

Pemulwuy Consultation Plan for Precinct 3 – Modification to Student Accommodation [SEAR Reporting]

26 June 2017

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Prepared for;

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1. Executive Summary

1.1 Summary

Broad stakeholder consultation is required and a plan established by the Aboriginal Housing Company (AHC). The AHC has proactively engaged with the Redfern Community and numerous community organisations that support the Redfern Community.

In response to the Secretary's Environmental Assessment Requirement – SEAR [22 December 2016] the enclosed report addresses the specific requirement relating to Consultation for the Pemulwuy Mixed Use Project in Redfern, Sydney.

Scott Carver Pty Limited were engaged by the AHC in December 2016 to develop and implement a Consultation Plan to satisfy the requirements of the SEAR and to inform the range of stakeholders and community of the modifications relating specifically to the Student Housing – Precinct 3 as per the proposal submitted to the Department of Planning – W75 Application in October 2016, and advancement of the design through the Design Excellence process.

Further to this on 03 May 2017 Modification 2 of the SEAR's was issued by Department of Planning [DoP] as a response to further advancement through the Design Excellence Review Panel [DERP] for an architectural design [23 story], public domain and Public Art Framework.

The Consultation Program adopts a multi engagement approach;

- Aboriginal & Torres Strait Islander Community;
- Redfern and Local Community; resident and business;
- Community Groups & Organisations; and
- Government & Key Stakeholders

Project Drivers

The proposed model for the Pemulwuy Project allows the AHC to finally unlock the true potential of the land for the benefit of the Aboriginal & Torres Strait Islander People and the Redfern Community.

The proposed model allows the AHC to achieve all of its core objectives.

- The AHC to remain the legal owners and custodians of all of the Pemulwuy land forever.
- The AHC to deliver on its mission 'to provide affordable housing to Aboriginal & Torres Strait Islanders'

- AHC to be financially independent, creating a sustainable future for generations
- A new era of self-determination for the AHC
- The AHC to deliver the affordable housing and commercial and retail precincts at the same time as the student accommodation.

Proposition – Modification 1 to Student Accommodation

Specifically the modification to the Approved Concept Plan in relation to Precinct 3 to:

- Increase minimum building height from 6 to 16 storeys;
- Increase gross floor area (GFA) from 6,462m² to 17,080m²;
- Increase floor space ration (FSR) from 2.9:1 to 7.6:1 and
- Increase student accommodation room from 154 to 522.

Proposition – Modification 2 to Student Accommodation

Specifically the modification to the Approved Concept Plan in relation to Precinct 3 to:

- Increase minimum building height from 16 to 23 storeys of student accommodation, under the guidance of DERP, was considered to be the optimum urban design outcome. The minutes from DERP meetings and report is subject to a separate submission directly to the DoP.

Process

To ensure a transparent consultation program was implemented a co-ordinated and paralleled approach was required:

- Consultation Plan – engagement
- Design Excellence – Design Excellence Review Panel [DERP] – design quality
- Media Plan – communication

The Design Excellence Process is a requirement of the DoP in response to concerns raised by the City of Sydney Council as the proposed modifications to the Approved Concept Plan was outside of the planning code. A Design Excellence process was initiated in January 2017. The architectural design development, as per Meeting No.4, was the basis of the community presentation, noting that the architecture and public domain was further evolved post the Community Event [Meetings 5 & 6].

The result of the Design Excellence Process, Meetings 5 & 6, was to re-model the architecture and include additional storeys to the building. This induced a further Public Consultation Process which was carried out by both Press Release and a direct mail out to the Community. This secondary process of consultation was agreed with the Department of Planning prior to its execution.

Delivery

The Consultation Plan has been delivered in three [3] parts over a six month program commencing in late December 2016;

Part 1 Consultation; Pre Planning, Government and Empowered Community

Part 2 Community Information Event [09 March 2017]

Part 3 Post Event Consultation & Feedback

3A – 16 storey proposition [March | April 2017]

3B – 23 storey proposition [May | June 2017]

This Community Event explained the proposed 99-year lease transaction with Atira and financial model to seek community feedback on that transaction as one of the key drivers of the modification to the Student Accommodation proposition.

Reporting

This report details the actions of the consultation, objectives, process and evidence to support the SEAR requirements.

Outcome

The Pemulwuy Precinct 3 – Modification to Student Accommodation has embraced a parallel design excellence and consultative process. The community interests are diverse and are founded in a 40 year history associated with the Pemulwuy site.

The consultative process has offered opportunity for the local community, Community Organisations and NGO's and agency stakeholders to participate in the proposed modifications and ample opportunity to provide feedback through hard and digital formats. Additionally, a media campaign has added in discriminating information to the broader community and to seek their feedback.

