

APPENDIX F. MODIFICATION OF CONCEPT APPROVAL FOR MP 06_0101

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2012, I approve the modification to the concept plan referred to in Schedule 1, subject to the modified terms of the modified instrument of approval in Schedule 2 and the modified Statements of Commitment in Schedule 3.



Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

21 December

2012

SCHEDULE 1

PART A – APPLICATION DETAILS

Application No.: MP06_0101 MOD 1

Proponent: Aboriginal Housing Company

Approval Authority: Minister for Planning

Land: Land bound generally by Louis Street, Vine Street, Eveleigh Street, the railway line and Lawson Street, Redfern.
Land to which this approval applies also includes:

- airspace to the north of the existing railway overbridge and north of Lawson Street;
- Eveleigh Lane;
- that part of Caroline Lane to the east of Lot A DP 439351 (108 Lawson Street Redfern);
- Eveleigh Street (between Caroline Street and Lawson Street); and
- Caroline Street (between Louis Street and Eveleigh Street).

The site comprises the following properties:

Street	House No.	Lot No(s)	DP
Louis	1-5	21	434387
	7-33	1-14	33299
	35-37	1-2	206799
	39-59	1-11	33106
Caroline	2-10	1-5	33107
Eveleigh		29	374
		1	975453
	44-48	3130	975455
	50	321	131476
	52	1	525094
	54	322	131476

Street	House No.	Lot No(s)	DP
	56-58	B & A	75111
	60-64	A, B & C	107218
	66-68	Y & X	440163
	70-74	A, B & C	437340
	76	1	981953
	78	1	906105
	80-84	X, Y & Z	107216
	86	1	981953
	88-90	A & B	444916
	92-100	E - A	441990
	102	1	10425
Vine	1-11	6-1	436836
Caroline (south side)	1-15	A-H	33204
Eveleigh (south of Caroline)	104-106	A-B	438843
	108	1	653482
	110	1	583847
	112	1	113726
Lawson	104	104	131639
	106	B	439351
Eveleigh (East side)	49	1	709305
	51-57	A-D	437614
	59	2	907002
	61	B	906776
	63	188	77816
	65-69	1-3	438267
	71-75	A-C	437987
	77-79	1	996782
	81-83	B	326761
	85	B	81200
	87	1	996783
	89	1	741715
	91	1	779120
	93-95	A-B	439127
	97	1	797845
	99	1	94785
	101-105	1	88846
	107	1	708931
	109	1	996784
	111-119	1-5	230305
	121	1	995857
	123	1	803299

PART B – NOTES RELATING TO THE DETERMINATION OF MP06_0101 MOD 1

Inconsistencies between documents

In the event of any inconsistency between the modifications to this concept plan approval and the approved plans and documentation described in Schedule 2 or the Proponent's Statement of Commitments in Schedule 3, the modification to this concept plan approval prevail.

Responsibility for other approvals/agreements

The Proponent is solely responsible for ensuring that all additional consent and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environmental Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended)

Legal Notices

Any advice or notice to the consent authority shall be served on the Director General.

PART C – DEFINITIONS

Act	<i>Environmental Planning and Assessment Act 1979</i>
Advisory Notes	Advisory information relating to the approved development but do not form a part of this approval
AHC	Aboriginal Housing Company Limited
Council	Council of the City of Sydney
Department	Department of Planning and Infrastructure or its successors
Director-General	Director-General of the Department of Planning and Infrastructure
EA	Environmental Assessment Report prepared by Ludvik & Associates Pty Ltd
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Floor Space Ratio (FSR)	has the same meaning as in the Standard Instrument (Local Environmental Plans) Order 2006.
Gross Floor Area (GFA)	has the same meaning as in the Standard Instrument (Local Environmental Plans) Order 2006.
SEPP MD	<i>State Environmental Planning Policy (Major Development) 2005</i>
Minister	Minister for Planning and Infrastructure
MP06_0101	Concept Plan (as modified) for this proposal
Part 3A	Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>
PPR	Preferred Project Report
Proponent	Aboriginal Housing Company Ltd (AHC) or any party acting on the approval
Regulation	<i>Environmental Planning and Assessment Regulation, 2000</i> (as amended)
Storey	has the same meaning as in Schedule 3, Part 5, Redfern-Waterloo Authority sites of <i>State Environmental Planning Policy (Major Development) 2005</i> .
Subject site	Land described in Schedule 1 of this approval

