



# THE PEMULWUY PROJECT

PDR Amendment 2 November 2006

## PROJECT DESCRIPTION - PEMULWUY PROJECT

### November 2006 - Amendment 02

This is the second amendment to the original Project Description Report submitted to the Department of Planning in April 06, subsequently amended in August 06, and again in November 06.

The reasons for so many amendments in such a short period of time is in direct response to changes to local planning controls and an undertaking of community consultation as directed by the Department of Planning, within the Directors General's Requirements issued in October 06.

The Pemulwuy Project's project description report sets out the master plan concept for a major mixed-use development planned for Areas D and parts of Area F as described in the Redfern Waterloo Plan. The Pemulwuy Project will be situated on land largely owned by the Aboriginal Housing Company, as well as other Aboriginal organisations, the Office of Community Housing and the City of Sydney Council. Negotiations and discussion have been initiated with all of the owners of land within the proposed development area.

This Concept Plan is submitted under Section 75M of Part 3A of the EP&A Act, and describes a mixed-use development including commercial/community uses and family homes consistent with the vision of the Redfern Waterloo area described in the Redfern Waterloo Plan.

It is envisaged that individual project applications consistent with the approved concept plan will be lodged for the following stages of the overall scheme:

Stage A Residential multi-unit development situated in the area bounded by Eveleigh Street, Vine Street, Louis Street and Caroline Street.

Elders spiritual centre + Health, Fitness and Gymnasium Centre

Stage B Commercial and retail development at the corner of Lawson Street and Eveleigh Street.

Respite and Health Care Facilities

Stage C Art Gallery

Commercial development (along part of the Railway end of Eveleigh Street)

The precise detail of those individual stages will be provided at project application stage.



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The Planning Minister has determined that the Pemulwuy Project is a major project under Part 3A of the Environmental Planning & Assessment Act 1979 (Act). Under Section 75R of the Act environmental planning instruments do not apply to the assessment of major projects except for State Environmental Planning Policies to the extent that they designate development as a major project.

Accordingly, the only part of any environmental planning instruments that will apply to assessment of the Pemulwuy Project is the SEPP (Major) Projects 2005 to the extent that it nominates development with a capital investment of more than \$5 million in the Redfern Waterloo area to be a major project. Accordingly, this project should be assessed on its merits and the planning controls under environmental planning instruments that would apply to other development in the Redfern Waterloo area do not apply to this site.

The opportunity that the Pemulwuy Project offers for the rejuvenation of the Redfern area is clear. The construction of this premium quality mixed-use development will be of commercial and residential densities, around the transport hub of Redfern Station, in a manner consistent with the Sydney Metropolitan Strategy. The project includes vital employment generating commercial uses and medium density family style housing that is urgently required for Aboriginal people close to the city.

The currently degraded housing stock for Aboriginal people on the land will be replaced by world-class design applying contemporary planning principles. The focus of the housing will be moved from high dependency housing to medium density family style accommodation with homeownership. Through the strategic position of the site close to a major inner-city transport node and the city's premier universities the upgrade of the built environment promises to have beneficial effects on the economic, social and cultural life of the city which goes far beyond the Redfern Waterloo area.

The Pemulwuy Project's Concept Plan has been presented to the Department of Planning's focus group and to the Minister of Planning, Frank Sartor. This latest amendment and preliminary sketch designs indicate the incorporation of these discussions and advice. The Concept Plans comply with the major projects SEPP height and floor space controls, but more importantly the objectives of the Redfern Waterloo Plan.



