

Attachment E

Submissions

From: Planning Systems Admin

Sent on: Monday, September 11, 2023 1:03:29 PM

To: DAsubmissions

Subject: FW: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Original Message

From: DE

Sent: Thursday, September 7, 2023 3:47 PM

To: DAsubmissions

Subject: Submission D/2023/682 375 387 Cleveland Street REDFERN NSW 2016 Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

We live at 3 Young Street, Redfern, and the rear of our property opens directly onto the pocket park bordered by James Street, Young Lane and Marriott Street, abutting the development site. We have lived here for 20 years and will likely occupy this dwelling for 20 more.

We have some concerns about the proposed development, as follows:

1. Why is a commercial development being approved on this site when the impact of the yet to be completed TOGA site across the road is unknown? Is there an anchor tenant for the commercial space?
2. Given the above, and the obvious need for residential dwellings in the current housing crisis, why are you approving a commercial development rather than a residential one?
3. The plans show 5 commercial leases on the ground floor: small shops, essentially. Why are you approving yet more commercial leases when there are many similar existing shops vacant nearby: west along Cleveland Street, both sides: east along Cleveland Street, both sides: north along Crown Street, both sides: and the unknown number within the TOGA site? Many of these have been vacant for years, and it seems likely that more will become vacant as established shops seek to move into the TOGA site to piggy back off foot traffic generated by the return of Coles supermarket to that site. Who is going to occupy these new leases? In particular, the plans show a small lease at the back of the development site facing into the pocket park. Artist renderings show it raised from ground level by more than a metre. What kind of tenant will occupy this lease? We are concerned that the plans look to be lazily divided into small leases all around the ground floor that may stay empty, ugly, and attractive to litter and vandalism. It doesn't seem thought through. The standard solution for all such developments on major roads is to subdivide into small shop leases, and Sydney is littered with thousands of these empty and wasteful eyesores. Why can't these be made into dwellings, demand for which is known and high?
4. The DA suggests the development will feature a supermarket. What kind of supermarket, and how will it relate to the return of Coles supermarket to the TOGA site across the road? There is also an established convenience store within the BP petrol station 150 metres to the east along Cleveland Street, and two Indian grocers one opposite the BP and another 200 meters up Crown Street to the north. How will another supermarket/mini market in this vicinity be sustainable?
6. The design is dull and uninteresting. If you are going to allow a big envelope here, why not demand more imaginative thinking? The DA states that it fits in with the surrounding buildings and uses, but that's a very low bar. A tin shed would pass that test. The proposal looks to be lowest common denominator, with simple and cheap materials and bog standard window fittings. The envelope above the awnings is red brick, which is passable but hardly imaginative. What concerns us more is below the awnings at street level. Plain, cheap aluminum struts and plate glass, like every other similar development. This is what we will be passing each day, and if they remain empty as we suspect, it will add to an already blighted streetscape, particularly on the Cleveland Street elevation, and especially the aforementioned small lease facing onto the pocket park. Notably, this south facing elevation doesn't address the pocket park in any meaningful way, presenting service access, air conditioning plant, bare brick walls and a likely empty shop that doesn't interact at grade. Really, it would be better if the graffiti wall was retained here instead. At least that provides some social interaction and visual interest from time to time.
6. We are concerned about the mass of the building, in particular its height and the loss of sunlight from our perspective. We've already lost much from the height and mass of the large Cleveland Street facing building in the TOGA development. This proposed development compounds the loss of light further. Given the significant increase in local population density when the TOGA residential apartments are finally occupied, the pocket park (James Street Reserve) will be used by far more people as a place for rest and recreation. Light, air and a sense of space are essential to keeping this small patch pleasant and safe. Objections of this nature would be ameliorated if the proposed building was of a better design and focussed on residential use.
7. Nowhere in the DA is the existing graffiti wall addressed. This wall has attracted graffiti artists since the construction of the car wash some twenty years ago. They are a dedicated group, and they refresh the graffiti wall every few weeks. Is there an associated proposal to

establish one somewhere else nearby? Our concern is that this group won't be easily dissuaded from returning to their work on the new building, with obvious negative consequences. Is there a plan to attend to this?

8. Local young people have established a basketball hoop at the corner of the park where James Street meets Young Lane. This is very popular and well used, and provides local youth a place to gather and engage in physical activity in the outdoors, away from technology and at virtually no cost. Will the proposed development allow this amenity to be retained or even permitted?