SCHEDULE 2

CONDITIONS

PART A – TERMS OF APPROVAL

A1 Development Description

Concept approval is granted only to the carrying out of development within the concept plan area as described in the Environmental Assessment Report by Ludvik and Associates Pty Ltd titled "**Pemulwuy Project**" dated December 2011 (as amended by the Preferred Project Report dated August 2012) and in the "**Revised Statement of Commitments**" attached at Appendix 4 to the Preferred Project Report including:

- (1) The redevelopment of the site for a mix of commercial, retail, cultural, community and residential uses involving a maximum of 17,380m² of GFA comprised of:
 - (a) 2,655m² of retail/commercial GFA;
 - (b) 12,720m² of residential GFA including student housing; and
 - (c) 3,095m² cultural/community GFA including a gymnasium/fitness centre, 60 place child care centre, a gallery and offices for the AHC.
- (2) Landscaped open space areas as identified in Drawing No. ODA070 Issue F;
- (3) Maximum building heights and floor space ratios within Precincts 1, 2 and 3 as identified on Drawing No. ODA012 issue G with the exception that the maximum height of the building on Precinct 3 in which the student housing is located shall be a maximum of 7 storeys;
- (4) A basement car park with 115 car parking spaces (including 10 accessible spaces) to service the mix of uses and with the following allocation of spaces:

Resident Parking:

 - Townhouses and Apartments - 70 spaces
 - Student Accommodation - 3 spaces

Retail - 16 spaces

Commercial - 13 spaces

Gymnasium - 6 spaces

Childcare Centre - 4 spaces

Gallery - 3 spaces

Total - 115 spaces
- (5) Eight (8) at grade 90° angle car parking spaces to be located on the northern side of Caroline Street within Precinct 1.
- (6) Widening of the railway overbridge on the northern side of Lawson Street, east of Eveleigh Street.
- (7) Landscaping and public domain improvement works.

A2 Development in Accordance with Plans and Documentation

The approval shall be generally in accordance with MP 06_0101 (as modified by MOD 1) and with the Environmental Assessment, except where amended by the response to submissions and additional information to the response to submissions, and the following drawings prepared by Nordon Jago Architects:

Drawing No./Report	Revision	Name of Plan
Architectural Plans prepared by Nordon Jago Architects		
Overall Drawings – All Precincts		
ODA000	F	Cover Page

0DA011	D	Proposed Site Plan
0DA012	F	FSR & Building Heights
0DA013	C	Laneways
0DA070	F	Public Domain Areas
0DA300	B	Streetscape Elevations
0DA600	C	Massing View
0DA900	A	Materials and Finishes Board
Precinct 1		
1DA005	F	Precinct 1 Perspectives and Site Analysis
1DA091	E	Basement Level B1
1DA100	E	Plan Level 01 - Townhouses
1DA101	E	Plan Level 02 - Townhouses
1DA102	E	Plan Level 01.1 (Mezzanine)
1DA103	E	Plan Level 02 - Residential
1DA104	E	Plan Level 03-05 Typical
1DA120	E	Roof Plan
1DA150	A	Townhouse Typical Detail Plan/Section
1DA151	A	Townhouse Street Perspectives
1DA200	D	Sections A & B
1DA201	D	Section C & D
1DA300	D	North & West Elevations
1DA301	D	South & East Elevations
Precinct 2		
2DA005	F	Precinct 2 Perspectives and Site Analysis
2DA100	E	Level 1 Plan
2DA101	E	Level 2 Plan
2DA102	D	Level 3 Plan
2DA103	D	Level 4 Plan
2DA120	E	Roof Plan
2DA200	E	Sections
2DA300	D	Elevations
Precinct 3		
3DA005	F	Precinct 3 Perspectives and Site Analysis
3DA100	E	Lower Ground & Ground Floor Plan
3DA101	E	Level 1 Plan
3DA102	E	Level 2 Plan
3DA103	E	Level 3 Plan
3DA104	E	Level 4 Plan
3DA105	B	Level 5 Plan
3DA106	B	Level 6 Plan
3DA120	C	Roof Plan
3DA200	E	Sections
3DA300	D	Elevations