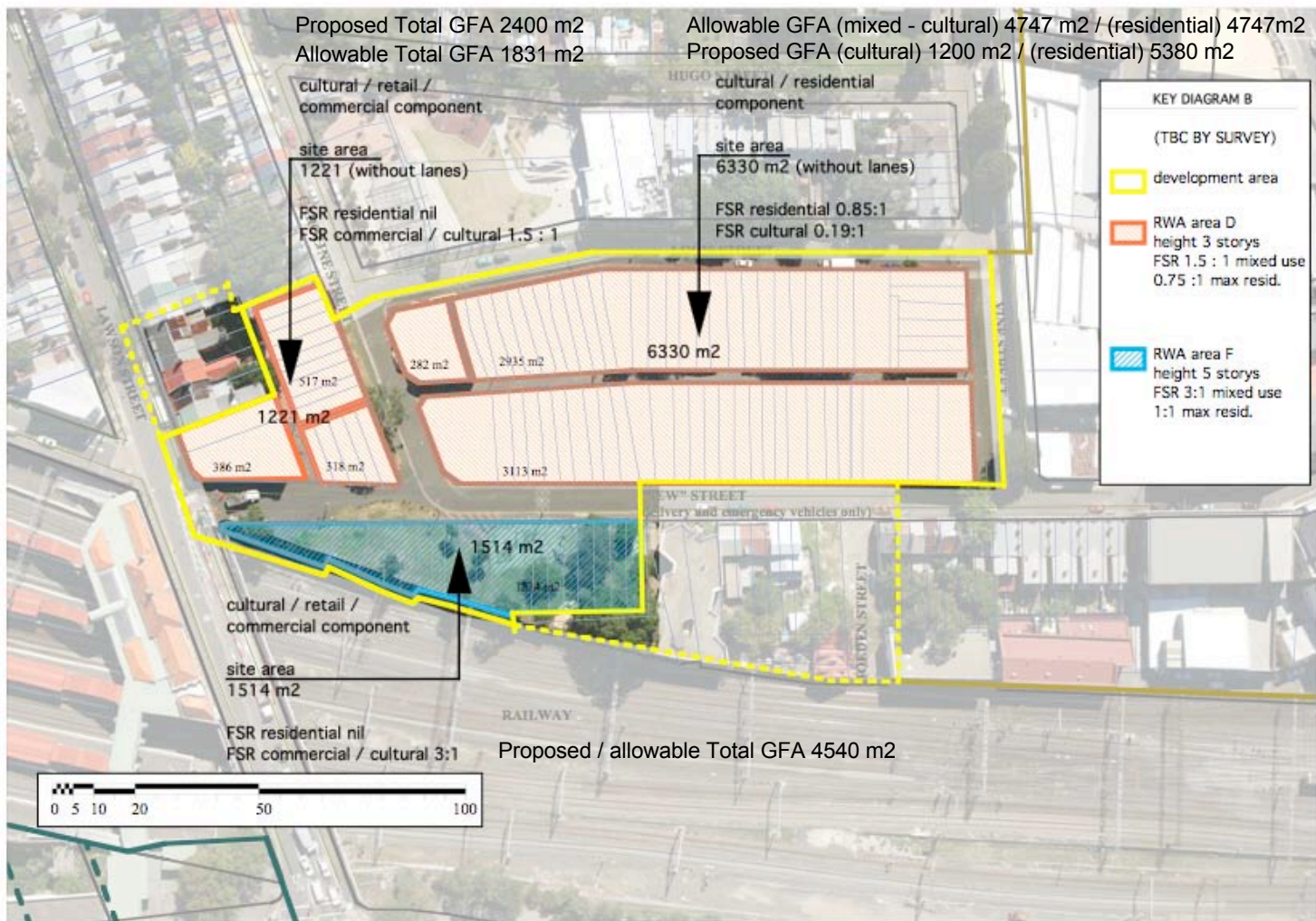
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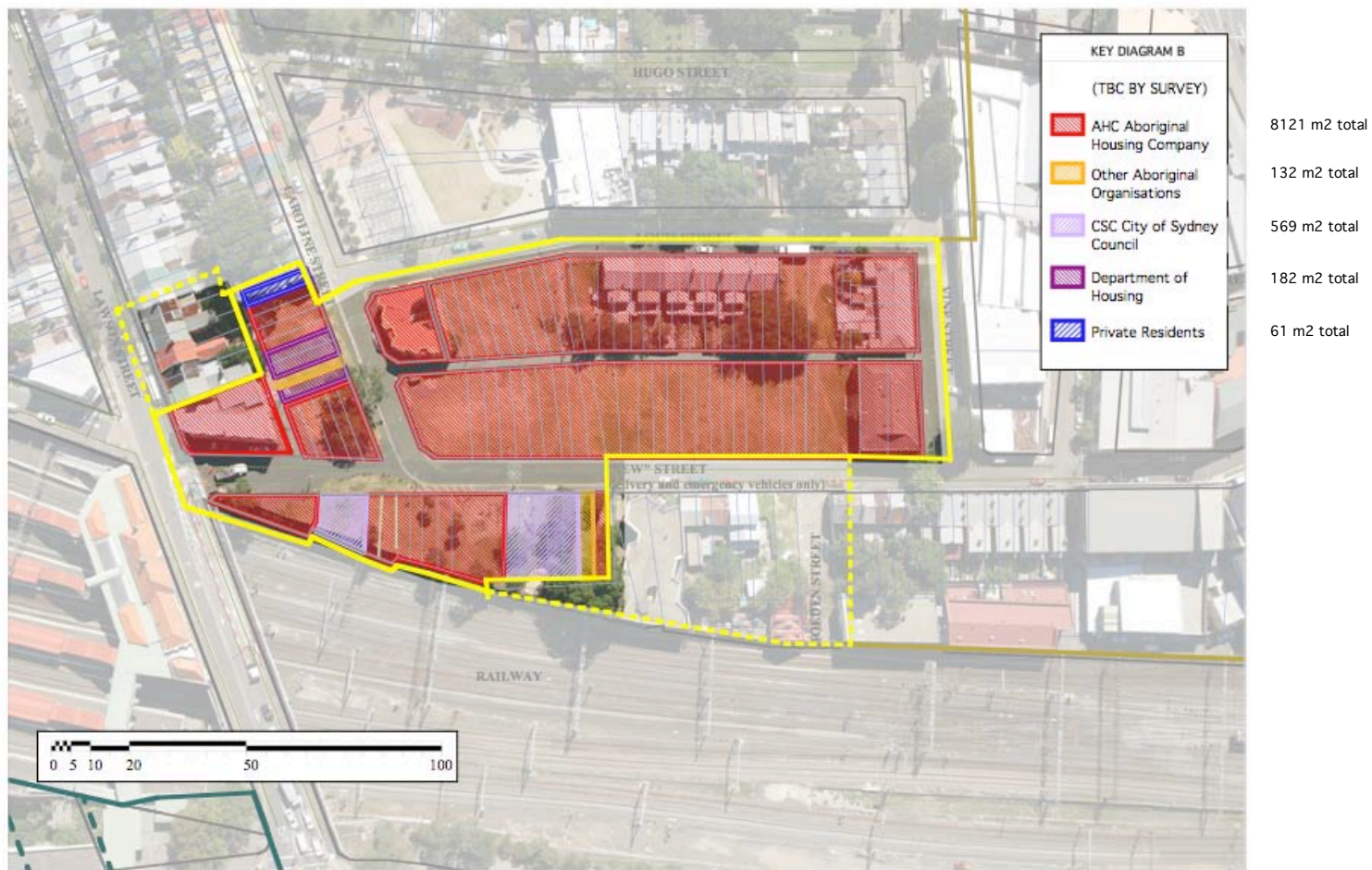
01. existing aerial photo





