part of a conservation area and the heights of the proposed blocks – particularly Block A – conflict with the low-rise existing area.
2. Height of Buildings: Block A at approx. 60m is particularly high and stands on an already elevated area (in comparison to the housing to the south). This structure will completely dominate the landscape in a manner that doesn't seem to be typical of the developments in comparable settings (e.g. Ashmore Estate).
3. Solar Access: The Eastern end of Henderson Road is dominated by the western Commonwealth Bank Offices which will be far lower in height. In winter the dwellings from approximately 126 to 82A Henderson Road receive significantly less solar access, to the extent that they are in shade for almost the entire day. Whilst the WMK's report illustrates minimal reduction in solar access for the dwellings 155-232 Henderson Road, and subsequent change in plan post rezoning – as often appears to be case in large developments – may seriously impact the quality of life for residents (the majority of which are families with young children).
4. Traffic: The Development Summary (page 36) suggests parking available for 551 vehicles (total of Category A and B). This is a very significant increase in local traffic, particularly onto the already-comprised Henderson Road stretch directly to the south, which is currently narrow, difficult to navigate and arguably dangerous.

We would request that the solar access data is verified by an independent third-party and that the plans consider reducing the height of Block A or changing the profile so that it will not dominate the landscape to the extent depicted in the render on page 70 (which flattens the perspective).

Yours sincerely,



[REDACTED]
[REDACTED]
Alexandria, 2015

Ref: Concerns regarding rezoning and drafts plans for Explorer Street Development

To whom it may concern,

I am writing to express the concerns of my family who live at [REDACTED], Alexandria and will be directly impacted by the construction and presence of the development once complete. We understand the need to increase density and do not expect to live untouched in a landscape frozen in time.

The design presented by WMK in their document dated 31.08.23 seems thoughtful and addresses the serious impact of overshadowing such a development can have; the idea of a U-shaped profile and avenues between the blocks is compelling. We welcome the upgrade to the Rotary Park that undoubtedly will add amenity to the existing area. Nonetheless, our concerns are:

1. **Incompatibility:** The adjacent area to the south is part of a conservation area and the heights of the proposed blocks – particularly Block A – conflict with the low-rise existing area.
2. **Height of Buildings:** Block A at approx. 60m is particularly high and stands on an already elevated area (in comparison to the housing to the south). This structure will completely dominate the landscape in a manner that doesn't seem to be typical of the developments in comparable settings (e.g. Ashmore Estate).
3. **Solar Access:** The Eastern end of Henderson Road is dominated by the western Commonwealth Bank Offices which will be far lower in height. In winter the dwellings from approximately 126 to 82A Henderson Road receive significantly less solar access, to the extent that they are in shade for almost the entire day. Whilst the WMK's report illustrates minimal reduction in solar access for the dwellings 155-232 Henderson Road, and subsequent change in plan post rezoning – as often appears to be case in large developments – may seriously impact the quality of life for residents (the majority of which are families with young children).
4. **Traffic:** The Development Summary (page 36) suggests parking available for 551 vehicles (total of Category A and B). This is a very significant increase in local traffic, particularly onto the already-comprised Henderson Road stretch directly to the south, which is currently narrow, difficult to navigate and arguably dangerous.

We would request that the solar access data is verified by an independent third-party and that the plans consider reducing the height of Block A or changing the profile so that it will not dominate the landscape to the extent depicted in the render on page 70 (which flattens the perspective).

Yours sincerely,

[REDACTED]

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 373351

Submission Date/Time: 11/17/2023 6:36:38 PM

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: object

I live in [REDACTED]

While I do not object to increasing density, I think the height of the 13 storeys is extremely excessive and will dramatically impact the feeling of the whole neighbourhood.

The current drawings and designs - which are clearly indicative rather than definitive - have been developed in a way that minimize the actual height of the "taller buildings" sections. You should be transparent and show a clear height differential between our 4 storey building on the corner of Rowley and Station, and the comparison with 3x height of the 13 storeys right next to it. This would show just how vastly different this will be and give community a clear picture of exactly what is being proposed.

Living here - there is currently a good feeling of space amongst the 4 storey buildings on Rowley. It is a gradual decline from the business district in ATP down to the heritage homes in Eveleigh, Erksineville and Alexandria - complimenting the "tall tree height" rather than towering above it. Actual medium density buildings. Adding anything above 6 storeys will block the sky and sun for so many residents.

Please reconsider the height - and please be more transparent with the imagery when proposing these sorts of changes. It is what it is don't try and hide it!

Submission ID #: 374011

Submission Date/Time: 11/21/2023 2:17:17 PM

Name: Name withheld

Suburb and Postcode: Alexandria

View on rezoning proposal: Object

Dear City of Sydney,

I am writing to express my strong objection to the proposed rezoning of Explorer Street, which aims to replace the

existing 46 dwellings with 13-story towers housing 400 apartments. While I understand the need for urban

development, I believe this particular proposal raises significant concerns that warrant careful consideration.

One of the primary concerns is the substantial increase in population density, with over 800 additional residents and

hundreds of extra cars that will inevitably exacerbate existing traffic congestion and place an immense burden on

street parking. The lack of onsite parking facilities is particularly troubling, as it will undoubtedly lead to increased

competition for limited parking spaces in the surrounding area, creating an undue hardship for current residents.

Furthermore, the introduction of 13-story towers will inevitably cast shadows over the existing properties, resulting

in a loss of sunlight for the current residents. This not only affects the quality of life for those living in the immediate

vicinity but may also have adverse effects on property values and the overall desirability of the neighborhood.

Additionally, the proposed construction of these towers is expected to span over 24 months, subjecting the current

residents to prolonged periods of construction noise and disruption. This not only poses a significant inconvenience

but also raises concerns about the potential impact on the mental and physical well-being of those living in the area.

In light of these concerns, I urge the City Planning Commission to reconsider the rezoning proposal for Explorer

Street. A more balanced and thoughtful approach that addresses the needs of both current and future residents,

while minimizing adverse impacts such as traffic congestion, parking shortages, and construction disruptions, should

be pursued.

Thank you for your attention to this matter, and I trust that you will carefully weigh the concerns of the community

in making your decision.

Sincerely,



Submission ID #: 374771

Submission Date/Time: 11/23/2023 11:41:20 AM

Name: Name withheld

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Suburb and Postcode: Alexandria 2015

[View on rezoning proposal: object](#)

I would like to make a submission regarding the Explorer Street development. The modelling regarding overshadowing indicates far too great an impact to the residences of Henderson Road.

I spoke with the planners at 2 Davy Street 31st October 2023. They showed me tables modelling overshadowing impacts to residences of Henderson Road.

I explained to the planners that the occupants of the houses would lose 50% of sunlight to their balconies during the winter period. This is due to the orientation of Terrace houses along Henderson Road. Balconies often get a small internal of two hours sunlight per day during this time of year. This would be reduced by 50% if and unfair to existing occupants.

Submission ID #: 375111

Submission Date/Time: 11/24/2023 4:16:40 PM

Name: Name withheld

Suburb and Postcode: Erskineville

[View on rezoning proposal: object](#)

Reasons for opposition:

- Privatisation of public land which Labor promised before the election it would not do. There are lots of alternative local sites that can be used to increase housing supply.
- The high-rise proposal exceeds all existing height restrictions and is totally out of character with our medium density residential area.
- Traffic and parking impacts for streets surrounding Park Street, Henderson Rd and Mitchell Rd will be massive and ongoing.
- This unplanned introduction of 800 to 1000 new residents will impact on already existing problems with infrastructure such as drainage, schools, and public transport.

Submission ID #: 375201

Submission Date/Time: 11/25/2023 7:07:13 AM

Name: Name withheld

Suburb and Postcode: 2043

[View on rezoning proposal: Object](#)

As a resident of [REDACTED], Erskineville of have concerns regarding the rezoning proposal of Explorer Street.

Notwithstanding that the Labour Party promised that it would not privatise public land, the construction would place immense strain on Henderson Road and the surrounding streets.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

There are multiple infrastructure and social implications that must be considered such as drainage, parking, schools, public transport, and other community amenities. The development would result in a loss of green space and the The high-rise proposal exceeds all existing height restrictions and is totally out of character with our medium density residential area.

I have lived in Park Street for approximately 18 months and the duration of that time the street has been subjected to increased traffic as a result of the closure and reopening of Henderson Road, the drainage and traffic upgrades to Park Street, and WestConnex.

There appears to be blatant disregard by the NSW Government for the impact that this rezoning will have on existing residents in properties on Explorer Street and the livability that they, and the residents in surrounding streets enjoy. This proposal does not seem to meet current public housing policy..

I urge the Department of Planning to consider alternative sites for this proposed development.

Submission ID #: 375221

Submission Date/Time: 11/25/2023 11:07:26 AM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: Support

I support the redevelopment of this public land into 400+ dwellings for accommodation.

I would like the Developer Contribution for public infrastructure to go towards a foot and cycling bridge that links the area directly across the railway to Wilson St and Carriageworks precinct/Sydney uni, improving connectivity and active transport in the area. Too many bikes travel down Burren Street and are creating problems at this narrow connection point on a street that also has car movements.

There needs to be more certainty of the length of time the affordable housing and social housing will be retained and a much clearer picture of how the existing tenants will be rehomed.

Submission ID #: 375401

Submission Date/Time: 11/26/2023 1:06:24 PM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: object

I support the replacement or adaption of the Explorer St townhouses to better suit the needs of the population. But a proposal of 9 to 13 storey blocks of flats in an area otherwise dominated by low rise housing is totally out of keeping and will be a blight on the landscape. The site could be much better and more intensively used without amending height limits.

Submission ID #: 375411

Submission Date/Time: 11/26/2023 1:22:50 PM

Name: Name withheld

Suburb and Postcode: ERSKINEVILLE

View on rezoning proposal: [object](#)

Having read the visual impact report I am HORRIFIED at the shocking visual impact this development would have on the local neighbourhood. From almost every direction and viewpoint the impact of 9-13 storey buildings is dramatic - I can't believe in this day and age we are proposing to construct massive walls of concrete to obliterate our skylines. The development is akin to the Redfern public housing towers when viewed from surrounding streets and should not be allowed in this form. Redevelop the site, but to 5 storeys like the restrictions on private housing on the Ashmore Estate, not 13 storeys!! It is so sad the NSW government would propose and push through a scheme like this. We may need more public housing but not at the expense of everyone else's amenity. Shame on you.

Submission ID #: 375441

Submission Date/Time: 11/26/2023 4:16:14 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: [object](#)

Dear Katie,

We are writing to you about the proposed Explorer Street Eveleigh development and the substantial impact it will have on our family home located directly opposite on Henderson Road, where we have lived since 2005. We are not adverse to developing the South Eveleigh precinct, and are in fact excited by it's potential, but do have a number of concerns about the proposal in it's current form.

Our neighbourhood is part of a Heritage Conservation Area and is part of the Erskineville Oval neighbourhood locality. Despite much change and development occurring over the time we have been here, our neighbourhood still retains it's character being predominantly low scale residential, mixed in with heritage industrial buildings associated with the former Eveleigh rail yard workshops.

The Locality Statements in the Sydney DCP 2012 states that "The future Erskineville Oval neighbourhood will remain a pleasant landscaped area with predominantly low

scale residential area with a cohesive built form and scale within a small lot subdivision pattern. The consistency of terrace and cottage rows; their scale and proportion, roof design, materials palette and intact rear laneways is very important to the quality of the streetscape and will be retained.”

Some of the objectives or principles of this plan are:

- (a) Development must achieve and satisfy the outcomes expressed in the character statement (above) and supporting principles
- (b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes
- (g) Retain predominantly low scale of built form and the consistency of building types including setbacks and building alignments
- (h) Protect the visual appreciation of heritage and contributory items by designing infill to respond to height, massing, predominant horizontal and vertical proportions of existing buildings as well as design elements of adjacent dwelling.

Whilst the Explorer Street Eveleigh development is outside of the above mentioned locality, its close proximity, located directly across the road, means that any proposal has a direct affect on the character and amenity of our locality.

Our biggest concern with this proposal is the height of the proposal and the increased traffic that it will generate.

The proposal is indicating two tower blocks that will be 43 metres high. This is significantly higher than the nearby Channel 7 building (35 metres) which is already grossly over-scaled in relation to the mixed-use buildings opposite along Henderson Road, which it overwhelms and overshadows. And much higher than the nearby Ashmore precinct, where building heights were restricted to a maximum of 27 metres. In relation, the ridge line of our single storey (with attic conversion) worker’s terrace, is under 5.4 metres!