DN160	D	Lawson Street Bridge Works
Report/Plan	Author	Date
Landscape Treatments		
Public Domain & Landscape Report	Scape	9 December 2011
Email to Greg Colbran (Dei Corp) regarding landscape treatments for townhouses	Andrew Turnbull, Scott Carver	23 August 2012
Acoustic Assessment		
Pemulwuy Acoustic Assessment	Koikas Consultants Pty Ltd	13 December 2011
Traffic Assessment		
Transport and Accessibility Impact Assessment	John Coady Consulting Pty Ltd	13 December 2011
Structural Assessment		
Structural report for Pemulwuy	Bonacci	12 December 2011
BASIX Assessment		
Precinct 1 BASIX Assessment	Windtech	13 December 2011
Precinct 3 BASIX Assessment	Windtech	13 December 2011
Site Investigation		
Geotechnical Assessment	SMEC Testing Services Pty Ltd	August 2010
Supplementary advice regarding groundwater conditions	SMEC Testing Services Pty Ltd	25 August 2010
Stormwater Drainage		
Stormwater Concept Plan SC 01	Neil Lowry & Associates	December 2011
Site Plan SC 02	Neil Lowry & Associates	December 2011
Construction Management		
Construction Management Methodology	Dei Corp	10 December 2011
Traffic and Pedestrian Management Plan	Lack Group	13 December 2011
Traffic Management Plan 2011/421	Lack Group	13 December 2011
Soil Water Management Plan Layout for Precinct 1 & 2, Redfern Dwg. No. C082 Rev A	Bonacci	March 2011
Soil Water Management Plan Layout for	Bonacci	March 2011

Precinct 3, Redfern Dwg. No. C083 Rev A		
Sediment Basin Detail Dwg No. C084 Dev A	Bonacci	March 2011
Wind Assessment		
Precinct 1 –Report No. WB028-01F02 (rev2)	Windtech	7 December 2011
Precinct 2 –Report No. WB028-01F06 (rev2)	Windtech	7 December 2011
Precinct 3 –Report No. WB028-01F07 (rev2)	Windtech	7 December 2011
Heritage Assessment		
Heritage Interpretation Strategy	NBRS	9 December 2011
Railway Corridor Retaining Wall	NBRS	9 December 2011

A3 Approval is not granted in relation to these matters

This approval does not give approval for subdivision of the land or development.

PART B – MODIFICATIONS TO CONCEPT PLAN

B1 PROPOSED LAND USES

The approved uses on the three Precincts under the concept plan are to be limited as follows:

Precinct	Approved uses
1	<ul style="list-style-type: none"> • 36 x two storey townhouses; • 26 units within an apartment building; • Retail, commercial and community uses (gymnasium); • Basement car park with 115 car parking spaces (including 10 accessible spaces) and bicycle storage facilities; and • Publicly open space areas.
2	<ul style="list-style-type: none"> • Commercial and community (child care centre) uses combined with private and public open space areas.
3	<ul style="list-style-type: none"> • Commercial and cultural (art gallery) uses; • Private and public open space areas; and • Student housing comprising 42 units (154 beds).

B2 OPEN SPACE PROVISION

All areas of public and private open space are to be provided as soon as practicable and to be completed prior to the issue of any occupation certificate.

B3 HERITAGE INTERPRETATION

- (1) A Heritage Interpretation Plan addressing the cultural and social significance of the area is to be submitted with the lodgement of the first application for any new building on the site.
- (2) Archival or oral historical research together with the local Aboriginal community into the nature and significance of the Aboriginal connections with the locality as a whole is to inform the preparation of an Interpretation Plan for the site.
- (3) The implementation of the heritage interpretation is to include the provision of interpretation elements within the publicly accessible open space and incorporated in the Public Art Strategy.