Overall, we are very disappointed with the poor standard of design proposed by the DA, most especially the unimaginative and rote approach to street level amenity. Given we'll have to look at this for the rest of our lives, we are of the firm view that the DA does not grasp the opportunities presented by the site for more residential dwellings, a more thoughtful streetscape and the chance to enhance the amenity of the pocket park. We can do better.

David Emery & Amy Wooding
3 Young Street
Redfern 2016



From: Viv Rosman

Sent on: Tuesday, September 26, 2023 4:52:12 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the Planning Officer,

Submission: Development Application D/2023/682, 375-387 Cleveland Street, Redfern NSW 2016

I have reviewed Development Application D/2023/682 (the **Development**) proposed for 375-387 Cleveland Street, Redfern (the **Site**) and object to the Development in its current form.

I am a local resident and home owner, and a member of the James Street Reserve Community Garden. The Garden occupies part of James Street Reserve, adjoining the southern boundary of the Site.

I oppose the development in its current form due the Development's solar access impacts on the garden as I feel that the Development would place the viability of the garden at risk.

Impact on the JSR Community Garden

The growing of fruits and vegetables requires direct sunlight for the majority of the day. The shadow diagrams provided on page 17 of the Architectural Documentation attached to the Statement of Environmental Effects show that in winter, the Development will cause the majority of the garden to be in shadow until approximately 3pm.

While the 1pm shadow diagram shows the area south of the garden footpath in sunlight at 1pm, this area is already shaded by existing mature trees. This means that in winter, those areas that currently receive sun will only receive 1-2 hours of sunlight at the end of the day.

It can be inferred from the shadow diagrams that while overshadowing will not occur in the summer months, the area north of the footpath will have solar access diminished to some extent for the majority of the year.

Currently the most productive parts of the garden are concentrated in the area north of the footpath. This is because they receive year-long solar access, unlike the shaded areas south of the footpath. The impact of the Development means the whole of the garden would be shade affected for much of the year. This would compromise the ability to grow many types of crops in the garden and affect the health and viability of many of the mature fruit trees.

I believe this will have an impact on the viability of the JSR Community Garden as the garden would be less productive and only conducive to a narrower range of shade tolerant crops. This would cause a decline in involvement and maintenance of the garden with detrimental effects for all community members who enjoy the garden.

Unacceptable social Impacts

An unviable community garden would be a loss to the community and undermine the work of the City of Sydney in promoting community gardens in the city. The JSR Community Garden was established with the support of the City of Sydney in 2010. The City of Sydney's Community Garden Policy 2009 recognises the wide-reaching benefits of community gardens:

The City of Sydney (the City) recognises community gardening as a valuable recreational activity that also contributes to the health and wellbeing of the wider community and provides a range of environmental, social and educational benefits.

The JSR Community Garden is a very successful community association with a committed membership and regular working bees. Since its establishment it has provided a space for the cultivation of community connections through growing together. The garden is a much appreciated part of the local landscape, serving the community by providing:

- pleasure and amenity to a wide variety of local residents who come to walk and sit in the garden;

- compost bins that local residents use to compost their food waste; and
- education about growing food, including from time-to-time to school groups who have used the garden as a learning experience.

As such, the Development, in compromising the vitality and viability of the JSR Community Garden, will cause unacceptable social impacts upon the local community.

Not in the public interest

Further, approving the development would be inconsistent with the City of Sydney's efforts to promote community gardens. The City's Greening Sydney Strategy 2021 promotes use of community gardens as a way of achieving Action 7 - Grow Food Locally. The Development's impact on the garden would therefore be counter to the City of Sydney's strategic policy.

Given the importance of the JSR Community Garden to the local community and to Council's efforts to promote community gardens to achieve environmental and social outcomes, I believe the Development in its current form is not in the public interest and should not be approved in its current form. I believe that acceptable development of the site would need to be limited in height to avoid solar impacts on the JSR Community Garden.

Kind regards,

Viv Rosman

From: Jerry A.Gobel

Sent on: Thursday, September 7, 2023 1:47:31 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planning Team

I wonder if the city can restart the review period since the public notice of planning application is hidden behind the plant.

I have concern regarding the design of the new building. The height of the building will block the sunlight access to the small adjoining park and community garden.

This park is visited regularly by people who live around the area, including me. It is one of the few local amenities that gets proper sunlight throughout the year.

I don't object to the development but I want it to alter the current design to the new one that won't give a negative effect towards the community.