It should also be noted that Explorer Street sits significantly higher than Henderson Road, in fact Explorer St sits at our roof height (the sections in the WMK urban design report are through the much taller two and three storey terraces). So the effective height of these towers in relation to our home will be much greater. Shadowing by these massive towers will greatly impact on the amenity of South

Sydney Rotary Park, which currently receives sunlight all day throughout the year. They will also greatly reduce our northern winter sun, which you can appreciate is a huge loss of amenity.

Currently, all of our access to sunlight is through the front windows and front porch, as the rear of our property faces South, and being a terrace, there is no access to sunlight through the side walls.

Our current outlook is to Rotary Park, so we currently get trees and sky. Whilst we appreciated that Rotary Park will be retained as public green space, the scale of the proposed towers beyond, would mean that we would have no outlook to the sky and only to a massive wall of apartments!

The scale of this proposal and it's proximity to us will have a detrimental effect on our amenity and to the character of our locality. These towers would totally overwhelm the tiny heritage contributory items opposite.

We request that the Department of Planning and Environment consider the impact to the low scale residential terraces along Henderson [REDACTED] proposed development, and work on an alternative solution that does not have such a large massing that is completely out of scale to the neighbourhood and overshadows existing residences and public open space.

Best regards,

[REDACTED]
[REDACTED]
Alexandria NSW 2015
[REDACTED]
[REDACTED]

25 November 2023

Katie Joyner
Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150
explorerst@planning.nsw.gov.au

Re: Explorer Street Eveleigh

Dear Katie,

We are writing to you about the proposed Explorer Street Eveleigh development and the substantial impact it will have on our family home located [REDACTED] [REDACTED] where we have lived since 2005. We are not adverse to developing the South Eveleigh precinct, and are in fact excited by its potential, but do have a number of concerns about the proposal in its current form.

Our neighbourhood is part of a Heritage Conservation Area and is part of the Erskineville Oval neighbourhood locality. Despite much change and development occurring over the time we have been here, our neighbourhood still retains its character being predominantly low scale residential, mixed in with heritage industrial buildings associated with the former Eveleigh rail yard workshops.

The Locality Statements in the Sydney DCP 2012 states that “The future Erskineville Oval neighbourhood will remain a pleasant landscaped area with predominantly low scale residential area with a cohesive built form and scale within a small lot subdivision pattern. The consistency of terrace and cottage rows; their scale and proportion, roof design, materials palette and intact rear laneways is very important to the quality of the streetscape and will be retained.” Some of the objectives or principles of this plan are:

- (a) Development must achieve and satisfy the outcomes expressed in the character statement (above) and supporting principles
- (b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes
- (g) Retain predominantly low scale of built form and the consistency of building types including setbacks and building alignments
- (h) Protect the visual appreciation of heritage and contributory items by designing infill to respond to height, massing, predominant horizontal and vertical proportions of existing buildings as well as design elements of adjacent dwelling.

Explorer Street State-led Rezoning – Confidential Submissions by Time of Submission

Whilst the Explorer Street Eveleigh development is outside of the above mentioned locality, its close proximity, located directly across the road, means that any proposal has a direct affect on the character and amenity of our locality.

Our biggest concern with this proposal is the height of the proposal and the increased traffic that it will generate.

The proposal is indicating two tower blocks that will be 43 metres high. This is significantly higher than the nearby Channel 7 building (35 metres) which is already grossly over-scaled in relation to the mixed-use buildings opposite along Henderson Road, which it overwhelms and overshadows. And much higher than the nearby Ashmore precinct, where building heights were restricted to a maximum of 27 metres.

In relation, the ridge line of our single storey (with attic conversion) worker's terrace, is under 5.4 metres!

It should also be noted that Explorer Street sits significantly higher than Henderson Road, in fact Explorer St sits at our roof height (the sections in the WMK urban design report are through the much taller two and three storey terraces). So the effective height of these towers in relation to our home will be much greater.

Shadowing by these massive towers will greatly impact on the amenity of South Sydney Rotary Park, which currently receives sunlight all day throughout the year. They will also greatly reduce our northern winter sun, which you can appreciate is a huge loss of amenity. Currently, all of our access to sunlight is through the front windows and front porch, as the rear of our property faces South, and being a terrace, there is no access to sunlight through the side walls.

[REDACTED] Whilst we appreciated that [REDACTED] will be retained as public green space, the scale of the proposed towers beyond, would mean that we would have no outlook to the sky and only to a massive wall of apartments!

The scale of this proposal and it's proximity to us will have a detrimental effect on our amenity and to the character of our locality. These towers would totally overwhelm the tiny heritage contributory items [REDACTED] opposite.

We request that the Department of Planning and Environment consider the impact to the low scale residential terraces along Henderson Road that are facing this proposed development, and work on an alternative solution that does not have such a large massing that is completely out of scale to the neighbourhood and overshadows existing residences and public open space.

Best regards,

[REDACTED]

[REDACTED]

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

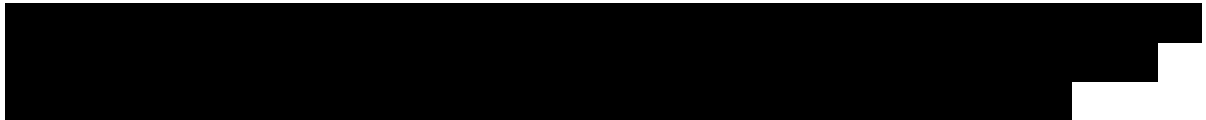
Submission ID #: 375576

Submission Date/Time: 11/27/2023 10:21:41 AM

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: object



Here, I have a garden, which is part of my therapy, and I have pets that need that space too.

Also our house has recently been renovated so it is finally comfortable to live in and moving into anything less would certainly be traumatic.

Thank you for taking the time to consider the upheaval this would be and that I couldn't live in the apartments if you built them! So please don't put us in this position. And if it is, then please consider how you rehouse us as I would need a house.

Thank you, [REDACTED] 27/11/23

Submission ID #: 375681

Submission Date/Time: 11/27/2023 7:12:22 PM

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: object

I object to this proposal. The proposed development will tower well above other residential properties in the area and added to the fact explorer street sits higher than Henderson Road, will overshadow the entirety of rotary park and also deprive residents on Henderson Road of sunlight. The area is also not equipped to handle earth movers and large construction vehicles, multiple streets in the area have weight limits that will not accommodate construction vehicles.

This development has also been proposed without any prior consultation with the community.

Submission ID #: 375981

Submission Date/Time: 11/28/2023 8:42:16 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

I have lived with my family in Alexandria since 1991. The public housing during that time have presented no problems to the area.

The residents there were told there is a 99 year lease there. Now that is apparently being overturned. I find it appalling that public land can be sold off to private developers. Many people in this area feel the housing should stay as it is or moderately added to for public housing people.

In recent years there has been too much impact into our area such as channel 7, Comm bank, the redeveloping of the train sheds, etc.

This has had a negative impact on our community with increased traffic and lack of street parking.

Vast majority of people also feel that things are developing too quickly.

Submission ID #: 376226

Submission Date/Time: 11/29/2023 9:32:27 PM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

I am a resident of Erskineville and I strongly oppose the proposed demolition of the existing social housing on Explorer Street and construction of the proposed 13 story towers for the following reasons:

- The current NSW state government and 2022 NSW Labor conference have both publicly committed to stopping all privatisation of public land on multiple occasions.

This is a clear violation of this promise.

- The existing houses are only around 30 years old. Tearing down buildings so recently constructed is socially, economically, and environmentally irresponsible.

- There will be little, if any, net increase in the number of social housing spots available, given the current 46 units are 3-5 bedders, while the proposed 120 new units will be 1-2 bedders.

- The current residents will be displaced for years, and many are unlikely to be able to move back once the new housing is finished, since the housing stock will be available in more limited configurations than what exists today.

- Between the demolition of the existing buildings and construction of the new buildings, the number of already scarce social housing spots will be reduced for several years.

o There are existing publicly owned sites nearby like North Eveleigh, which are much more expansive, almost entirely undeveloped, and should be developed before demolishing any existing housing stock, particularly ones that are only around 30 years old.

● The 13 story scale of the proposed buildings is completely inappropriate, given Explorer Street's elevated position at the north end of a heritage conservation area, composed entirely of 1-2 story terrace houses and 2-3 story apartment blocks.

o The closest buildings of comparable height are almost a kilometre away, near Redfern station.

o The amenity of South Sydney Rotary Park will be greatly reduced, as it currently receives sun all day, but will become heavily overshadowed by the 13 story buildings immediately north of it, particularly in the most flat and usable western end of the park.

o Parking on surrounding streets, which is already in heavy demand, will become extremely constrained by adding 800~1000 residents and their guests. Since many current residents don't have off-street parking, this will make it much more difficult for them to access their own homes.

o Again, a site like North Eveleigh is a better candidate for higher density built forms, since it sits at the southern end of a lower density neighbourhood, and is in closer proximity to the existing high density builds of western Redfern, as well as the much higher capacity, multi-line transit service available at Redfern station, instead of depending on the infrequent, single-line service at Erskineville station.

Thanks for your consideration,

██████████

I am a resident of Erskineville and I strongly oppose the proposed demolition of the existing social housing on Explorer Street and construction of the proposed 13 story towers for the following reasons:

- The current NSW state government and 2022 NSW Labor conference have both publicly committed to stopping all privatisation of public land on multiple occasions. This is a clear violation of this promise.
- The existing houses are only around 30 years old. Tearing down buildings so recently constructed is socially, economically, and environmentally irresponsible.
- There will be little, if any, net increase in the number of social housing spots available, given the current 46 units are 3-5 bedders, while the proposed 120 new units will be 1-2 bedders.
 - The current residents will be displaced for years, and many are unlikely to be able to move back once the new housing is finished, since the housing stock will be available in more limited configurations than what exists today.
 - Between the demolition of the existing buildings and construction of the new buildings, the number of already scarce social housing spots will be reduced for several years.
 - There are existing publicly owned sites nearby like North Eveleigh, which are much more expansive, almost entirely undeveloped, and should be developed before demolishing any existing housing stock, particularly ones that are only around 30 years old.
- The 13 story scale of the proposed buildings is completely inappropriate, given Explorer Street's elevated position at the north end of a heritage conservation area, composed entirely of 1-2 story terrace houses and 2-3 story apartment blocks.
 - The closest buildings of comparable height are almost a kilometre away, near Redfern station.
 - The amenity of South Sydney Rotary Park will be greatly reduced, as it currently receives sun all day, but will become heavily overshadowed by the 13 story buildings immediately north of it, particularly in the most flat and usable western end of the park.
 - Parking on surrounding streets, which is already in heavy demand, will become extremely constrained by adding 800~1000 residents and their guests. Since many current residents don't have off-street parking, this will make it much more difficult for them to access their own homes.
 - Again, a site like North Eveleigh is a better candidate for higher density built forms, since it sits at the southern end of a lower density neighbourhood, and is in closer proximity to the existing high density builds of western Redfern, as well as the much higher capacity, multi-line transit service available at Redfern station, instead of depending on the infrequent, single-line service at Erskineville station.

Thanks for your consideration,



Submission ID #: 376231

Submission Date/Time: 11/29/2023 10:14:32 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: object

Concerns:

While the stated plan is to deliver an increase in social, affordable and private housing, it is disgraceful, given the acute housing shortage, that the whole complex would not be social and affordable.

The current tenants stated that they had been told they would be there for at least their lifetime. This behaviour by government does not incur any trust in the system.

Given the current lack of housing, where would the current tenants be displaced to while the construction was occurring ?

It was stated that not all the houses were occupied, the implication almost being that there was an oversupply of the larger homes. That I consider to be a serious failing on behalf of the government and organisations that are responsible for the complex. Surely it is known when a unit/house is vacated. Why then is it not available for those on the waiting list ? Under utilisation is no excuse for demolishing the site and rebuilding. I am led to believe under utilisation is a common problem, mainly due to the fact that repairs were not attended to while the tenants were insitu or had just vacated.

The only access is via a narrow suburban street, Henderson Rd into Railway Pde with street parking either side. The disruption would also impact Swanson St, the only local road through Erskinville without going through the maze of Erskinville's backstreets. Mitchell Road would also be adversely impacted. The roads have become increasingly congested following the opening of the M8 and West Connex and the introduction of a bike lane along Sydney Park Road.

Comments were made about the Rotary Park flooding. I can categorically state that it floods less than The Vice Chancellor's Oval aka South Eveleigh Park/Eveleigh Green. Admittedly, the equipment could be extended and upgraded. However, I understand that this is on a State Rail site that is contaminated so no major work could be undertaken easily. Any plans need to incorporate equipment to interest and challenge older children. The open space remains the same, but the number of people using it increases.....any golf courses near by you can usurp?

The land slopes sharply to the south. This would make achieving 4 hrs of sunlight across 50% a challenge when overshadowed by 13 story buildings on a higher elevation. The proposed footprint and height of the buildings would create extensive shadowing over common areas within the footprint thus reducing the amenity.