B4 TRANSPORT AND PEDESTRIAN MANAGEMENT

- (1) Vehicular access to the basement area shall be limited to one access/egress point onto Vine Street.
- (2) The development shall include the retention of the share zone along Eveleigh Street between Lawson Street and Caroline Street and the provision of a share zone along Caroline Street between Louis Street and Eveleigh Street. The share zones shall be provided in consultation with Council and RMS.
- (3) Secure bicycle parking facilities shall be provided in the basement car park on Precinct 1 for use by all components of the development.

PART C - FUTURE ASSESSMENT AND APPLICATION REQUIREMENTS

Pursuant to section 75P(1)(a) of the EP&A Act the following future environmental assessment requirements apply.

C1 SITE CONTAMINATION AND REMEDIATION

- (1) Prior to the lodgement of the first application, an appropriately detailed assessment of potential site contamination is to be undertaken by suitably qualified persons and submitted to the Department.
- (2) Should any contaminants be identified a Remediation Strategy and Remediation Action Plan appropriate for the use of the respective portions of the site, are to be prepared and submitted with all applications.
- (3) If required, any remediation strategy and remediation action plan may be implemented in a staged manner and should be in a rational and orderly manner.

C2 DESIGN EXCELLENCE

- (1) All future applications for any new building and for external works to existing buildings are to demonstrate design excellence in accordance with Schedule 3, Part 5, Division 3, clause 22 of *State Environmental Planning Policy (Major Projects) 2005*.
- (2) A Design Competition under clause 22(3) of Schedule 3, Part 5, Division 3 of the *State Environmental Planning Policy (Major Projects) 2005* is not required for any component of the approved Concept Plan.
- (3) The design of buildings is to be consistent with the objectives and relevant controls of the Redfern Waterloo Authority Built Environment Plan.

C3 SEPP 65

All future applications for the residential components under the Concept Plan are to demonstrate compliance, or fully justify any non-compliance, with the provisions of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.

C4 ESD AND SUSTAINABLE DESIGN

- (1) The future applications for residential development are to demonstrate compliance with the provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.
- (2) Future applications are to consider and investigate options for reducing potable water consumption, provision of alternative water supply for non-potable uses, and the use of recycled water across the land subject of this Concept Plan.

C5 WIND IMPACTS

A detailed wind impact assessment is to be undertaken by suitably qualified persons for any new building exceeding four storeys in height and is to occur as building design(s) are being developed and prior to the lodgement of any application, and should consider the following:

- (a) main entries to buildings being located away from building corners;
- (b) the use of canopies/awnings to assist in effective wind amelioration; and
- (c) the use of other wind amelioration measures as necessary.

C6 LANDSCAPING AND TREE REMOVAL

- (1) A detailed landscape plan is to be submitted with any subsequent application.
- (2) The landscape plan(s) must identify any existing trees or other vegetation to be retained, any necessary protection measures during construction, and the provisions of new planted areas which are to provide appropriate levels of privacy between units but must ensure that the principles of 'Safety through Design' are achieved.

C7 DEDICATION OF PUBLIC OPEN SPACE AND ROADWAYS

- (1) The Proponent must either:
 - (a) Offer for dedication as public spaces to Council, public parks, roads and public domain; or
 - (b) create Right of Ways and Easements to allow public access to public parks, roads and public domain.
- (2) The areas and location of public open space areas are to be in accordance with the approved Concept Plan.
- (3) The following are to accompany any future application for public parks, roads and public domain:
 - (a) A landscape plan demonstrating a proposed landscape scheme for the public domain areas is to be prepared in consultation with and is subject to approval by Sydney City Council. ;
 - (b) Commitments by the applicant advising the proposed timing of the proposed landscape works, roadworks and dedication of the proposed open space and roadways or creation of any Easement or Right of Ways.
- (4) If Council refuses the dedication of any public space(s), then 1(b) of this condition shall be applied to enable public access. Details are to be provided with the relevant future application(s).

C8 SITE SERVICING

Emergency vehicles must have adequate access to and within the site.

C9 SYDNEY WATER

- (1) Future applications are to consider the impacts on Sydney Water stormwater infrastructure. Prior to lodgement of any application consultation with Sydney Water regarding any potential impacts on this infrastructure is to occur.
- (2) The applicants for future applications are also to liaise with Sydney Water to:
 - (a) ensure water and sewer infrastructure are appropriately sized to correlate with the requirements of the Water Management Plan.
 - (b) investigate the potential of having a reticulated recycled water scheme for the development.