Regards

Jerry Gobel

82 Boronia st Redfern

From: Eav Brennan

Sent on: Sunday, September 3, 2023 7:22:18 AM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hiya!

I'm another member of James St reserve Community Garden. I'd like to state my concern over this development overshadowing the garden. I grow herbal teas in the garden that need full sun.

In addition to the environmental significance of the garden that has been submitted on behalf of the whole team, I would like to talk about the social significance of the garden.

I have complex mental illness and working the garden is an important part of my mental health action plan. In the day, there are people from all sorts of circumstances who sit in the garden and enjoy the area. Since joining only a few weeks ago, I have been several times a week and met many of my neighbours.

It would be a loss to the city if the plants died because of overshadowing. I'm not opposed to the development but I am concerned and opposed to the third storey that is shown to cast shade on the garden area over winter.

Thanks.

Eav Brennan

From: Elise Licha
Sent on: Thursday, September 7, 2023 3:24:56 PM
To: City of Sydney
Subject: D/2023/682 - 375-387 Cleveland Street Redfern - Objection
Attachments: D-2023-682 Objection City of Sydney .docx (1.25 MB)

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am attaching my objection for the development application D/2023/682 - 375-387 Cleveland Street Redfern. Please let me know if I need to give you any personal details in regards to this objection.

City of Sydney

council@cityofsydney.nsw.gov.au

To whom it may concern,

Development Application: D/2023/682 - Object to a development proposal

Objections:

1. **Height Limit 12m LEP 2012** – the proposal at is highest is **2.76m over the height limit** (*image below extract from documents ‘Applications on exhibition’ – attachment Architectural Package – 375-387 Cleveland Street, Redfern_PAN_353939*)

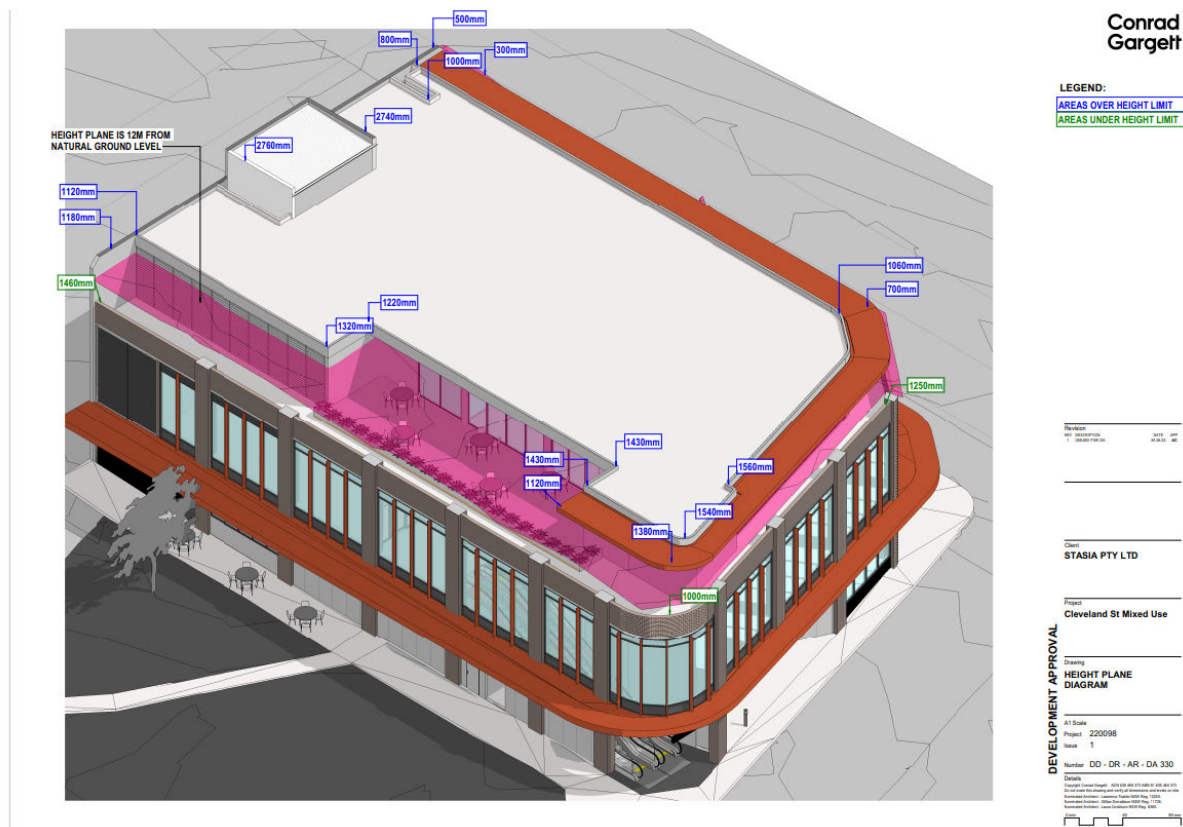


Image 01

Document ‘Statement of Environmental Effects – 375-387 Cleveland Street, Redfern_PAN_353939 – page 23 states –