It is disingenuous to suggest the proposed height is similar to surrounding buildings. "The Running Shed", the adjacent building, is up to 5 levels on the same elevation. Across the road , on a much lower level, it is only up to 3 even with the factory conversions.

Several hundred metres away from the intended site, are the Commonwealth Bank and Channel 7.

13 storeys will certainly change everyone's perspective and view.

Where will the cars park ? Currently there is barely a vacancy on the street.

It is foolish to disregard the need for pedestrian access across the rail lines between South and North Eveleigh. Employees of RPA, support workers for Sydney University and various business plus those in the envisioned North Eveleigh complex would be entitled to affordable housing. Part of making that feasible is having easy access to employment without the need of a car. There are suggestions for changes to the rail bridge over the rail line at Erskinville Station but they do not favour pedestrians.

I am concerned that the proposal has already been decided and will proceed.

Should this happen, I have the following suggestions to make it more acceptable.

Reduce the height of the towers.

Have all the units as either social or affordable housing - in perpetuity.

Build to rent

Have a significant number of larger apartments.

Improve the playground with additions for older and teenage children.

Link South and North Eveleigh across the rail lines.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

Alexandria, 2015.

Submission ID #: 376271

Submission Date/Time: 11/30/2023 8:34:21 AM

Name: Name withheld

Suburb and Postcode: Alexandria, 2015

View on rezoning proposal: object

I object to the planned height and scale of this development. It will not only block light to countless existing homes in the area, but completely alter the character of an historical part of Sydney. The proposal is for towers twice the height of the Commbank towers, which already loom over the neighbourhood and block light. The terraces and heritage homes in the area will soon be dwarfed by ever higher tower constructions, adding to pressure on community resources. There are no plans for new parks or recreation facilities of that nature as part of this plan, so it will create enormous pressure on green spaces like Alexandria Park. I very much oppose this project.

Submission ID #: 376366

Submission Date/Time: 11/30/2023 2:51:25 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: I object to it

Subject: Serious Concerns Regarding Proposed Re-Zoning and Development at Explorer Street My name is [REDACTED] Alexandria, where I reside with [REDACTED]

[REDACTED] I'm writing to express my serious concerns with regards to the proposed rezoning and development at the Explorer Street site in Eveleigh. We purchased our home here partially due to the absence of any high-rise developments (or proposed ones) in the vicinity and we view the current proposal for rezoning as a threat that would fundamentally alter the community we hold dear. To simply look at the "design guide" illustrations and plans in the WMK architecture documentation from August 2023, it's impossible to describe the proposed development as anything other than an eyesore, in stark contrast to anything in the existing architectural landscape. In an attempt to make our oppositions and concerns clear and succinct, I've put each under a sub-heading. **OPPOSITION TO PROPOSED BUILDING HEIGHT AND FLOOR SPACE RATIO** Our primary concern about the development is the proposed height and proposed Floor Space Ratio. As residents located directly opposite the proposed site, we're alarmed at the prospect of a 13 level high rise towering over our humble terrace house. We vehemently oppose the proposed Floor Space Ratio of 2.94. It is 50% greater than the development to the east (49 Henderson Road) and this simply seems excessive. Surely any proposed development should be similar to the scale of adjoining property? There is nothing even close to the size and scale of this proposed build in the existing suburb/nearby area. This is not to mention our concerns about privacy, as we'd almost certainly have units able to see into our house and backyard.

SUPPORT FOR INCREASED SOCIAL HOUSING, OPPOSITION OF PRIVATE DEVELOPMENT We would support a low rise development dedicated to increasing social and affordable housing. On this note, we also support 10% of any development being Aboriginal Affordable Social Housing included in the LEP site specific provisions. We'd also request that affordable housing would be in perpetuity rather than being sold privately after a nominated time period. **OPPOSITION TO THE PROPOSED SITE** The Explorer Street site seems objectively problematic for many reasons – social housing already exists that would need to be demolished/have people evicted, a railway exists under South Sydney Rotary Park which would limit development, there are contamination considerations (due to it being part of the old Eveleigh Railyards). Would it not make sense to consider a different site, or a smaller scale approach? We support public land along the rail corridor being used to build public housing, but believe it needs to be site appropriate. **OPPOSITION TO SALE OF PUBLIC LAND TO PROVIDE PRIVATE HOUSING** We oppose the sale of government owned/public land to provide private housing. We believe the government should fund the land and housing commission (LHAC) to build more public housing, not sell off public land to developers. **OPPOSITION TO PROPOSED DENSITY** The rezoning and proposed development looks to drop 400 homes where 46 now stand, with almost no parking considerations, and no major changes to roads or access. Henderson Road already experiences congestion and traffic issues. This would only be exacerbated hugely by 400 new residences with no infrastructure change. We appreciate your time and attention to these concerns, and trust that a solution can be reached that maintains the integrity and character of our neighbourhood [REDACTED]

Submission ID #: 376396

Submission Date/Time: 11/30/2023 3:26:05 PM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: I object to it

I object to this re-zoning as it results in the sale of public land for private development. The suggested inclusion of public/social housing will not address the critical shortage of public housing and in the short term adds to the burden by further displacing the current community. The area of Erskineville/Alexandria and Redfern are already providing significant levels of medium density housing with further developments planned for Waterloo and Ashmore Estate. With exception of our already overburdened public transport network no other infrastructure projects have been proposed. The local network of schools, medical practices and other services are stretched right now. This site would benefit from a refurbishment that kept the community in tact. The proposed development of blocks of up to 13 stories exceed all agreed to medium density height restrictions for the area. It demonstrates again that we as tax payers will not benefit from this sell off, the developers will. This is a disingenuous proposal that looks to use the poor management of a public asset as an excuse to sell it off. We cannot sustain this practice of building public housing, mis manage it and then tear down in less than 30 years. Shame on you all.

Submission ID #: 376411

Submission Date/Time: 11/30/2023 3:57:29 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I object to it

Please see my submission in the attached PDF file.

Submission to the Explorer Street Consultation

I am objecting to the rezoning as proposed because I believe the plans put forward by DPE are fundamentally flawed.

1. Introduction

I would like to preface my submission with the statement that I am a big supporter of public and social housing and am very happy to live in an area of the city that contains a significant amount of such housing, [REDACTED]

[REDACTED] 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 state’s plans include 0% 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. The scale of the development

The Explorer Street site is small and constrained by the railway and South Sydney Rotary Park (which itself conceals a railway 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 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.

4. The height of the proposed towers

The proposal includes building two tower blocks that will be 43 metres high. 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 a permitted height of only 35 metres - and that is within a fully commercial precinct.

Furthermore, as Explorer Street sits approximately 8 metres higher than Henderson Road on the other side of South Sydney Rotary Park, the effective height of these towers from the point of view of the houses across the street, only 75 metres away, is over 50 metres high! That makes them even taller than the massive towers on Gibbons Street at Redfern Station - which are, again, in an otherwise commercial precinct.

To find towers of this height in residential areas, you need to go to places like Green Square or Mascot, where they are typical of the area, rather than sticking out like a monstrous eyesore in an area where building heights are 9-15 metres. 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. They are far more suited to centres such as Mascot, Zetland, North Sydney or Chatswood, where such buildings are generally found, rather than sited among two and three-storey buildings less than a fifth of the size. Given the neighbourhood and the fall of the land across South Sydney Rotary Park, a limit of 15-20 metres should be the absolute maximum.

5. The loss of sunlight into 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 my pointing out

the errors to the project team and them issuing an updated version. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] This is completely unacceptable.

[REDACTED]
[REDACTED]
[REDACTED]

6. The loss of daylight more generally

Light within a house is not solely from direct sunlight, but from daylight more generally. Otherwise we would be in darkness on cloudy days. In addition to the loss of direct sunlight, there will be a significant impact on the daylight - or views of the sky - from our house.

[Redacted]

[Redacted]

[Redacted]

7. Light pollution at night.

At night, the towers will be illuminated by lights within the units, creating substantial light pollution for neighbouring properties across Henderson Road and Railway Parade.

8. Loss of sunlight (& daylight) in South Sydney Rotary Park

I have already pointed out the errors in the sunlight calculations as they affect ██████████ ██████████ Henderson Road. I am not filled with confidence that the architects have not made other 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.

9. Sunlight impact on 49 Henderson Road

Further to the above observations, the architect's Design Report makes no calculations or comment on the loss of sunlight, especially the sunsets, on the units at the western end of the 49 Henderson Road development. The eastern block in the proposed development will tower 32 metres above it just the other side of Station Place just a few metres away. This is a simply extraordinary omission and the rezoning should not be approved without this impact being properly acknowledged, in the first instance, and then fully considered.

10. 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 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 makes such a basic error?

Traffic flows in the area are affected by the railway land forming a barrier to the north, forcing through traffic to use Henderson Road. Any increase in traffic in the area is unwelcome, especially as through traffic has increased substantially following the opening of Westconnex. The City of Sydney has carried out traffic studies in the area and proposed some changes, but these don't appear to have been considered by the project team. More joined-up working is surely required?

DPE proposes to limit parking in the new development to Category A. In many ways, this is to be welcomed, as I am a big supporter of active transport and do not own a car myself. However, it is not typical of parking provision in the locality and I question whether there would be a resulting spillover into street parking in the locality, where such parking is already scarce, especially in uncontrolled hours (which is the majority of time at present). If the parking provided in the development does not in practice restrict the number of cars owned by residents of the development in the way the impact reports assume, it further calls into question the reliability of these reports.

11. 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, but even more easily dishonoured.

12. [Redacted]

[Redacted]

13. [Redacted]

The project team has said that they estimate a 36-month timetable for construction. In my experience such timetables inevitably blow out, sometimes by years. [Redacted]

[Redacted]

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.

14. [REDACTED]

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 beyond anger that the state, having happily taken in excess of \$85,000 in stamp duty from me, is happy to see a private developer make a profit directly at my expense, so that it can get out of funding public housing properly. How dare the state do this?!

If my loss was an unavoidable result 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 and amounts to theft. Will the state see fit to provide any compensation?

15. **Soil remediation**

The exhibition documentation acknowledges that some remediation is likely to be needed, but 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 of 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).

16. **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, was suggested). And who takes the profit when a property is no longer restricted under the definition of "affordable"?

17. **Summary**

In my view, 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, has made explicit promises not to sell off public housing to the private sector. These proposals are a clear and direct breach of this promise.

There are other sites where more social housing can be built without first demolishing existing stock that meets critical housing needs for larger families.

The scale of the development, 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 affect on neighbouring properties and even that is based on the questionable research commissioned and provided by the project team, which is at best incomplete and optimistic and at worst deeply flawed and misleading.

[REDACTED]

[REDACTED] Alexandria NSW 2015

30 November 2023

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376416

Submission Date/Time: 11/30/2023 4:03:04 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I object to it

Please see my submission in the attached PDF file.

I live at [REDACTED], and so am 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 two enormous towerblocks, up to 13 storeys high, 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

This development would effectively privatise public land and assets to benefit private developers, and on a narrow strip of land that, given its topography and location, is totally inappropriate for the scale and type of development proposed. By setting a 50%/20%/30% private/affordable/social split, the state government wants to attract private developers whose sole aim is to make a profit. The requirement that the development “washes itself” (as a planner at one of the drop-in sessions told me) explains the “need” for such massive towerblocks: this is the only way to generate the necessary profit for the developers and save the state from having to put its hand into its own pocket.

My opposition is not “nimbyism”: the streets surrounding our house – Monks Lane, Henderson Lane and Newton Street, as well as Explorer Street – are full of public housing, but it is low-rise and sympathetic with the immediate built environment. I wholeheartedly support the provision of more public housing in the area, including potentially in Explorer Street. But given the very low proportion of *genuinely* public housing stock that this proposed development would actually deliver, it represents *extremely poor value for money* that simply doesn't justify the negatives: evicting tenants and demolishing their homes, privatising valuable public land and assets, forever blighting the asset value of privately owned properties in the neighbourhood, and causing literally years of disruption and distress for the local community during what could be an extremely protracted construction period.

The solution to the alleged under-occupancy of the current Explorer Street dwellings is not the demolition of family-sized units that are actually desperately needed. While the proposal states that the highest priority for social housing is for one-bed units and studio apartments, the longest waiting period (10+ years) is for families waiting for 3+ bedroom units like those in Explorer Street.

The current proposal also represents a broken promise by the new Labor state government. Both during the election campaign and as recently as June 2023, Premier Minns stated: “We are immediately freezing the sale of all public and social housing.” As someone who voted for Labor, I am both infuriated and devastated by such a blatant breach of this commitment, and can only hope that it is an aberration that will be swiftly and permanently overturned as a result of this consultation process.