C10 WATER TABLE / GROUNDWATER

The future application(s) involving basement structures are to provide details of how the water table and ground water will be managed during and after construction of any basement car parking area.

C11 RAILCORP

Future application(s) must address the following requirements of RailCorp:

(1) Corridor Protection

Prior to the lodgement of an application seeking approval for any structure on Precinct 3 or for the widening of the rail bridge as shown on the approved plans referred to in Condition A2, the following are to be prepared in accordance with Railcorp's requirements and lodged with the relevant application:

- (a) a Geotechnical and Structural report
- (b) an Excavation and Construction methodology

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- (c) cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor.
- (2) Derailment protection**
- Prior to the lodgement of any application seeking approval for new structures located within 20m of the rail corridor, a derailment protection risk assessment in accordance with Australian Standard AS5100 must be prepared and lodged with the application. Where the risk assessment has identified a need for derailment protection, or where required by the Australian Standard, the applicant is to incorporate those measures into the design and engineering details of the building, and to submit those with the application.
- (3) Drainage**
- The final drainage solution should be developed in consultation with Railcorp, prior to the lodgement of the any application for new development. The final drainage solution shall address the following matters:
- (a) Demonstrate that drainage and stormwater within the site can be managed without any adverse impact on the rail corridor.
 - (b) That stormwater runoff from all impervious surfaces on the property is collected and conveyed to a point suitable for integration with the constructed stormwater drainage system.
 - (c) Details of the future care and control of the drainage system.
- (4) Noise and Vibration**
- An acoustic assessment is to accompany any application for a new building, and is to identify any noise attenuation measures for the proposed building appropriate to its intended use.
- (5) Balconies and Windows**
- Any proposed balcony or window that is within 20m of the rail corridor is to incorporate adequate measures that prevent the throwing of objects onto the rail corridor.
- (6) Reflective material**
- Future structures located along the rail corridor are to minimise the use of reflective material such as mirrored glass and metal finishes.
- (7) Fencing and Landscaping**
- Prior to the lodgement of the any application for new buildings, design guidelines are to be prepared regarding the fencing to be used/constructed along the entire common boundary with the rail corridor. The fencing guidelines and specifications are to be developed in consultation with RailCorp and submitted with any application.
- (8)** Both parties to the abovementioned consultation shall act reasonably and RailCorp is not to unreasonably prevent a resolution / agreement from being reached. In the event that a resolution / agreement is unable to be reached within 3 months, the matter is to be referred to the Director General for determination. All areas of disagreement and the position of each party are to be clearly stated to enable this determination to be made.

Schedule 3 Modified Statements of Commitment

No.	Subject	Commitment	Timing
1.	Authority Approvals	All necessary approvals and permits required for the construction of the buildings under State and Commonwealth legislation are to be obtained.	Prior to the carrying of work
2.	Demolition	Demolition works are to be carried out in accordance with the requirements of AS 2601-2001: <i>Demolition of Structures</i> .	During the demolition of the existing buildings
3.	Remediation	Any soil contamination encountered during the construction phase is to be remediated in accordance with relevant <i>Australian Standards, Codes and guidelines</i> .	As part of site preparation works and prior to the commencement of building works
4.	Building Works	The buildings are to be constructed in accordance with the plans approved in the Project Approval, the relevant Construction Certificate and in accordance with the <i>Building Code of Australia</i> .	Ongoing from the commencement of construction
5.	Construction Management	Construction work is to be carried out in accordance with the Demolition and Construction Management Plan to be submitted prior to the issue of a Construction Certificate. All contractors/suppliers will be advised of the Management Plan and will be required to adhere to those requirements throughout the construction phase. Erosion and sediment control measures are to be installed and maintained for the duration of the construction works and until all ground disturbed by the works is stabilised. Measures are to be taken to mitigate dust emanating from the site to protect the amenity of surrounding properties during the construction phase.	Ongoing from the commencement of construction
6.	Waste Management	Wastes associated with demolition works, construction work and the on-going operation of the buildings are to be managed in accordance with the Waste Management Plan submitted with the application for Project Approval. The removal of all wastes, including asbestos based wastes, is to be undertaken in accordance with the regulations and requirements of the NSW Government and relevant codes of practice and guidance notes.	Ongoing from the commencement of demolition works
7.	Public Domain	Public domain works are to be constructed in accordance with the report and plan prepared by Scape.	As part of construction works
8.	Safety and Security	All outdoor lighting is to be installed in accordance with AS/NZ 1158.3:1999 - <i>Pedestrian Area (Category P) Lighting</i> and AS 4282:1997 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	As part of construction works
9.	Rail Infrastructure	The structural integrity of the existing and proposed rail infrastructure in the vicinity of the site is to be maintained in accordance with the recommendations contained in the reports prepared by SMEC Testing Services Pty Ltd and Bonacci Group Pty Ltd.	Ongoing from the commencement of demolition works
10	Acoustic & Vibration	The buildings are to be constructed in accordance with the recommendations contained in the report prepared by Koikas Associates Pty Ltd relating to acoustic and vibration measures to be implemented.	As part of construction works
11	Road Traffic Facilities	The road traffic facilities identified in the Transport and Accessibility Impact Assessment prepared by John Coady Consulting Pty Ltd are to be	As part of construction works