The roof height plan prepared by Architectus Conrad Gargett (with except below) illustrates that whilst the parapet of the building around the site is below the height control, the roof of the building marginally exceeds the height control, with a maximum height of 13.56 metres at the south-eastern

corner which is a 1.56 metre or 13% variation. The lift overrun also exceeds the 12 metre height control, with a maximum height of 14.76 metres which is a 2.76 metre or 23% variation.

The plans prepared by Architectus Conrad Gargett (see image 02 below) clearly is measured from the Ground Floor Level RL 34.300.

The NSW Legislation Sydney Local Environmental Plan 2012 states:

building height (or **height of building**) means—

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like



3 DA_SOUTH ELEVATION Notification
1:200

Image 02

- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

Part B in relation to the vertical distance from the Australian Height Datum which is stated in the Notes 3 (see Image 03 below) of the Survey is RL 30.538.

Therefore the building height should not exceed RL **42.538** but it is currently at RL **49.96** this is

7.422 metres over the height limit.

EASEMENTS

- (A) CROSS EASEMENTS FOR SUPPORT (S181b) 0.115 WIDE VIDE DP 438148 & G43417
- (B) CROSS EASEMENTS FOR SUPPORT (S181b) 0.055 WIDE VIDE DP 438148 & G43417
- (C) COVENANT Z357488

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM159713 R.L. 30.538 (A.H.D.) IN BAPTIST STREET
4. CONTOUR INTERVAL 0.2 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. 8/14/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

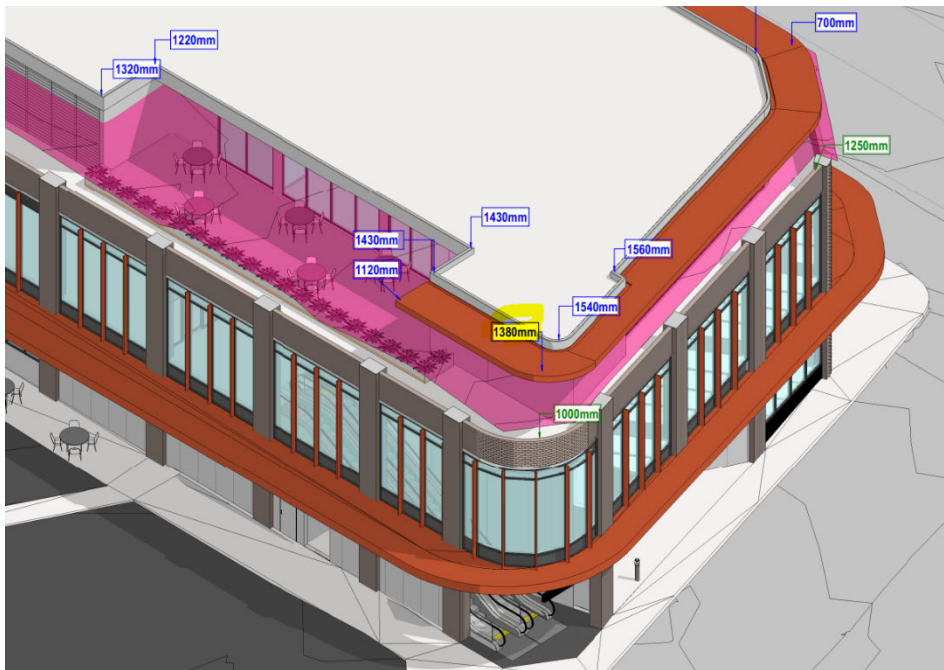
Image 03

With all the above concerning the Building Height I believe that the plans are misleading and incorrect.

Elevation – North, South, East (Aligned), Section 1, Section 2

The above elevations listed show the LEP 12m Height Plane taken from the Ground Floor Level. This is completely wrong. As stated in the NSW Legislation Sydney Local Environmental Plan 2012 it is measured from the existing ground line in a vertical distance.