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 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 the definition applying to Explorer Street hasn’t yet been determined. Unless it means that the units earmarked as “affordable” 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 towerblocks 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.

Rezoning is necessary to increase the floor space ratio (FSR) and height restrictions to allow the construction of two 13-storey towerblocks. 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 43m 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.

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.

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 on ██████████ Henderson Road. This was simply wrong: a 13-storey towerblock ██████████ ██████████ will cause significant loss of light and sunlight to our home *all year round*, but especially during the winter months when the sun is lower in the sky. While the shadow plans cover the degree to which the tower will affect direct sunlight falling onto the park, ██████████

██████████

██████████

██████████

[REDACTED]

[REDACTED]

[REDACTED] 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 my husband 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 on our friends and their neighbours in 49 Henderson Road (the Running Sheds). Rising up literally metres from their first floor balcony (across the road on Station Place), this tower will wipe out their western view, light, breeze and sunsets, confronting them instead with either a brick wall or (depending on the final design), the complete destruction of their privacy. 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?

Furthermore, the shadow document concerns itself only with the solar impact of the proposed development between the hours of 9am to 3pm on 21 June, when the reality is that the impact on our access to light and sunlight is important to us all year round and for all the hours of daylight. If these proposals are allowed to go ahead, we will [REDACTED] be confronted by a massive structure extending up into the sky as far as the eye can see. [REDACTED] Henderson Road and Railway Parade will be overshadowed literally and figuratively. (We will also lose our night-time sky: such an enormous tower will emanate significant light pollution [REDACTED]. Of course none of the planning documents mention this aspect of the proposed development.)

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

The worrying inaccuracies of some (who knows how much?) of the information shared and 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 local residents are reliable, objective and accurate? What mechanisms are in place to ensure independent verification (which is clearly vital in the planning and

construction industries, given how notoriously prone to corruption they are – and 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 for many months. Yet another basic mistake.)

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 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/state of NSW be legally required to provide to local homeowners should these proposals go ahead? Compensation for any damage caused should also be made available 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 the planning officers we spoke to 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 precede and inform any decision to rezone?

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

We bought our house in mid-2019 because we loved the village atmosphere of Erskineville and the prospect of living opposite parkland that we assumed (being public land) could never be built upon. The terrace on the top floor of our house is currently flooded with sunlight and our outlook is filled with light and sky. Much of what we love about our house 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? The principle of *caveat emptor* is deeply unfair when it is virtually impossible to find out about such plans. What rights do local residents who have recently moved into the area and are directly impacted by 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 will make in our lifetime, we feel that the government should be liable to compensate any loss in the value of our primary asset as well as amenity as a result of this development. The \$86,755 we paid to the state of NSW in stamp duty in July 2019 was based on a sale price that would not likely have been achieved had there been a general awareness of this development proposal (a version of which first arose in late 2020, shortly after we moved into our house. The prospect of its resurfacing has haunted us ever since, seriously detracting from our ability to enjoy our lives here.) 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, the State of NSW should be obliged to compensate people in our situation, refund the stamp duty we've all paid in good faith (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 house, its location and our local community – but as we are both in our 60s and suffer upper respiratory tract health issues (████████████████████), we believe that continuing to live here would be untenable. We cannot face the prospect of years of stressful disruption, noise, dust and vibrations, potential insurance claims arising from damage sustained to our property, and looking out onto a massive tower that promises to block most if not all of our light and sunlight, and blight our view and outlook from our roof terrace in a way that is permanent and irrevocable.

10. INADEQUATE CONSULTATION

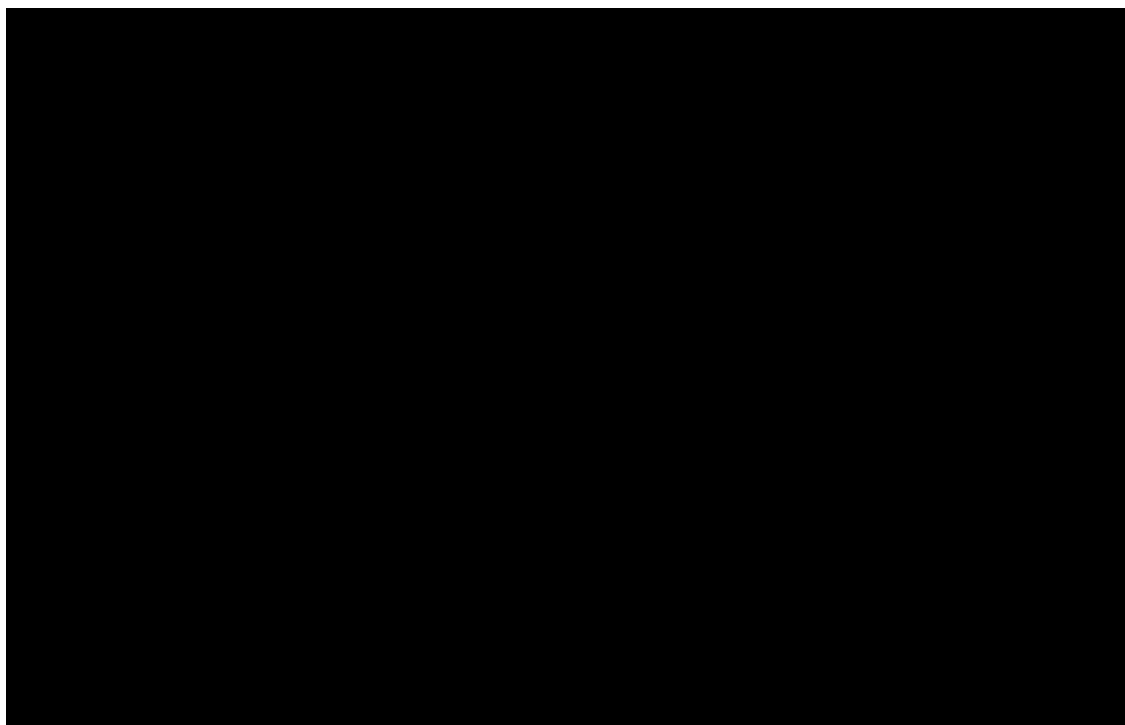
Our experience of “community consultation” with respect to Explorer Street development proposals, both in December 2020 and more recently, is that it has been rushed, piecemeal and inadequate. Our friends in ██████████ did not receive a letter, for example; they knew about the proposed development only because we told them (in fact, they only received a letter on 17 November). 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 must have been was 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 – THE NEW LABOR GOVERNMENT CAN AND SHOULD DO BETTER!

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" (as they were described by one of the current residents of Explorer Street), and certainly no one wants to live in the very long shadow they cast in what is otherwise a low-rise conservation area. 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 public and 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 also 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?

[REDACTED], Alexandria NSW 2015



Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376521

Submission Date/Time: 11/30/2023 9:43:32 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: I support it

I think more public housing is a great idea, and denser units make a lot of sense so close to Waterloo station. I live on [REDACTED] and I fully support this!

Submission ID #: 376526

Submission Date/Time: 11/30/2023 9:48:49 PM

Name: Name withheld

Suburb and Postcode: 2015

View on rezoning proposal: I object to it

I object to the new proposed construction as it has no positive impacts to the local community. The buildings in height will overshadow all other properties and parks surrounding it and also no new infrastructure is being invested into as a part of the proposed developments - no new schools, no new roads, no new connections. Also the buildings are not old that are being proposed to be demolished to make way for the new plans for rezoning and developing. There are many other public housing blocks around in the vicinity which are old and becoming derelict that could do with some redevelopments and reinvestment n by the government.

Submission ID #: 376531

Submission Date/Time: 11/30/2023 9:50:01 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I support it

I live [REDACTED] from this development. I strongly support it. This is an inner-city area, very close to a station. It is also next to a commercial district, with office buildings and shops. If there's anywhere that tall buildings and high density is appropriate, it's here. The area desperately needs higher density and more housing supply. I should not share the concerns of others about overshadowing or tall buildings. As a resident of this area, I struggle to see where they are coming from. For example, the nearby park is infrequently used (I use it regularly to exercise, and am usually the only one in it). Concerns about shadow over it should be given very little weight. But even if I did share these concerns, they are in any case vastly outweighed by the benefits of additional housing supply.

I live at [REDACTED], and so am 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 two enormous towerblocks, up to 13 storeys high, 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

This development would effectively privatise public land and assets to benefit private developers, and on a narrow strip of land that, given its topography and location, is totally inappropriate for the scale and type of development proposed. By setting a 50%/20%/30% private/affordable/social split, the state government wants to attract private developers whose sole aim is to make a profit. The requirement that the development “washes itself” (as a planner at one of the drop-in sessions told me) explains the “need” for such massive towerblocks: this is the only way to generate the necessary profit for the developers and save the state from having to put its hand into its own pocket.

My opposition is not “nimbyism”: the streets surrounding our house – Monks Lane, Henderson Lane and Newton Street, as well as Explorer Street – are full of public housing, but it is low-rise and sympathetic with the immediate built environment. I wholeheartedly support the provision of more public housing in the area, including potentially in Explorer Street. But given the very low proportion of *genuinely* public housing stock that this proposed development would actually deliver, it represents *extremely poor value for money* that simply doesn't justify the negatives: evicting tenants and demolishing their homes, privatising valuable public land and assets, forever blighting the asset value of privately owned properties in the neighbourhood, and causing literally years of disruption and distress for the local community during what could be an extremely protracted construction period.

The solution to the alleged under-occupancy of the current Explorer Street dwellings is not the demolition of family-sized units that are actually desperately needed. While the proposal states that the highest priority for social housing is for one-bed units and studio apartments, the longest waiting period (10+ years) is for families waiting for 3+ bedroom units like those in Explorer Street.

The current proposal also represents a broken promise by the new Labor state government. Both during the election campaign and as recently as June 2023, Premier Minns stated: “We are immediately freezing the sale of all public and social housing.” As someone who voted for Labor, I am both infuriated and devastated by such a blatant breach of this commitment, and can only hope that it is an aberration that will be swiftly and permanently overturned as a result of this consultation process.

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.

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“Affordable housing” is subject to a number of different interpretations and the definition applying to Explorer Street hasn’t yet been determined. Unless it means that the units earmarked as “affordable” 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 towerblocks 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.

Rezoning is necessary to increase the floor space ratio (FSR) and height restrictions to allow the construction of two 13-storey towerblocks. 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 43m 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.

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.

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 on [REDACTED]. This was simply wrong: a 13-storey towerblock 80m immediately to our north will cause significant loss of light and sunlight to our home *all year round*, but especially during the winter months when the sun is lower in the sky. While the shadow plans cover the degree to which the tower will affect direct sunlight falling onto the park, they incorrectly report the impact on our front garden, front rooms and our roof terrace between midday and 3pm during the winter months, when access to direct sunlight is most important to us (please see photos and link to video attached, taken on 21 June 2020, showing the sunlight and sky we would lose).

As our house is aligned north/south, the sun tracks over the top of our house for much of the year. In order to maximise our access to light *all year round*, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The complete omission of the devastating impact of the proposed development on our daily access to light and direct sunlight is an egregious oversight and seriously calls into question the overall accuracy and reliability of the shadows document. 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 my husband 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 on our friends and their neighbours in 49 Henderson Road (the Running Sheds). Rising up literally metres from their first floor balcony (across the road on Station Place), this tower will wipe out their western view, light, breeze and sunsets, confronting them instead with either a brick wall or (depending on the final design), the complete destruction of their privacy. 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?

Furthermore, the shadow document concerns itself only with the solar impact of the proposed development between the hours of 9am to 3pm on 21 June, when the reality is that the impact on our access to light and sunlight is important to us all year round and for all the hours of daylight. If these proposals are allowed to go ahead, we will step outside our front door to be confronted by a massive structure extending up into the sky as far as the eye can see. Our section of Henderson Road and Railway Parade will be overshadowed literally and figuratively. (We will also lose our night-time sky: such an enormous tower will emanate significant light pollution on us and our neighbours. Of course none of the planning documents mention this aspect of the proposed development.)

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

The worrying inaccuracies of some (who knows how much?) of the information shared and 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 local residents are reliable, objective and accurate? What mechanisms are in place to ensure independent verification (which is clearly vital in the planning and

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376536

Submission Date/Time: 11/30/2023 9:51:21 PM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: I support it

Aged and inappropriate housing for 2023. We are currently in a housing crisis and this is positive to the area. I fully support this redevelopment but would be nice to see more of this around the area

Submission ID #: 376546

Submission Date/Time: 11/30/2023 10:01:39 PM

Name: Name withheld

Suburb and Postcode: 2500

View on rezoning proposal: I support it

I am in full support of it. I would to see more projects similar to this across Sydney to address the homelessness crisis.