In total twelve [12] formal feedback responses were received, six responses each for the 16 storey and 23 storey propositions by the AHC and or Scott Carver. These are contained in the report appendices for reference.

We conclude that there is majority support for the Aboriginal Housing Company objects and proposed development model to be delivered as one project inclusive of Precincts 1 through 3

2. Pemulwuy Mixed Use Consultation – Modification to Student Housing

2.1 The Student Accommodation Proposal

The Aboriginal Housing Company [AHC] has sought to modify its 2012 Concept Plan consent to increase the student housing component in Precinct 3 with an application in October 2016 to the Department of Planning.

It is important to note that the modification only relates to Precinct 3 – Student Housing and that the Affordable Housing (Precinct 1) and Commercial and Child Care (Precinct 2) remain as per the 2012 consent. The intent of the public domain will be incorporated to suit the agreed architectural direction established with the Design Excellence Panel.

It is intended that all three precincts will be delivered concurrently by January 2019.

Key Messages

The proposed model for the Pemulwuy Project allows the AHC to finally unlock the true potential of the land for the benefit of the Aboriginal & Torres Strait Islander People and the Redfern community.

Set out below are the key messages that will inform all communications to stakeholder groups in meetings, written communications, speeches and presentations.

The proposed model allows the AHC to achieve all of its core objectives – other models that were considered did not achieve all of AHC’s objectives.

- The AHC will grant Atira a commercial 99-year lease for the development of part of the Pemulwuy land for student accommodation (Precinct 3)
- This land has been approved exclusively for use as student accommodation since 2012
- The AHC will use the funds from the 99 year-lease to develop Precinct 1 - the 62 dwellings for Aboriginal & Torres Strait Islander people AND Precinct 2 - the commercial and retail space.
- The AHC will retain operational control of Precincts 1 and 2.
- Atira will maintain operational control of Precinct 3 - student accommodation.

The proposed model allows the AHC to remain the legal owners and custodians of all of the Pemulwuy land forever.

- The AHC has granted a 99-year lease to Atira only in respect of Precinct 3, so that Atira can develop student accommodation on that part of the land and at the expiry of the lease, any improvements on the land will belong to the AHC.
- A lease is not a sale and the AHC remains at all times the sole legal owner of the land – Pemulwuy staying in Aboriginal hands forever

Pemulwuy Consultation

- A 99-year lease provides financial security and certainty for the future for the AHC and its constituents.
- The AHC will be able to unlock the true potential of the land for the benefit of Aboriginal & Torres Strait Islander people and the wider Redfern community.

The proposed model allows the AHC to deliver on its mission ‘to provide affordable housing to Aboriginal & Torres Strait Islanders’

- 62 dwellings will be built for Aboriginal & Torres Strait Islander families, designed to provide housing for families through generations.
- Student accommodation precinct will address a market shortage of student rooms in Sydney
- The entire community will benefit from retail and cultural centres and employment opportunities
- Local businesses (including future retail/commercial tenants for Precinct 2) will benefit from the addition of more than 500 students moving into the local area.
- The Pemulwuy Project will be a meeting place to welcome all members of community and provide learnings about indigenous cultural heritage lead by the AHC.

The proposed model enables the AHC to be debt free, creating a sustainable future for generations

- Because the AHC is granting a 99-year lease, the AHC does not need to borrow money in order to develop the affordable housing.
- The AHC will not create a legacy of debt that will burden future generations.
- The AHC will have a strong and certain future as a result.

The proposed model marks a new era of self-determination for the AHC

- The Pemulwuy Project marks a new era for the AHC
- The AHC decides how the land is used and is responsible for the project
- The AHC’s Pemulwuy Project will create history as the first of its kind for the AHC and for any indigenous organisation in Australia – creating a new model and leading the way for similar projects around the country.
- The AHC’s Pemulwuy Project will be managed by the AHC.
- The AHC’s Pemulwuy Project will not need to rely on government funding.

The proposed model allows the AHC to deliver the affordable housing and commercial and retail precincts at the same time as the student accommodation.

- The Pemulwuy project will be a one build program – delivered by Deicorp who has been selected by AHC to deliver the entire project.
- The AHC will not have to wait to build its affordable housing – all precincts will be started at the same time and it is expected that the affordable housing will be completed first.

2.2 Consultation Objectives

The consultation program is designed to ensure that key stakeholder groups, business and resident community have the opportunity to attend a formal community information session. The objective is to promote the exchange of information, and to understand the views of the community and stakeholders.