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## 02. Area D Area F (RWA)



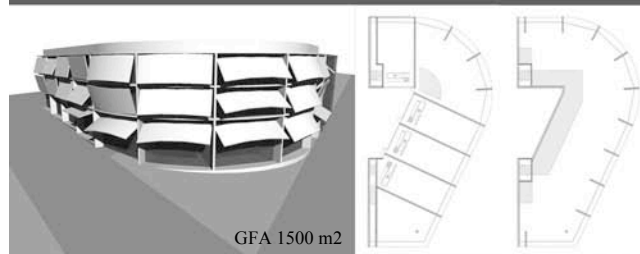
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### 03. Ownership within the development area

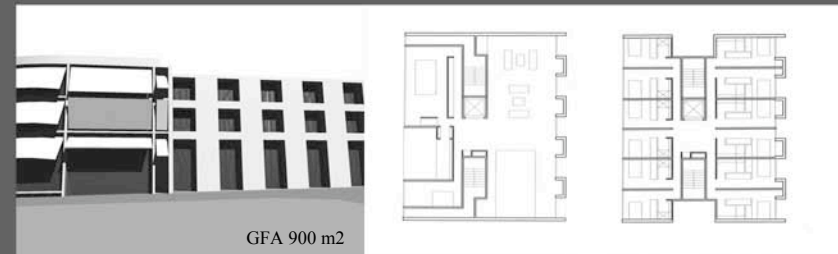




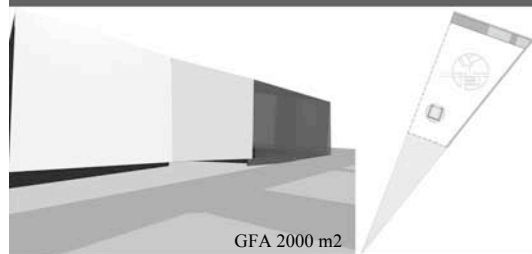
Retail component at the corner of Lawson and Eveleigh Street



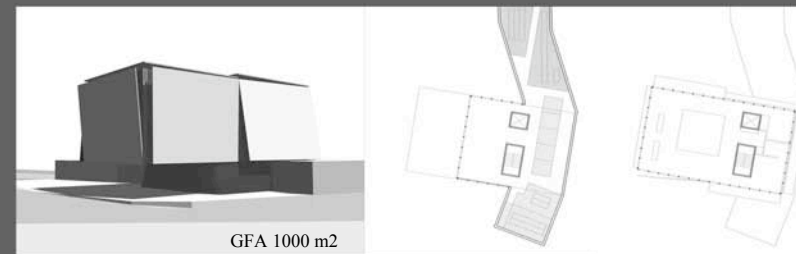
Respite and health care facilities along Caroline Street