Submission ID #: 376551

Submission Date/Time: 11/30/2023 10:13:24 PM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: I object to it

I object to the proposal on the grounds that insufficient consideration has been paid to certain aspects, specifically:- The proposal is not located on any major arterial roads and will likely generate significant traffic impacts on surrounding streets, particularly during construction. I believe that this has not been sufficiently considered by the Transport Impact Assessment. Henderson Road and Park Street are not suitable to take large numbers of truck movements.- The proposed towers of up to 13 storeys are likely to cast significant shadows. A shadow impact analysis is required to know the impact on surround properties and Explorer park before suitability of the proposed buiding heights and locations can be properly assessed.

Submission ID #: 376571

Submission Date/Time: 11/30/2023 10:44:15 PM

Name: Name withheld

Suburb and Postcode: Alexandria 2015

View on rezoning proposal: I object to it

To whom it may concern: I oppose the rezoning proposal for the Explorer Street site in Eveleigh. I am making a personal submission which summarises my primary concerns as a resident on [REDACTED]. The below is not, however, a comprehensive response to the proposal. I have no political donations to report. I request an acknowledgement from the Department of Planning. I request a response from the Minister for Housing. I request an acknowledgement from the NSW Premier. Social impact: I am fully supportive of public and social housing, as well as increasing the provision of both in my local community. Contrary to the NSW Premier's accusations against individuals opposed to development proposals, I am not "allergic" to change, nor a "NIMBY". I agree with Mr Minns' assertions that "we want to see building designs that embrace what we love about Sydney and NSW" (The Daily Telegraph's 2023 Bradfield Oration, 16 November 2023). However, the current proposal for Explorer Street is not appropriate for the site and is certainly not "density well done" (Minns). Furthermore, it fails to meet Mr Minns' pre-election promise to freeze the sale of public and social housing, constituting a 70% reduction in the proportion of social housing on the land, which will no longer be publicly owned or publicly managed. The proposed development fails to address the five to ten year waiting times for social housing properties with three or more bedrooms that accommodate larger family units. The largest units in the design proposal offer three bedrooms and represent only 18% of the new housing stock, and it is likely that few will be allocated as social housing, given that the proposal states the mean number of persons per dwelling in the social housing units will be 2.13. Removing large properties from the social/public portfolio will make it even harder for families (especially Aboriginal families) to access an appropriate home in this allocation zone. The social and cultural implications of this are undeniable and should not be ignored in favour of providing an ill-considered, one-size-fits-all solution. Even in the context of a greater number of single/couple applicants on the social housing waiting list, the principle of safeguarding the rights and needs of the (fewer) family groups should be considered a fundamental tenet of a just and ethical society as well as a diverse and flourishing community.

Height of the proposed buildings: The proposed development includes buildings of nine storeys in the centre of the site, and 13 storeys at the eastern and western ends. The elevation of the land at Explorer Street will yield towers with a height of over 50 meters above Henderson Road. This is entirely incongruous with the aesthetics and ambience of the local neighbourhood. The Explorer Street site borders a heritage conservation area and must be developed in a way that is sympathetic to its history and maintains its overall ambience. Assertions in the Heritage Impact Statement that the proposed high-rise development would not physically or visually impact any understanding or appreciation of the surrounding area are frankly absurd. While they may not obscure views of specific local heritage items, the towers will dominate the urban landscape and detrimentally affect the character of a neighbourhood that includes sites of international and national significance. At a personal level, the proposed high-rise towers will have a catastrophic effect on the outlook, privacy, solar access, and sky views of my property. My husband and I moved to [REDACTED], Alexandria, in February 2022, after a two-year search for a "forever" home that met some non-negotiable criteria. Originally from London, we were looking for an inner-city property in a socially, economically, and culturally diverse community but we also wanted a home in a location that offered a sense of green and openness amidst the urban bustle. [REDACTED] ticked all the boxes! They say a picture paints a thousand words, and I am presenting below some scaled images of the visual impact on my home, showing the current and proposed views from our top floor, and the current and proposed view at street level. Clearly, we would have an extremely poor outlook, especially from our top floor, and our privacy would be unavoidably invaded at close quarters by the residents in the apartments opposite. Furthermore, even if, as your report claims, there is little measurable effect on

solar access to our home, the proximity, height, and dominance of the tower would obliterate our view of the sky and create an overbearing sense of visual confinement. Ironically, we also anticipate light pollution from the structures would invade our home at night. None of this is good for our mental wellbeing. I do not anticipate remaining in my home if this proposal proceeds, and the market position of the property will inevitably be downgraded by this ill-considered, insensitive, and inappropriate development. Worryingly, the visual impact of the development on neighbouring residents is very poorly considered in the published technical report, and summary information is inaccurately presented. The photomontage for Viewpoint 01 (at the intersection of Railway Parade and Park Street) conveniently omits all but a section of the edge of the 13-storey tower block that would be less than 75 meters to the left of the camera location. The image presented cites “Distance to Project – 130m” in a presumed reference to Blocks B and C further to the east of the site. In a similar obfuscation of the truth, the visual impact summary ratings are questionable in Section 5 of the Visual Impact Assessment (see Table 1 below). For example, how did weighted impact ratings of “high” + “medium” + “medium” at Viewpoint 01 yield an overall significance rating of “medium-low”? These examples (and many typos and simple errors, such as house numbers) call into question the value, accuracy, and independence of the published technical studies. Traffic/parking Mitchell Rd, Park Street, Henderson Road, and Railway Parade have already been adversely impacted by increased traffic due to WestConnex. The Transport Impact Assessment makes no reference to traffic studies recently carried out by the Council and fails to address the potential impact of construction activity in the context of current traffic conditions. For example, the western end of Railway Parade is erroneously described as being one-way and only permitting southbound movement. Neither is the case since changes to traffic conditions which were implemented in early 2023. In a similar oversight, it appears that traffic counts along Park Street were taken when through traffic was severely limited due to infrastructure upgrades and the closure of Railway Parade to vehicles turning from Erskineville Road. Regarding parking, I applaud the attempt to restrict car ownership within the new development. I am a staunch advocate for use of public transport and other alternatives, such as cycling. However, the reality is that provision of Category A parking facilities in the new development will result in significant overspill to surrounding streets, which are already close to capacity. The likely competition for on-street parking additionally raises safety issues for pedestrians and cyclists. Impacts of construction The construction phase of this development would prevent existing residents from enjoying their homes and neighbourhood for an estimated period of (at least) 36 months. Noise, vibration, and dust would blight the community daily. Although all are inevitable during development of any kind, the scope of this proposal would exacerbate the duration and scale of disruption. Given the lack of community support for this proposal, it seems likely that a “for the greater good” sentiment would sustain few – if any – residents during this unpleasant period. 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. Summary In conclusion, the case for Explorer Street to remain 100% public housing is compelling. There are other, more appropriate, sites for a proposal of this nature in the inner city, many of which would garner community support. The scale and scope of the Explorer Street development is unacceptable and would be irrevocably detrimental to the local community. Yours faithfully

[REDACTED]

Objection to Explorer Street Rezoning Proposal

To whom it may concern:

I oppose the rezoning proposal for the Explorer Street site in Eveleigh. I am making a personal submission which summarises my primary concerns as a resident on Henderson Road. The below is not, however, a comprehensive response to the proposal. I have no political donations to report.

I request an acknowledgement from the Department of Planning.

I request a response from the Minister for Housing.

I request an acknowledgement from the NSW Premier.

Social impact

I am fully supportive of public and social housing, as well as increasing the provision of both in my local community. Contrary to the NSW Premier's accusations against individuals opposed to development proposals, I am not "*allergic*" to change, nor a "*NIMBY*". I agree with Mr Minns' assertions that "*we want to see building designs that embrace what we love about Sydney and NSW*" (The Daily Telegraph's 2023 Bradfield Oration, 16 November 2023). However the current proposal for Explorer Street is not appropriate for the site and is certainly not "*density well done*" (Minns). Furthermore, it fails to meet Mr Minns' pre-election promise to freeze the sale of public and social housing, constituting a 70% reduction in the proportion of social housing on the land, which will no longer be publicly owned or publicly managed. The proposed development fails to address the five to ten year waiting times for social housing properties with three or more bedrooms that accommodate larger family units. The largest units in the design proposal offer three bedrooms and represent only 18% of the new housing stock, and it is likely that few will be allocated as social housing, given that the proposal states the mean number of persons per dwelling in the social housing units will be 2.13. Removing large properties from the social/public portfolio will make it even harder for families (especially Aboriginal families) to access an appropriate home in this allocation zone. The social and cultural implications of this are undeniable and should not be ignored in favour of providing an ill-considered, one-size-fits-all solution. Even in the context of a greater number of single/couple applicants on the social housing waiting list, the principle of safeguarding the rights and needs of the (fewer) family groups should be considered a fundamental tenet of a just and ethical society as well as a diverse and flourishing community.

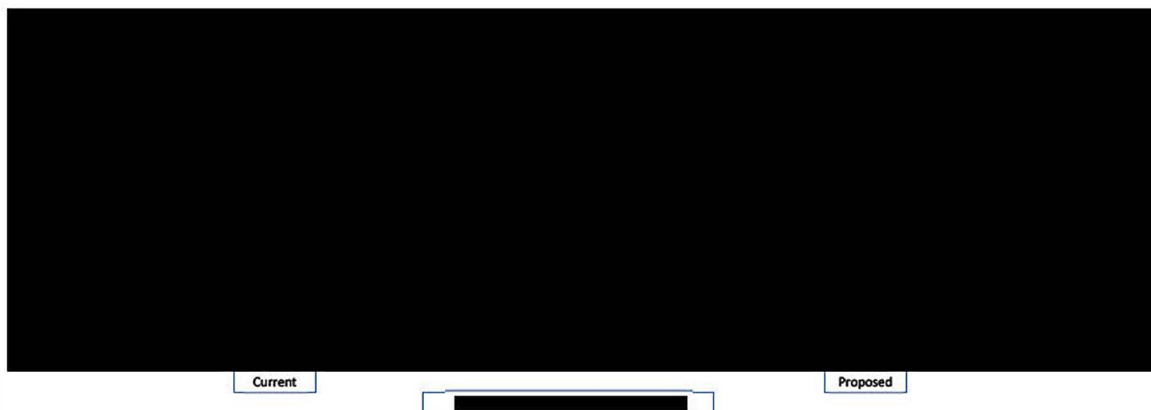
Height of the proposed buildings

The proposed development includes buildings of nine storeys in the centre of the site, and 13 storeys at the eastern and western ends. The elevation of the land at Explorer Street will yield towers with a height of over 50 meters above Henderson Road. This is entirely incongruous with the aesthetics and ambience of the local neighbourhood. The Explorer Street site borders a heritage conservation area and must be developed in a way that is sympathetic to its history and maintains its overall ambience. Assertions in the Heritage Impact Statement that the proposed high-rise development would not physically or visually impact any understanding or appreciation of the surrounding area are frankly absurd. While they may not obscure views of specific local heritage items, the towers will dominate the urban landscape and detrimentally affect the character of a neighbourhood that includes sites of international and national significance.

At a personal level, the proposed high-rise towers will have a catastrophic effect on the outlook, privacy, solar access, and sky views of my property. My husband and I moved to [REDACTED], Alexandria, in February 2022, after a two-year search for a "forever" home that met some non-negotiable criteria. Originally from London, we were looking for an inner-city property in a socially, economically, and culturally diverse community but we also wanted a home in a location that offered a sense of green and openness amidst the urban

Objection to Explorer Street Rezoning Proposal

bustle. [REDACTED] ticked all the boxes! They say a picture paints a thousand words, and I am presenting below some scaled images of the visual impact on my home, showing the current and proposed views from our top floor, and the current and proposed view at street level.



Clearly, we would have an extremely poor outlook, especially from our top floor, and our privacy would be unavoidably invaded at close quarters by the residents in the apartments opposite. Furthermore, even if, as your report claims, there is little measurable effect on solar access to our home, the proximity, height, and dominance of the tower would obliterate our view of the sky and create an overbearing sense of visual confinement. Ironically, we also anticipate light pollution from the structures would invade our home at night.

None of this is good for our mental wellbeing. I do not anticipate remaining in my home if this proposal proceeds, and the market position of the property will inevitably be downgraded by this ill-considered, insensitive, and inappropriate development.

Objection to Explorer Street Rezoning Proposal

Worryingly, the visual impact of the development on neighbouring residents is very poorly considered in the published technical report, and summary information is inaccurately presented. The photomontage for Viewpoint 01 (at the intersection of Railway Parade and Park Street) conveniently omits all but a section of the edge of the 13-storey tower block that would be less than 75 meters to the left of the camera location. The image presented cites “Distance to Project – 130m” in a presumed reference to Blocks B and C further to the east of the site. In a similar obfuscation of the truth, the visual impact summary ratings are questionable in Section 5 of the Visual Impact Assessment (see Table 1 below). For example, how did weighted impact ratings of “high” + “medium” + “medium” at Viewpoint 01 yield an overall significance rating of “medium-low”? These examples (and many typos and simple errors, such as house numbers) call into question the value, accuracy, and independence of the published technical studies.