These elevations and sections are not correct. The East Elevation – Square Sheet 201 shows the 12m Height line taken from existing ground line. The Height Plane Diagram on Sheet 330 are misleading and incorrect as well, for example below image 04 indicates the awning is 1380mm above the height limit. But according to the East Elevation – Square (see Image 05 below) it is 1.7 over the height.



Revision	REV	DESCRIPTION	DATE	APP
1	ISSUED FOR ICA		16/08/23	AC

Client:
STASIA PTY LTD

Project:
Cleveland St Mixed Use

Drawing:
HEIGHT PLANE DIAGRAM

A1 Scale:
Project: 220098
Issue: 1
Number: DD - DR - AR - DA 330

Details:
Copyright Corner Copyright: ACN 626 485 373 486 61 626 485 373
Do not scale the drawing and verify all dimensions and details on site.
Notwithstanding to whomsoever is issued, the user of this drawing shall be deemed to have accepted the conditions of use.
Notwithstanding to whomsoever is issued, the user of this drawing shall be deemed to have accepted the conditions of use.

Image 04

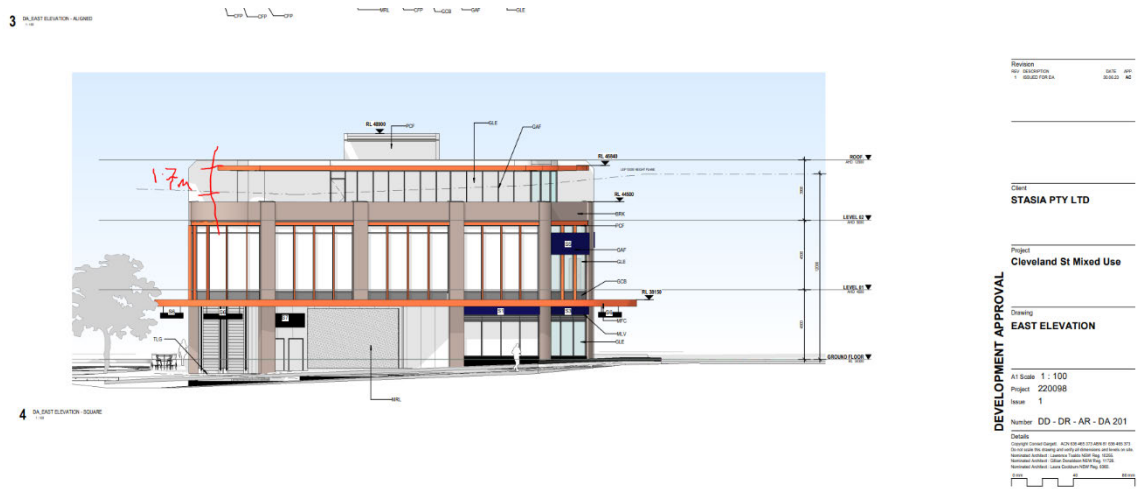


Image 05

2. **Floor Space Ratio 1.5:1** – according to the plans (sheet 301–Architectural Package- 375-387 Cleveland Street Redfern_PAN_353939) if they are correct, they **exceed the FSR by 74.87sqm**
3. The concern for the adjacent neighbour 373 Cleveland St Redfern is that all the buildings services are along the western boundary wall. The concern is the noise/vibrations/smells that may be caused to this property. As you can see from the plans the customer/goods lift, mechanical supply room, mechanical exhaust room, substation, water tank, main switch room, mechanical plant room are all located on this western boundary. Not to mention the shaking and noise caused through the drilling of the contiguous piers that will take place along the boundary and damage to the property.

All the above reasons are why we object to this proposal.

From: Elizabeth Moore

Sent on: Saturday, September 2, 2023 7:01:45 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir/Madam,

Directly opposite this development is our very important and well established community garden. The development will mean that we lose access to sunlight which is so important not only for the plants but also for the community of people who come together regularly to tend to the garden. If this happens, a whole community of people, will be effected. Community is important! Please consider this in the planning. Consider the massive impact to the infrastructure around the building. We don't need more shops! We need opportunities in this day and age for like minded people to come together with the ultimate goal of improving our environment.

So little land is available.....don't ruin the little land that we have!

I look forward to hearing from you.

Kind regards

Elizabeth Moore

(James street Community garden member)

From: hugh mc gonagle

Sent on: Thursday, September 7, 2023 10:33:41 PM

To: DAsubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney

I note that I have had limited time to review this proposal due to failures in the notification process, and I have requested that the process be extended.