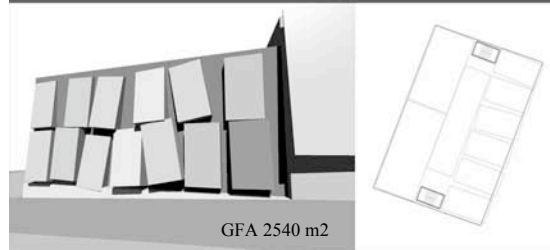
Art Gallery (along part of the Railway end of Eveleigh Street)



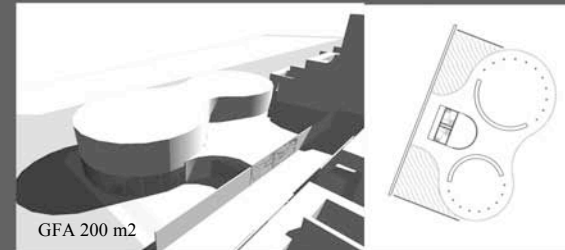
Health, Fitness and Gymnasium Centre within Red Square (Eveleigh Street)



Commercial (along part of the Railway end of Eveleigh Street)



Elders spiritual centre at the corner of Vine and Loiuise Streets



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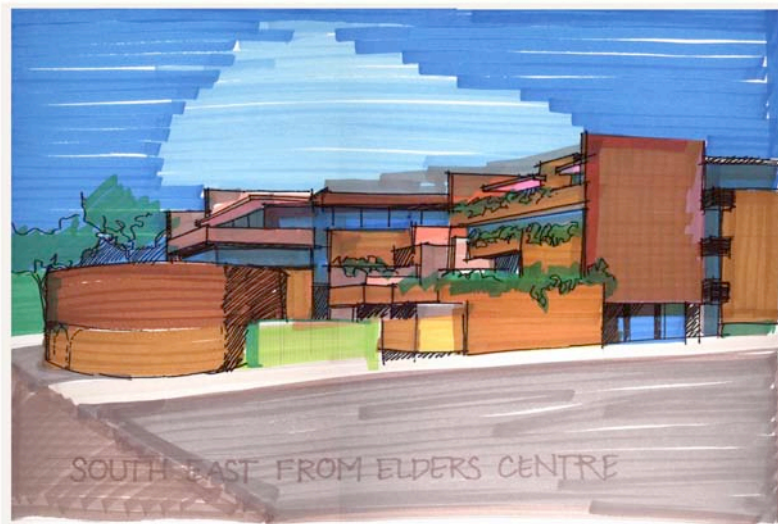
### 05. typical plans commercial, retail and cultural development





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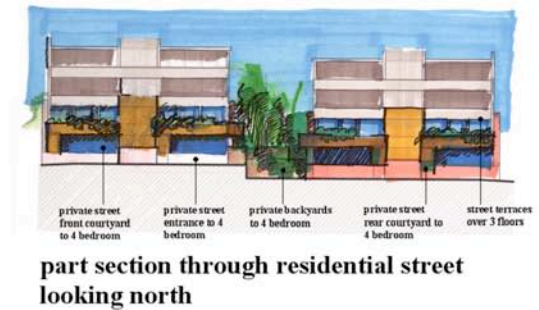
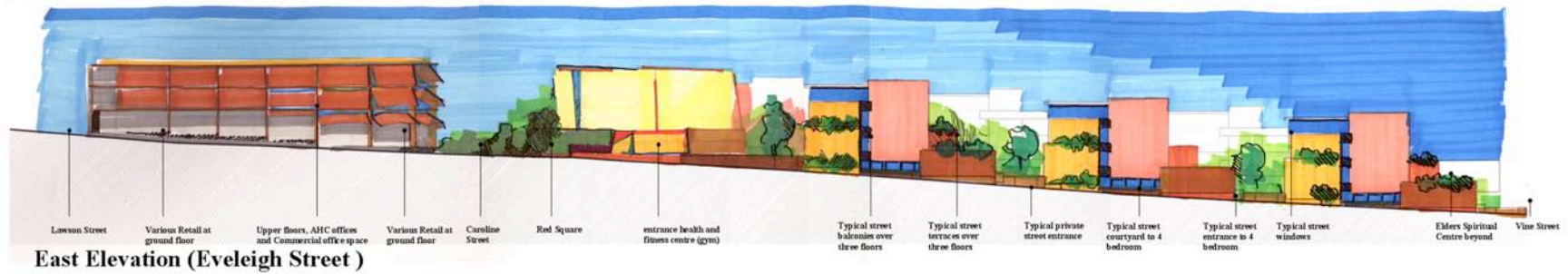
## 06. typical housing plans



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07. perspectives





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08. elevations





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09. photomontage of mixed development. Area D and F