Figure 11 Viewpoint 01 photomontage.

SECTION 5: VISUAL IMPACT ASSESSMENT

VIEW REFERENCE	LOCATION	RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS AS LOW, MEDIUM OR HIGH			OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT
		Public Domain View Place Sensitivity	Physical Absorption Capacity	Compatibility with Urban Context and Visual Character	
VP1	Intersection of Railway Parade at Park Street, view north-east.	High	Medium	Medium	Medium-low
VP2	Solander Park, view north.	High	High	Medium	Low
VP3	Newton Street and Allen Ave intersection, view north.	High	High	Medium	Low
VP4	Central Ave, view west.	Medium	High	High	Low
VP5	Erskinville Station entrance, view north-east.	High	High	High	Low
VP6	Railway Parade, view north-east.	Medium	Medium	Medium	Medium-low
VP7	Northern end of Newton Street, view north.	High	Medium	Medium	Medium-low
VP8	View west from Locomotive Street.	Low	Low	Medium	Low
VP9	Carriageworks Way, view south-east along Stores Street.	Medium	Medium	High	Low
VP10	North-west corner of Hollis Park, view south-east.	Nil	Nil	Nil	Nil

Table 1 Summary of ratings of visual effects on weighting factors.

Objection to Explorer Street Rezoning Proposal

Traffic/parking

Mitchell Rd, Park Street, Henderson Road, and Railway Parade have already been adversely impacted by increased traffic due to WestConnex. The Transport Impact Assessment makes no reference to traffic studies recently carried out by the Council and fails to address the potential impact of construction activity in the context of *current* traffic conditions. For example, the western end of Railway Parade is erroneously described as being one-way and only permitting southbound movement. Neither is the case since changes to traffic conditions which were implemented in early 2023. In a similar oversight, it appears that traffic counts along Park Street were taken when through traffic was severely limited due to infrastructure upgrades and the closure of Railway Parade to vehicles turning from Erskineville Road.

Regarding parking, I applaud the attempt to restrict car ownership within the new development. I am a staunch advocate for use of public transport and other alternatives, such as cycling. However, the reality is that provision of Category A parking facilities in the new development will result in significant overspill to surrounding streets, which are already close to capacity. The likely competition for on-street parking additionally raises safety issues for pedestrians and cyclists.

Impacts of construction

The construction phase of this development would prevent existing residents from enjoying their homes and neighbourhood for an estimated period of (at least) 36 months. Noise, vibration, and dust would blight the community daily. Although all are inevitable during development of any kind, the scope of this proposal would exacerbate the duration and scale of disruption. Given the lack of community support for this proposal, it seems likely that a “for the greater good” sentiment would sustain few – if any – residents during this unpleasant period.

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.

Summary

In conclusion, the case for Explorer Street to remain 100% public housing is compelling. There are other, more appropriate, sites for a proposal of this nature in the inner city, many of which would garner community support. The scale and scope of the Explorer Street development is unacceptable and would be irrevocably detrimental to the local community.

Yours faithfully,

 Alexandria NSW 2015

Submission ID #: 376586

Submission Date/Time: 12/1/2023 4:41:07 AM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

Dear Sir/Madam,

I support the friends of Erskineville's submission as attached below.

Residents of Erskineville and surrounds oppose the rezoning proposal due to numerous detrimental impacts on the community and environment. These include but not limited to:

Implementation of a totally flawed model destroying the existing amenity, environment and social fabric of the community which exists today. There is a maximum of 3 storeys and the proposal is for 13 storeys - totally unfitting on all levels including the environment, infrastructure and social considerations.

Uprooting the current residents of Explorer Street will destroy lives and the community. The current dwelling provides for family dwellings which will be replaced by 1 or 2 bedroom units not suitable for people living there currently.

Infrastructure is not geared for such an exponential increase in people and dwelling proposed in the Explorer Street development. Drainage and road systems and public transport are already at a critical mass without these increased population numbers.

Traffic and Parking

Impacts on the local road network and parking during the construction phase are not detailed or accounted for in the proposal. The existing network has little capacity for the level of demand proposed or more so during the construction phase. Local residents will have limited opportunities to park or utilise the road network. Heavy vehicle movements will be ongoing with elevated safety concerns from an increase in vehicle movement, especially heavy vehicles. Navigation apps will default to Park Street as a more direct route and access point encouraging heavy vehicles required during the construction phase putting unrealistic pressure on local road networks and the recently repaired and upgraded drainage systems on Park Street.

Urban Shadow

The proposed blocks will be 43 metres high with the tallest building in the surrounding area being 35 metres (Channel 7) but this is in a commercial area, not residential. The tower heights are totally inappropriate to the local neighbourhood. Shadowing by these buildings will greatly impact the amenity of South Sydney Rotary Park and surrounds.

Environmental Destruction:

The destruction of good housing makes no sense on any level especially on the environment. Much better strategies are proven to refurbish and redevelop existing structures without degrading the existing environment or community.

Please listen to your local community and do not let this rezoning go ahead.

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

The Friends of Erskineville opposes the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh.

Note: the definitions used for housing types are outlined in Annexure A to this submission.

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.

Housing Minister Rose Jackson admitted this problem at Budget Estimates on November 1 when she described the way public housing is funded as “a snake eating itself”. [1]

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.

In the middle of a housing crisis, the NSW and Commonwealth governments should also look to buy local brownfield sites marked for private residential development, such as at Ashmore Estate and Brightwell Transport on Coulson St and develop these as public housing sites. Funding should also be allocated to the proper repair, maintenance and refurbishment of existing public housing.

The Eveleigh proposal, which will see the whole site privatised, is in clear breach of NSW Labor election promises and binding 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:

Chris Minns: “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.”

Ron Hoenig sent out mass SMS messages: “ONLY LABOR WILL STOP THE SELL-OFF & PRIVATISATION OF PUBLIC HOUSING IN NSW! VOTE [1] RON HOENIG ON SAT, 25 MARCH.”

City of Sydney Councillor Linda Scott: “If you live in public housing, Labor will protect your home. Your home will not be sold, and you will not be relocated.”

This came after a binding motion was passed at NSW Labor’s 2022 conference to legislate a moratorium on the privatisation, sale and outsourcing of any public housing assets or services. [2] The motion also bound Labor to legislate to ensure that public housing in the inner city increased at a rate exceeding local private housing developments.

This proposal fails on both these counts and is against community expectations, and hence must be rejected.

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.

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.

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.

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. [3]

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.

Traffic and parking impacts:

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

[1] [https://www.parliament.nsw.gov.au/lcdocs/transcripts/3165/Transcript%20-%20PC2%20-%20Budget%20Estimates%20\(Jackson\)%20-%201%20November%202023%20-%20UNCORRECTED.pdf](https://www.parliament.nsw.gov.au/lcdocs/transcripts/3165/Transcript%20-%20PC2%20-%20Budget%20Estimates%20(Jackson)%20-%201%20November%202023%20-%20UNCORRECTED.pdf)

[2] <http://www.redwatch.org.au/issues/public-housing/221016alp>

[3] <https://www.smh.com.au/national/nsw/the-french-solution-for-sydney-s-apartment-blocks-20230727-p5drqd.html>

Annexure A. From: The Australian Housing and Urban Research Institute (AHURI)¹ definitions. <https://www.ahuri.edu.au/>

SOCIAL HOUSING:

Social housing is government subsidised and made up of two types of housing:

- **public housing**, which is owned and managed by State and Territory Governments, and
- **community housing**, which is managed (and often owned) by not-for-profit organisations.

Social housing is allocated according to need, rather than competitive market conditions and provides longer term and secure rental housing. Social housing provides people with homes where they can live with dignity and as comfortably as possible, and, as an added benefit for the wider society, helps reduce people's use of expensive health and judicial services. For some people, social housing provides a place where they can rebuild their lives, acquire education skills, and access employment opportunities.

Rents:

- **public housing** – are calculated at 25 to 30 per cent of the household's income (depending on household income and composition). If, for larger households, the 25 to 30 per cent rent level exceeds the local market rent for that property, then the local market rent is applied.
- **community housing** - the 25 to 30 per cent of income rent rate (once again, depending on household income and composition) is applied only to very low-income tenants. As community housing tenants are also eligible for Commonwealth Rent Assistance (CRA), that subsidy will be paid to the community housing provider, resulting in a rent that may approach local area market rents. The Australian Tax Office has ruled that, as charities, GST will not apply to not-for-profit community housing providers that charge rents that are less than 75 per cent of local market rents. In such situations community housing providers charge rents at 74.9 per cent or below of market rents.

- **AFFORDABLE HOUSING**

Defining what is 'affordable housing' doesn't have a common meaning across jurisdictions and government programs.

NSW and Victorian Planning Departments frame affordable housing in relation to a household's income and consider that it is for very low to moderate income households. However, the NSW Department of Planning considers affordable housing to be 'rental housing for members of the community who may not be able to afford to rent in the general market'. The benchmark for affordability is 25 to 30 per cent of the income of these target groups.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376631

Submission Date/Time: 12/1/2023 9:43:54 AM

Name: Name withheld

Suburb and Postcode: 2037

View on rezoning proposal: I object to it

This is public housing and should remain so. This is privatisation, which the government promised to end.

Submission ID #: 376681

Submission Date/Time: 12/1/2023 10:36:46 AM

Name: Name withheld

Suburb and Postcode: 2113

View on rezoning proposal: I support it

Having been a recent resident of an affordable housing project in Redfern, I believe this project is a fantastic idea to provide reliable and reasonable housing to those who have been priced out of the local market.

Stable and affordable housing in the inner-city area will provide greater opportunities and security both financially and mentally as they did with me, and I welcome more projects like this to address the affordability crisis and narrow the rich-poor gap.

I minor concern I would like to raise is a lack of accessibility to area north of the railway tracks. I hope that this will expedite a future north-south pedestrian route that will significantly cut travel times between the two precincts, as ease of access to Carriageworks, Sydney University and RPA are benefits for the those living south of the rail line.

Submission ID #: 376726

Submission Date/Time: 12/1/2023 11:10:51 AM

Name: Name withheld

Suburb and Postcode: 2043

View on rezoning proposal: I am just providing comments

Please find my submission letter attached.

To : Department of Planning

Date : 1/12/2023

Dear Sir / Madam

Re: Explorer Street Everleigh – Rezoning Proposal

I am writing to view my concerns after reviewing the Department of Planning and Environments Explanation of Intended Effects (EIE), draft Design Guide and the supporting technical studies for redevelopment of the Explorer Street Site, Everleigh.

Whilst I am generally supportive of the proposal, I have some matters of concern and would like the Department of Planning to consider the following:

Built Form

1. Bulk and Scale – the building heights are totally out of scale with the neighboring apartment properties and the building heights are seen from various points in Erskineville. The building heights are out of context in this Heritage residential area
2. The buildings will be higher than stated due to the fact that the land is higher at the rear of Explorer Street, than the lower point at Henderson Road
3. There will be shadowing impacts on the neighboring buildings, houses on Henderson Road, and solar access in South Everleigh Park will be greatly reduced.

Floor space ratio (FSR)

1. The rezoning proposes that the site can build floor space almost 3 times the area of the residential zones land – The exact FSR is 2.94. The unit development to the east of the site has a FSR of 2:1 so the proposal is 50% greater than the adjoining development. The zoning goes over all residential land so the developer can use that FSRs anywhere on that site, including FSR from over open space, paths etc. provided it fits within the allowable height and the design guide is addressed.
2. *Identified Issues: Is a FSR 50% above the residential units development to the east appropriate.*

Social and affordable housing

1. It is our understanding that the Developer can sell off the public & affordable housing apartments on the site after a period of ten years. This does not preserve Explorer Street site as wholly public and affordable housing, as it currently stands.

Therefore, the Explorer Street site should be retained in public ownership through leasehold arrangements other than sale and the site should deliver 100 per cent as social and affordable housing.

Where 100 per cent of social and affordable housing cannot be achieved, it must be maximised on the site. A site-specific provision must be included in the Sydney LEP that *at least* 30% of

all housing be social housing and 20% of all housing be affordable housing provided in **perpetuity**.

Also the proposed development should have an appropriate number of larger social housing apartments made available. That is there should be 4 Bedroom apartments included on the site

Design Excellence

I totally support the "City of Sydney

"It is the City's experience that better outcomes are achieved when there are real FSR or height incentives for undertaking the competitive design process. Simply requiring a competitive design process (with no incentive attached) and providing a maximum FSR (that is understood by the developer as their 'by right' FSR) does not achieve the full benefits of an incentive-based approach.