I have the following concerns:

1. The height of the building is out of keeping with its neighbours, which are largely Victorian terraces. While the new SHV development is a greater height, it is entirely contained on its own block so is actually and visually separate.
2. The height of the building exceeds planning restrictions.
3. The style of the building is out of keeping with its neighbouring Victorian terraces.
4. No provision has been made for green space on the site.
5. The rear of the building is an array of ugly services, which is not appropriate for the area or its current function. The rear is not a 'services laneway'. It is currently a well-used pedestrianised footway with a public park and community garden. The rear wall of the existing property on the site is used for street art. It is well maintained and much loved by locals.

Regards

Hugh Mc Gonagle

From: Hugh McGonagle

Sent on: Thursday, September 7, 2023 11:53:51 AM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planning Team

I note that I have not had sufficient time to review the documents for this planning application, due to the occupier of the premises hiding the public notice behind a plant. I have raised an objection separately to the City on this. My comments therefore are limited to a high level review. I request that the City re-start the review period, so that I and others can have the legally permitted time to consider the application and provide feedback.

My concern with the application is that, for much of the year, the new building will block solar access to the small adjoining park and community garden. I regularly visit the garden throughout the year. It is one of the few local amenities that gets proper sunlight throughout the year: other nearby small parks do not get the same light. By removing the solar access, the building undercuts the function of the garden for much of the year. It is an important resource for people who live nearby, who do not have adequate green space of their own. The park is regularly visited by older people with mobility issues, who will be unable to walk as far as Moore Park. Further, in this inner city location, the community garden provides a vital social connection for those living alone and those who are unable to afford commercial amenities.

I don't object to the development per se, but I strongly object to the current design, which has a negative effect on the community.

Regards

Hugh McGonagle
82 Boronia St
Redfern

From: James Street Reserve Community Garden

Sent on: Saturday, September 2, 2023 5:43:15 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Attachments: DA Objection- JSR Community Garden.pdf (143.35 KB)

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planning Officer

Please find attached our submission in relation to D/2023/682.

Kind regards

the JSRCG Committee

jsrcg.blogspot.com



2 September 2023

The Planning Officer
City of Sydney
Level 2, 456 Kent Street
Sydney NSW 2000

To the Planning Officer

Submission: Development Application D/2023/682, 375-387 Cleveland Street, Redfern NSW 2016

The James Street Reserve Community Garden (**JSR Community Garden**) has reviewed Development Application D/2023/682 (the **Development**) proposed for 375-387 Cleveland Street, Redfern (**the Site**) and objects to the Development in its current form.

JSR Community Garden is a community association with 22 financial members and occupies part of James Street Reserve, adjoining the southern boundary of the Site. We have continuously operated since our establishment in 2010.

While we are not opposed to redevelopment of the Site, we oppose the development in its current form due the Development's solar access impacts on the garden. We believe that the Development in its current form would place the viability of the garden at risk.

City of Sydney should not approve the Development because the Development in its current form would:

1. have unacceptable social impacts on the community; and
2. not be in the public interest.

Impact on the JSR Community Garden

As you will appreciate, the growing of fruits and vegetables requires direct sunlight for the majority of the day. The shadow diagrams provided on page 17 of the Architectural Documentation attached to the Statement of Environmental Effects (**SEE**) show that in winter, the Development will cause the majority of the garden to be in shadow until approximately 3pm.

While we note that the 1pm shadow diagram shows the area south of the garden footpath in sunlight at 1pm, this area is already shaded by existing mature trees. This means that in winter,

those areas that currently receive sun will only receive 1-2 hours of sunlight at the end of the day.

It can be inferred from the shadow diagrams that while overshadowing will not occur in the summer months, the area north of the footpath will have solar access diminished to some extent for the majority of the year.

Currently the most productive parts of the garden are concentrated in the area north of the footpath. This is because they receive year long solar access, unlike the shaded areas south of the footpath. The impact of the Development means the whole of the garden would be shade affected for much of the year. This would compromise the ability to grow many types of crops in the garden and affect the health and viability of many of the mature fruit trees.

We believe this will have an impact on the viability of the JSR Community Garden as a garden that is less productive and only conducive to a narrower range of shade tolerant crops would be unattractive to our membership. We anticipate this would cause a decline in involvement and maintenance of the garden with detrimental effects for all community members who enjoy the garden.