No.	Subject	Commitment	Timing
		established.	
12	Car Parking, Loading & Access	One hundred and fifteen (115) off-street car parking are to be provided in accordance with AS2890.1-2004: <i>Parking Facilities - Part 1: Off-Street Car Parking</i> . Loading facilities are to be established in accordance with the approved plan and AS2890.2-2002: <i>Parking Facilities - Part 2: Off-Street Commercial Vehicle Facilities</i> .	As part of construction works
13	Retail & Commercial Uses	Development applications for the commencement of the use of the retail and commercial tenancies are to be submitted to and approved by Sydney City Council prior to the commencement of their use.	Prior to the commencement of use of retail and commercial tenancies
14	Ecologically Sustainable Development	The buildings are to be constructed in accordance with the commitments contained in the BASIX Assessment prepared by Windtech Consultants Pty Ltd.	As part of construction works
15	Heritage/Archaeology	Appropriate action is to be taken should any matter of archaeological significance be revealed during the excavation program.	During excavation works
16	Stormwater Drainage	<i>Stormwater drainage works are to be carried out in accordance with the plans prepared by Neil Lowry & Associates.</i>	As part of construction works
17	Access & Facilities for People with a Disability	<i>Access facilities are to be provided in accordance with AS1428-2001 - Access for Design and Mobility - New Building Work.</i> <i>57 of the dwellings in Precinct 1 are to be constructed in accordance with AS4299-1995 - Adaptable Housing, together with 3 of the student housing dwellings in Precinct 3.</i>	As part of construction works
18	Public Utilities	<i>The buildings are to be connected to the required water, sewerage and electricity infrastructure in accordance with the requirements of Sydney Water Corporation and Energy Australia. Other utilities, such as gas and telecommunications, are to be connected in accordance with the requirements of the service providers.</i> <i>The provision and/or adjustment of public utility infrastructure is to be carried out in accordance with the requirements of the relevant public authority.</i> <i>Any easements required to facilitate the provision of utility infrastructure are to be granted to the relevant public authority.</i>	As part of construction works
19	Development Contributions	<i>All reasonably required contributions are to be paid.</i>	When required
20	Occupation of the Building	<i>All required certificates are to be provided to the Principal Certifying Authority and an occupation certificate issued prior to the occupation of the buildings.</i>	Prior to occupation of the building
21	Community Consultation	<i>The Aboriginal Housing Company will continue to liaise with the local community during the construction phase.</i>	Ongoing
22	Child Care Centre	<i>The child care centre is to be constructed and operated in accordance with the requirements of the Department of Community Services.</i>	Ongoing
23	Dwellings in Precinct 1	<i>The sixty-two (62) dwellings in Precinct 1 are to be retained in the ownership of the Aboriginal Housing Company.</i> <i>These dwellings are to be managed by the Aboriginal Housing Company to provide affordable housing for the local Aboriginal and Torres Strait Islander Community</i>	Ongoing