The City therefore recommends Sydney LEP clause 6.21(D)(3)(b) to be retained to preserve this incentivised approach but only if the mapped floor space is reduced by 10%.

To accommodate the retention of the incentive for undertaking a competitive design process, the maximum Floor Space Ratio in the EIE should be reduced by 10% and a competitive design competition required to achieve up to 10% FSR subject to the development demonstrating design excellence, as defined under the Sydney LEP.

Recommendation 22: Re-instate the Sydney LEPs incentive-based approach to achieving design excellence which has worked well over more than 20 years."

I see this as an opportunity to design a new way of living in social housing & affordable living, and the opportunity to create a great community. The Arkadia Apartments on Sydney Park Road are a prime example built by Defence Housing Australia

Planning Systems SEPP

While the site is being removed from Redfern Waterloo Authority Sites under State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) it will remain a State Significant Development as the Planning Systems SEPP designates development on behalf of LAHC or the Aboriginal Housing Office as SSD for projects that have more than 75 homes or with a Capital Investment Value over \$30 million in the precinct..

*Identified Issue: SSD developments tend to look at sites in isolation rather than within the wider Local Government Area context. **Having the City of Sydney as the consent authority for the development rather than the state government is likely to provide a better outcome for those around the site. If it is to be a SSDA, Council should be actively consulted and involved to help minimise issues for surrounding residents.***

Waste Collection

Given the size of the proposed development, the management and collection of waste should be located in the basement, away from the public domain.

There is often illegal dumping around Explorer Street site currently and there must be some type of facility within the new proposed development to accommodate the City of Sydney's waste collection 10.6m vehicles to be accommodated.

The concept scheme in the Urban Design Report does not provide adequate loading and servicing facilities. The Transport Impact Assessment indicates five loading spaces; however, these are unable to be located in the concept scheme. The Medium Rigid Vehicle space shown in the concept scheme does not appear to have the right dimensions. There does not appear to be space for the Council waste truck in the basement, and the path of travel from the bin rooms to the waste collection point is unclear.

Land Contamination

1. Rezoning of the site should be contingent on an appropriate contamination assessment / investigation being completed and to allow informed consideration of the appropriateness of the rezoning"

I can only say let's get this development right, it is a great opportunity to have an inclusive development created harmoniously with the existing surrounding community. Not isolated tower blocks sitting at the back of Explorer Street site, with no connection to the rest of the community.

Yours sincerely

██████████

██████████

Erskineville 2043

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376761

Submission Date/Time: 12/1/2023 11:48:27 AM

Name: Name withheld

Suburb and Postcode: Erskineville

View on rezoning proposal: I object to it

Attached in word document. I'm not opposed to increased housing, but the density, height and FSR is way out of context and proportion for this site

To : Department of Planning

Date: 1/12/2023

Dear Sir / Madam

Re: Explorer Street, Everleigh Rezoning Proposal

I am writing to you to express my concerns and reservations after reviewing the Department of Planning and Environments Explanation of Intended Effects (EIE), draft Design Guide and the supporting technical studies for redevelopment of the Explorer Street Site, Everleigh.

Whilst I am generally supportive of the proposal around increasing social housing, I do have concerns I'd like to raise and for the Department of Planning.

Built Form

1. Bulk and Scale – the building heights are totally out of scale and proportion with the neighboring apartment properties and the building heights are seen from various points in Erskineville. The building heights are out of context in this Heritage residential area. The plans are also oblique at best in stating how many floors the new buildings will contain.
2. The buildings will be higher than stated since the land is higher at the rear of Explorer Street, than the lower point at Henderson Road
3. There is the possibility of will be shadowing impacts on the neighboring buildings, houses on Henderson Road, and solar access in South Everleigh Park will be greatly reduced.

Excessive Floor space ratio (FSR)

The rezoning proposes that the site can build floor space almost 3 times the area of the residential zones land – The exact FSR is 2.94. The unit development to the east of the site has a FSR of 2:1 so the proposal would be 50% greater than the adjoining development. The zoning cover covers all residential land; thus, the developer is free to use that FSRs anywhere on that site,

Social and affordable housing – but not in perpetuity

It is my understanding that the Developer can sell off the public & affordable housing apartments on the site after a period of ten years. This does not preserve Explorer Street site as wholly public and affordable housing, as it currently stands.

Therefore, the Explorer Street site should be retained in public ownership through leasehold arrangements other than sale and the site should deliver 100 per cent as social and affordable housing.

Where 100 per cent of social and affordable housing cannot be achieved, it must be maximised on the site. A site-specific provision must be included in the Sydney LEP that *at least* 30% of all housing be social housing and 20% of all housing be affordable housing provided in **perpetuity**.

Design Excellence

I totally support the “City of Sydney’ stance and expertise in seeking design excellence for the site.

“It is the City’s experience that better outcomes are achieved when there are real FSR or height incentives for undertaking the competitive design process. Simply requiring a competitive design process (with no incentive attached) and providing a maximum FSR (that is understood by the developer as their ‘by right’ FSR) does not achieve the full benefits of an incentive-based approach.

The City therefore recommends Sydney LEP clause 6.21(D)(3)(b) to be retained to preserve this incentivized approach but only if the mapped floor space is reduced by 10%.

To accommodate the retention of the incentive for undertaking a competitive design process, the maximum Floor Space Ratio in the EIE should be reduced by 10% and a competitive design competition required to achieve up to 10% FSR subject to the development demonstrating design excellence, as defined under the Sydney LEP.

I’d wish to see the reinstatement of the City of Sydney LEPs incentive-based approach to achieving design excellence which has worked well over more than 20 years.”

I see this as an opportunity to design a new way of living in social housing & affordable living, and the opportunity to create a great community. The Arkadia Apartments on Sydney Park Road are a prime example built by Defence Housing Australia

Waste Collection

Given the size of the proposed development, the management and collection of waste should be located in the basements, away from the public domain.

There is often illegal dumping around Explorer Street site currently and there must be some type of facility within the new proposed development to accommodate the City of Sydney’s waste collection 10.6m vehicles to be accommodated.

The concept scheme in the Urban Design Report does not provide adequate loading and servicing facilities. The Transport Impact Assessment indicates five loading spaces; however, these are unable to be located in the concept scheme. The Medium Rigid Vehicle space shown in the concept scheme does not appear to have the right dimensions. There does not appear to be space for the Council waste truck in the basement, and the path of travel from the bin rooms to the waste collection point is unclear.

Conclusion

The Explorer Street site is a great opportunity to have a well-designed, cohesive and integrated development, one that’s created harmoniously within the existing surrounding community. Not a series of oddly connected 12 storey, isolated and incongruous tower blocks sitting at the back of Explorer Street site, with no little connection to and lacking the character of the adjacent community.

Kind Regards

[REDACTED]

[REDACTED], Erskineville, NSW, 2043

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Submission ID #: 376766

Submission Date/Time: 12/1/2023 11:55:22 AM

Name: Name withheld

Suburb and Postcode: ravenhoe 4888

View on rezoning proposal: I object to it

i am against the privatisation of public housing. privatising employment services has had detrimental effects on people already suffering below the poverty line. privatising more government sectors is not the answer.

Submission ID #: 376786

Submission Date/Time: 12/1/2023 12:01:48 PM

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: I object to it

I truly believe our public housing should remain as public housing and not rezoned and sold to a developer. To offer only social and affordable housing that may in a short timeframe (15 years?) be sold on as privately owned housing is uncaring & short sighted,. To address a housing shortage with this short term gain, and result in a huge loss of public asset, I object.

The scale of this proposal is well and truly overbearing. The existing site is elevated from the Henderson Rd street level. 13 storeys plus the mix of 4, 7 and 9 storeys will be a significant & visual impact on the whole of our neighbourhood. I object to this immense scale and the rezoning proposal needs to be reduced. Developments in the area with 4 and 6 – 7 storeys, but nothing taller, and any proposed redevelopment should be in line with these existing heights.

I strongly object to any proposal that changes this land from Public Housing, and any redevelopment should remain for Public Housing

Submission ID #: 376796

Submission Date/Time: 12/1/2023 12:14:22 PM

Name: Name withheld

Suburb and Postcode: 2038

View on rezoning proposal: I support it

An excellent proposal to deliver a much needed increase in social and affordable housing in an excellent location. The high level of amenity within walking distance, and the proximity to transport

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

links make this a great location for high density development. Nearby greenspace, and limited potential for overshadowing of residential neighbours make the location entirely suitable for a development of this size.

Submission ID #: 376836

Submission Date/Time: 12/1/2023 12:53:25 PM

Name: Name withheld

Suburb and Postcode: Sydney - 2000

View on rezoning proposal: I support it

* 13 stores is appropriate given how close it is to redfern station

* it is important that we increase the lvels of social housing in NSW & especially in Sydney

* High density in inner-city areas is important to provide the maximum location benefits to as many people as possible

Submission ID #: 376846

Submission Date/Time: 12/1/2023 1:05:35 PM

Name: Name withheld

Suburb and Postcode: Potts point 2011

View on rezoning proposal: I support it

This is a fantastic proposal which will increase the amount of much needed housing in the area.

There is a significant need for more housing, including affordable housing in the area. The location is suitable and the need for this development is significant.

Submission ID #: 376916

Submission Date/Time: 12/1/2023 3:15:25 PM

Name: Name withheld

Suburb and Postcode: 2131

View on rezoning proposal: I object to it

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Under no circumstances should public housing be put into the hands of private developers and landlords. This site should be developed by State Government as a public housing development. We are in the midst of a housing crisis caused by developers and landlords driving up the price of housing at the same time as the quality plummets, while State and Federal governments continue to both allow and encourage the treatment of housing as a speculative investment. Quality housing is a human right. Public housing is the only sensible solution to our housing crisis.

Submission ID #: 376926

Submission Date/Time: 12/1/2023 3:31:14 PM

Name: Name withheld

Suburb and Postcode: Canterbury 2193

View on rezoning proposal: I support it

Sounds good to me

Submission ID #: 377166

Submission Date/Time: 12/1/2023 7:45:45 PM

Name: Name withheld

Suburb and Postcode: 2075

View on rezoning proposal: Support

I am writing to express my support for the proposed development in Explorer St, Redfern, which aims to transform 46 existing homes into a vibrant community comprising 120 social housing units, 80 affordable housing units, and 200 market-rate housing units.

Key Reasons for Support:

Appropriateness of Location: The proposed 13-storey development is ideally situated close to Redfern station. This proximity to excellent train links and the general amenity of the area makes the location highly appropriate for a development of this scale. The accessibility provided by the nearby station will be a significant benefit to all residents of the development, especially considering the needs of social and affordable housing beneficiaries..

Urgency for Social Housing: There is a pressing need to increase the levels of social housing in the inner city. The current waitlist for social housing is a matter of concern, and this development will directly address this issue by providing a substantial number of social housing units. This is not just a housing solution but a step towards building a more inclusive and supportive community in the heart of the city.

A Model for Future Developments: This project can serve as a model for future developments, especially in areas where proposals have been abandoned due to insufficient social housing uplift, such as Riverwood and Glebe. Developments in Glebe, for instance, is settling for a mere four storeys, which is a missed opportunity for creating more housing in a desirable area. By embracing significant density increases in sought-after locations, we can achieve a win-win scenario where the

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

needs for both social and market-rate housing are met, contributing to a more diverse and vibrant community

Submission ID #: 377301

Submission Date/Time: 12/1/2023 10:22:41 PM

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: object

The proposed building height of 60m / 13 storeys is exorbitant and will also block out much sunlight for the residents of [REDACTED]. In the afternoon all the sunlight comes from the direction of the proposed buildings and this will block out the current sunlight we receive.

Parking in the area is already very difficult and adding 400 plus residences will further impact on this. The driveway for underground parking for 49 Henderson road uses the same entrance as the explorer st complex and I worry this will create issues and delays with garage access for us residents.

The additional dust created from all the proposed building work will directly go into courtyards, buildings etc. This was a problem at our previous residence near the Waterloo station complex so I am familiar with the huge amount of dirt this will create.

Submission ID #: 377336

Submission Date/Time: 12/1/2023 11:46:09 PM

Name: Name withheld

Suburb and Postcode: Waterloo, 2017

View on rezoning proposal: object

I object to the proposed demolition of the Explorer St housing estate and the subsequent sell-off of the land it is on. NSW Labor promised before and after they were elected that there would be no more sell-offs or privatisation of public housing, as party policy. They have completely disregarded this.

Public housing exists because it is necessary. The need will not disappear, and private entities are unlikely to meet it.

While the public housing list continues to grow no homes should be demolished, and no public land should be sold. The government should buy local land to build more public housing and refurbish existing buildings to make them decent homes.