Unacceptable social Impacts

An unviable community garden would be a loss to the community and undermine the work of the City of Sydney in promoting community gardens in the city. The JSR Community Garden was established with the support of the City of Sydney in [2010]. We note the City of Sydney's Community Garden Policy 2009 recognises the wide-reaching benefits of community gardens:

The City of Sydney (the City) recognises community gardening as a valuable recreational activity that also contributes to the health and wellbeing of the wider community and provides a range of environmental, social and educational benefits.

The JSR Community Garden is a very successful community association with a committed membership and regular working bees. Since its establishment it has provided a space for the cultivation of community connections through growing together. The garden is a much appreciated part of the local landscape, serving the community by providing:

1. pleasure and amenity to a wide variety of local residents who come to walk and sit in the garden;
2. compost bins that local residents use to compost their food waste; and
3. education about growing food, including from time to time to school groups who have used the garden as a learning experience.

As such, the Development, in compromising the vitality and viability of the JSR Community Garden, will cause unacceptable social impacts upon the local community. These social impacts are not addressed by the SEE.

Not in the public interest

Further, approving the development would be inconsistent with the City of Sydney's efforts to promote community gardens. We note the City's Greening Sydney Strategy 2021 promotes use of community gardens as a way of achieving Action 7 - Grow Food Locally. The development's impact on the garden would therefore be counter to the City of Sydney's strategic policy.

Given the importance of the JSR Community Garden to the local community and to Council's efforts to promote community gardens to achieve environmental and social outcomes, we believe the Development in its current form is not in the public interest.

For these reasons, we believe the Development should not be approved in its current form. We note the developer has not proposed any mitigation strategies to address its impacts on the garden. Given the highly built up nature of Redfern, there are limited opportunities for the garden to be relocated nearby. We believe that acceptable development of the site would need to be limited in height to avoid solar impacts on the JSR Community Garden.

We would invite the planning officers to discuss this submission with us further and invite you to contact us on [REDACTED] or by email on jsrcommunitygarden@gmail.com to arrange a meeting.

Kind regards

Cress Dawson
President
JSR Community Garden

From: Jay Gillieatt

Sent on: Saturday, September 2, 2023 12:19:30 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planning Officer

I am a member of the James Street Reserve Community Garden (**JSR Community Garden**) located directly behind the proposed development. I wish to object to the Development in its current form.

I am concerned that the development will have unacceptable impacts on the JSR Community Garden by blocking solar access. The shadow diagrams on page 17 of the Architectural Documentation attached to the Statement of Environmental Effects show that the Development will overshadow the JSR Community Garden for a large part of the day.

As gardens need sunlight to thrive, blocking solar access will greatly diminish the utility of the JSR Community Garden. This will, I fear, diminish the garden and its contribution to the local community. Not only is the garden a beautiful aesthetic addition to the urban landscape, but it is an important community building activity which forges connections between local residents.

I have been a member of the JSR Community Garden for 4 years and have greatly benefited by meeting others in my local community. It would be a great loss both to myself, fellow members and the wider community to which we interact with to lose this successful community endeavour.

I know that City of Sydney has for many years supported community gardens in the LGA. Approving this development in its current form would be inconsistent with this policy position and result in a poor outcome for the local community.

The developer does not acknowledge these impacts and has not put in place any mitigation measures to limit its impact on the JSR Community Garden.

As such, I believe Council should reject the Development in its current form.

Kind regards

Jay Gillieatt


From: Kathy Lindsay

Sent on: Saturday, September 2, 2023 10:21:50 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am a long term member of the James Street Reserve Community Garden. I object to this development as losing access to sunlight to the garden would have negative impacts on the fruit trees and the native bee box at the northern end of the garden and greatly diminish the crops, flowers and plants we could grow. A community garden cannot thrive without sunlight. I value the garden for its plants as well as the strong social cohesiveness it provides to our garden community both our members and the many neighbours and visitors to the garden. This would be lost if the development went ahead. I welcome council planners to visit us at the garden to see the negative impacts of this development on me, my family, the James Street Community Garden members and friends and the local community who enjoy the garden. Yours faithfully,

Kathy Lindsay

39a Young Street, Redfern

Sent from my iPhone

From: L Walsman

Sent on: Thursday, September 7, 2023 4:47:21 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I'd like to voice my concern about the DA application for 375 387 Cleveland street.

First of all the notice had been covered so as a community we hadn't been given ample notice to review said plans (and in all honesty is a Red Flag).