The homes in Explorer St are large, family homes.. With a long list of families to be housed, it is senseless to remove these from public housing.

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Public housing gets a lot of bad publicity and some of it may be deserved. The abiding positive was always the security of tenure and some certainty about the future. This sense of security is now permanently gone for the residents of Explorer St and of public housing all across Sydney. It is rather cruel and unnecessary, and unacceptable.

These homes are only 31 years old environmental sustainability demands a longer life than that for any buildings.

Email Submission #1: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: Object

Department of Planning and Environment NSW,

My postcode is:

2043 - Erskineville/ Alexandria

I am making a personal submission.

I have no political donations to report.

I opposing the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh.

I live in public housing [REDACTED]. We all voted Labor believing that public housing would be valued as social owned land. Previously under the state Liberal Govt huge swathes of Redfern and Waterloo public housing land has been given, for free, according to CloverMoore, to developers. Many massive developments, all around the Erskineville area, 1000's of apartments are by GREENLAND. A Chines cccp owned company. I barely survive the ongoing torture of insane and unregulated noise and pollution from these cccp developers. You may not know about the contamination, scams and rorts happening here by developers over the last few years and how this affects people leading to numerous deaths by suicide.

The trees around my public housing estate are regularly drilled into en masse and poisoned. I have extensive photographic evidence. Everyone thinks its probably the cccp greenland developers that our estate backs onto. Who else would do this? Seriously. This is just one example of the impact of the illegality of the cccp state owned developer mindset. Or any developer mindset.

We all saw what happened with the ABORIGINAL HOUSING CORPORATION owned "The Block" at Redfern. Mr Warren Mundine, riding on community trust over his Aboriginal brothers boxing success, sold off, to great personal gain, the urban hub for aboriginal people. First it was promised that everyone would have new houses. Then 50%. Aboriginal housing, 50% foreign students, then

30% for Aboriginal former tenants, then 10%, then eventually as the giant apartments were finished it was revealed NONE are for Aboriginal / First Nations people. Heartbreak beyond belief.

So no one trusts the statements about new developments, however many years away, being designated as part public housing.

The fundamental problem with the Explorer St Eveleigh proposal is that the NSW Government is trying to increase the supply of public housing by privatising the very land on which it sits. Housing Minister Rose Jackson admitted this problem at Budget Estimates on 1st November 2023 when she described it as “a snake eating itself” [1].

While the Explorer St proposal will supposedly eventually increase social housing, it will see 70% of the development privatized and therefore lost to the public housing system. The proposal is therefore in clear breach of NSW Labor’s election promises and party policy as voted by delegates at the 2022 NSW Labor Party Conference [2]. In addition to privatising 70% of the site, the proposal will see public housing transferred to community housing without consulting residents to understand their preferences.

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.

The public housing I live in was built in the 1940s for returned soldiers. We still have many returned service members with disabilities here. My father, grandfather and great grandfather all fought for Australia. This is not the future of public land they fought for.

The housing I am in is excellent. They knew how to build with care to last back then. We do however need much better oversight of the maintenance budget. It seems to have been privatised and they are scamming the government, the taxpayers massively in this area. It seems deliberate, so that they have an excuse to knock it down and build private. These companies in full control have been, in the last few years Spotless, Broadspectrum now Ventia, a never ending cycle of corporate fleecing of the publicly owned assets. God forbid anyone, their parents or their children get sick, and cannot afford normal rent. It is literally forcing people to suicide.

[REDACTED]

[REDACTED]

Erskineville, New South Wales 2043

Email Submission #2: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Waterloo, 2017

View on rezoning proposal: object

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

Department of Planning and Environment NSW,

When we're in the middle of a housing crisis it is abhorrent that the NSW Government is proposing to demolish and redevelop the public housing at Explorer St Eveleigh.

Coming from a lifelong family of Labor voters, if this development goes ahead my family & I see no reason to vote Labor in future, since the Explorer St development is in clear breach of NSW Labor election promises and binding policy.

As a member of the community I am so disappointed 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 Liberal government and is based on a flawed model.

Shame on you Department of Planning, Chris Minns, Ron Hoenig, Linda Scott, Rose Jackson and NSW Labor. Having lived in the area for over 10 years, I've been lucky enough to get to know the current residents of Explorer St, who are kind, valued members of our local community. They deserve input into this development & as do the local community. Please do not move forward with the Explorer St redevelopment.

I am making a personal submission.

I have no political donations to report.

I request an acknowledgement from the Department of Planning.

I request a response from Rose Jackson, Minister for Housing.

Email Submission #3: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Annandale 2038

View on rezoning proposal: object

Department of Planning and Environment NSW,

My postcode is: 2038

I am making a personal submission.

I have no political donations to report.

Dear Rose Jackson,

Please reconsider the governments position to demolish the explorer st housing precinct. Whilst it is noble to increase the overall yield of the site, the mix of residences will be gravely affected and lengthy construction and procurement processes impacts housing tenants adversely.

I call on the government and your department to consider housing strategies such as those of retain - repair and invest of Melbourne and Lacaton and Vassal of France who have proven studies into the

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

reuse and regeneration of housing as opposed to demolition and rebuilding. These strategies lead to better outcomes for tenants and make huge savings in embodied carbon, often at a much more economical cost per square metre. This would then in turn free up funds for other strategic purchases or renovations of public housing sites or buildings elsewhere.

I look forward to your response of the reversal of the decision to demolish explorer street.

[REDACTED]

[REDACTED]

Annandale, New South Wales 2038

Email Submission #4: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Fernbank Creek 2444

View on rezoning proposal: Object

Department of Planning and Environment NSW,

My postcode is: 2444

I am making a personal submission.

I oppose the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh.

I have no political donations to report. I am submitting this letter because of concerns over the continued privatisation of public housing. I was personally priced out of Sydney after going on the public housing waitlist and not being able to secure affordable accommodation while I waited. I am concerned those who will be displaced by this redevelopment will also end up homeless or in unsuitable housing.

[REDACTED]

[REDACTED]

Fernbank Creek, New South Wales 2444

Email Submission #5: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: NA

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

View on rezoning proposal: object

To whom it may concern

I am writing to show my objection to the Redevelop of Explorer St. to allow for 13 story towers around Rotary Park.

Please see my objections below:

1. Unfair to existing residents
2. 800 to 1000 new residents will impact on Public Transport and Schools
3. Traffic and parking impacts for streets surrounding Park Street, Henderson Rd will be a nightmare
4. Why pull down perfectly good housing and spend all that money when you could update and repair.
5. 13 story buildings are not on keeping with this area

Email Submission #6: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: NA

View on rezoning proposal: object

To whom it may concern

I am writing to show my objection to the Redevelop of Explorer St. to allow for 13 story towers around Rotary Park.

Please see my objections below:

1. Unfair to existing residents
2. 800 to 1000 new residents will impact on Public Transport and Schools
3. Traffic and parking impacts for streets surrounding Park Street, Henderson Rd will be a nightmare
4. Why pull down perfectly good housing and spend all that money when you could update and repair.
5. 13 story buildings are not on keeping with this area

Email Submission #7: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: object

Dear Katie Joyner, NSW Department of Planning & Environment

Thank you for your letter dated 6 November 2023 and the opportunity to provide feedback on the above mentioned proposal.

As local residents, we fully support the redevelopment, however 13 stories is way too high given the height of surrounding buildings and within/near a heritage conservation area.

The height should be limited to the height of the neighboring buildings, including the CBA/Channel 7 buildings which are max 7 stories.

Thank you again for the opportunity to have our say.

Email Submission #8: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Belrose 2085

View on rezoning proposal: Object

Department of Planning and Environment NSW,

My postcode is:

I am making a personal submission.

I have no political donations to report.

Public housing needs to stay public.

I oppose the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh.

Living for 6 years in Public Housing in Glebe was a fundamental part of my ability to survive and thrive whilst my friends contracted HIV and addictions.

Now I am a single mother the only way that I am not homeless is to live with my own Mother and be her carer for 11 years.

Explorer Street State-led Rezoning - Individual Submissions - Name Withheld by Time of Submission

[REDACTED] Belrose

[REDACTED]

[REDACTED]

[REDACTED] Belrose, NSW

Sydney , New South Wales 2085

Email Submission #9: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Erskineville 2043

View on rezoning proposal: Object

I am making a personal submission.

I have no political donations to report.

I request an acknowledgement from the Department of Planning.

I request a response from the Minister for Housing.

[REDACTED]

[REDACTED]

Erskineville, New South Wales 2043

Along with this pre-written submission I want to say my piece. I'm a local to Erskineville. I've had a mortgage for 15 years and rented for 10 years prior in Erskineville, Newtown, Glebe and Surry Hills. I have an honors Architecture degree and a Building License. The government is constantly taking back land, especially on expensive Real Estate locations now, but this is unacceptable. The government hardly puts money away for public housing like it did 20-40 years ago. This site should never be privatized because it never has the local's interest as a priority only a quick monetary exchange. This is not acceptable to try to privatize this land that was always earmarked for public housing. This is a disgrace of the government and any privatized company who is pushing this. I'm 45 now but since Bob Hawke and even Keating the government did its job of serving the people. That's what your job used to look like. Now its money grabs in short-term goals to get some money to fund your campaign and destroy the local architecture and not listen to the locals. This is

Explorer Street State-led Rezoning – Individual Submissions - Name Withheld by Time of Submission

embarrassing that you are trying to do this. You probably don't live anywhere near where we live and I can tell. If you were a true local, you would fight for it too. This is disgraceful. I will never forget what government is sinking to it's lowest low of behavior nowadays, and it's sad. We used to be a country where the government wasn't SO greedy all the time.

I oppose the proposal to demolish and redevelop the public housing at Explorer St Eveleigh.

Email Submission #10: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Enmore, New South Wales 2042

View on rezoning proposal: object

Department of Planning and Environment NSW,

My postcode is:

I am making a personal submission.

I have no political donations to report.

As an educator, junior architect and local resident for 4 years, I oppose the proposal to demolish and redevelop the public housing site at Explorer St Eveleigh.

I've done extensive research into public housing history and contemporary public housing issues at the University of Sydney and Politecnico di Milano. Maintaining existing public housing stock is not only more cost effective, but drastically reduces carbon emissions and benefits residents. That includes residents within housing commission properties and local residents who will be negatively impacted by years of development.

If redevelopment must take place, it has been proven time and time again that governments should not seek to make a quick buck off privatising public housing, but maintain the valuable public land. This allows governments to maintain the asset and produce better outcomes for residents.

If you want to contact me further I encourage it.

Best,

████████

████████████████

████████████████████████████

Enmore, New South Wales 2042

Email Submission #11: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: Eveleigh 2015

View on rezoning proposal: I am just providing comments

I wish to provide feedback on the proposal of the development at Explorer Street, Eveleigh.

I am a resident of [REDACTED]

Whilst I support the idea of the redevelopment I have concerns around off street parking availability and traffic and the area in general.

Technology Park already put already put a strain on residents being able to Park around the area including Rowley Street and Henderson road.

As Henderson road is now two ways, additional traffic from Erskineville is flowing through

My feedback / Ideas

-New development must allocate at least 1 car space per lot and visitor parking to be available. It is not acceptable to not do this.

-Explorer Street and the redevelopment area and other street must be widened to cater for the additional cars and foot traffic and the middle concrete median strip which most people clip when turning to Rowley Street to be removed.

- A proper footpath around Rotary Park and the park to be refurbished with benches / seats, new trees and play area and at least 2 rubbish bins.

- No dogs off leash in Rotary park

-There's an excessive amount of speed humps on Henderson to the point it is ridiculous. Get rid of some of these.

Thank you for reading my feedback and I hope the points are discussed and taken into consideration

Regards

[REDACTED]

Email Submission #12: This submission included a proforma submission. However, it included additional personalised sections that the Department considered to be substantially different warranting consideration as a unique submission.

Submission Date/Time: n/a

Name: Name withheld

Suburb and Postcode: NA

View on rezoning proposal: Object

Hi,

I oppose the proposed redevelopment of Explorer St Eveleigh. I own a unit at [REDACTED]

[REDACTED] St. I lived in that unit for several years until earlier this year.

The proposed towers are simply too tall. Shading the park and existing houses is one concern, I don't understand why 49 Henderson Rd wasn't covered by the solar modeling. Another concern is just the visual bulk of this development, it's way out of character for the surrounding area. I can't support anything taller than the current channel 7 buildings.

It's shockingly callous that existing tenants have been told they can stay long term and that they'll be able to return when the new development won't have units big enough for some families. The proposal should be amended to house those families or the proposal shouldn't proceed.

Finally it seems short sighted to sell off public land, the government should instead fully redevelop the site themselves or leave it be. Especially galling that this is a broken election promise.

Thanks,

[REDACTED]