My concern is more traffic both cars and humans given the development only next door of the enormous TOGA development that has already both increased its height above our standard and then its plans many times. We've been dealing with this development for years now and the disrupt of another so close by and starting straight after one will finish seems unnecessary, disruptive with its noise impact and dust and pollution and confusing.

Creating traffic in what was a very small quiet neighbourhood with a small condensed lot of terraces seems more out of character with the rest of the neighbourhood and also unnecessary given the huge development only next door that will have two large supermarkets, retail, working spaces, a hotel and new terraces. What exactly are these proposed stores etc? How do they improve the area and benefit the residents ?

The impact environmentally on one of our only green spaces directly behind and also the community garden which has been a long standing community space. Aswell as the impact of potentially destroying a space where community gather.

How does this development compare to TOGA's green statement?

Thank you for your time,

Lee Walsman

88 Boronia street , Redfern

From: Lesley Holden

Sent on: Thursday, September 7, 2023 4:10:38 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Andrew

I wish to object to the above development or at least have more time allocated for consultation. My neighbour said the applicant obscured the public notice (plastic bag over it) so we were not aware of this proposal. If so, this in its self is a warning.

The major concern is the proposed building will create shade, blocking sun to the well established St James Community Garden which is highly valued by the community.

The other concern is a 3 story commercial building makes absolutely no sense to include a neighbourhood supermarket. We have the giant TOGA development which has been going for about 3 years. This will service the community. We don't need any more cars coming into this area for another supermarket. The supermarket is not defined either. It could be a convenience store selling junk. We need more time to understand this.

Plus we need to know what level of architectural integrity this proposal has and if it compliments the design effort of the Toga /Coles complex including its sustainable/green ratings etc.

Thank you

Lesley Holden 84
Boronia St
Redfern NSW 2916

From: Rita Rasink

Sent on: Sunday, September 3, 2023 9:20:59 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I would like you to consider my opposition to this development.

I belong to the James St community garden and spend a few hours per week weeding, watering and tending the communal garden as well as my own plot. This provides me with quality time and quiet away from busy Crown St where I live. The garden is a place where locals stop to chat while I'm working and they also utilise the seating for some sun and solitude.

The height of the proposed building will seriously impact the garden and its productivity especially during the winter months due to the over shadowing of the garden. Our bigger fruit trees will also be impacted due to reduced sunlight hours. This garden provides produce for many people in the area who are able to take whatever they want or need from it.

Should the proposal in its present form be approved our community garden will not be viable and to continue gardening there would be disheartening and not provide any benefit to me or the community who take the produce

I would like to see a setback in the design to allow year round sunlight into the garden

Thankyou.

M.Rasink 

From: Sean Lubbe

Sent on: Thursday, September 7, 2023 7:01:11 PM

To: dasubmissions

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I wish to register an objection to the development on the grounds that the scale mean that the proposed building will overshadow the long established community garden adjacent to it. This has long been a focal point of the community, and with such small yards, a way for local residents to grow and cultivate flowers and food. Without adequate periods of sunshine the function of this allotment is by default made obsolete. This is particularly relevant for our Aboriginal brothers and sisters, to connect to the land in already very developed area of Redfern.

Dr Sean Lubbe

From: [REDACTED]

Sent on: Thursday, September 7, 2023 3:07:28

To: PM dasubmissions

Subject: Fwd: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Attachments: FW Submission - D 2023 682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown.eml (28.39 KB)

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Please note the attached was incorrectly sent from my work address.

Please note it is a private submission.

[REDACTED]
Walker St
Redfern NSW 2016

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From: [REDACTED]

Sent on: Thursday, September 7, 2023 3:05:00 PM

To: [REDACTED]

Subject: FW: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Regards

[REDACTED]

From: [REDACTED]

Sent: Thursday, September 7, 2023 3:03 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/682 - 375-387 Cleveland Street REDFERN NSW 2016 - Attention Adrian McKeown

Hi City of Sydney,

This application will have considerable shading impacts on the park and community garden.

Design must make sure that maximum options for sunlight are available.

Would it be great if the current pedestrian walkway connecting James St and Marriott St also allowed a cycling option – given that James St is proposed to be a 2 way road for cycling.

[Proposal to allow two-way bike traffic on some one-way streets - City of Sydney \(nsw.gov.au\)](https://www.cityofsydney.nsw.gov.au/proposals/2023/09/proposal-to-allow-two-way-bike-traffic-on-some-one-way-streets)

Regards

[REDACTED]