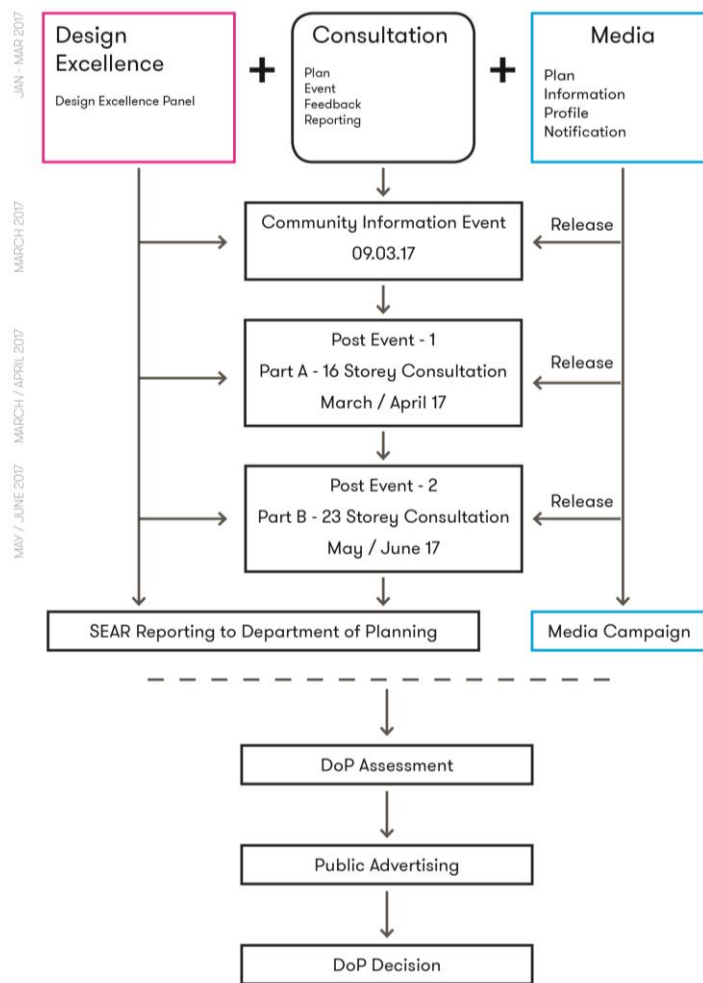
Specific objectives were to:

- Ensure the consultation process provided the community with access to relevant information about the proposed project;
- Ensure members of community, including Aboriginal residents, had an opportunity to raise issues, questions and concerns, and express their views and comments on the proposed project;
- Provide a mechanism to respond to issues, questions and concerns raised by the community, listen to views expressed, to recorded community positions so as to inform the Department of Planning;
- Develop consultation processes that helped to counter any misinformation and/or misunderstanding in the community about the modified student housing proposition, and
- Provide evidence of engagement with relevant Aboriginal stakeholders regarding cultural design elements, including motifs, public art and place and building naming (Item 3 – Built Form and Urban Design SEAR).

2.3 Process

To ensure the requirements of the SEAR (22 December 2016) are fulfilled a number of elements needed to be delivered in parallel to inform the Community Information Event on 9th March 2017 at the Redfern Community Centre.

The Consultation program is designed to ensure that key stakeholder groups, business and resident community have an opportunity to attend a formal community information session. The objective is to promote the exchange of information, engage the community in the vision for the project and to ensure understanding of the views of the community and stakeholders.



2.4 Design Excellence Review Panel [DERP]

A requirement of the SEAR is that the proposal must demonstrate design excellence.

The Design Excellence Process was put in place by the DoP in response to concerns raised by the City of Sydney Council. The Design Excellence Process was initiated in January 2017 culminating in a Community Event to be held on 9 March at the Redfern Community Centre and further architectural | public domain integration in April | May 2017 [meetings 5 & 6].

The architectural design direction of the modified Student Accommodation was included in the Community Information Event presentation [16 storey scheme] to inform the community of the context, bulk, scale and form of the built form, as agreed by the DERP, and presented by TURNER architects. Further consultation was implemented on the 23 Storey proposition, as requested by the DoP, in May | June 2017.

Minutes of the Design Excellence Panels are subject to a different reporting process.

2.5 Media Alignment

A media strategy is not required under the SEARS, however was considered important by the AHC to ensure that all members of the community were provided the same information, there multimedia communication are employed and to avoid misinformation.

Media Communication Objectives

For the broader community, stakeholder group and media to clearly understand and support the Pemulwuy project.

- Build awareness and understanding of the community benefits of the Pemulwuy project.
- To communicate the AHC as the Pemulwuy project developer and landowner.
- To communicate a model future development projects on a similar funding structure that will return projects that are without long term debt.
- The AHC has declined a Government grant of \$5million. The AHC has requested this funding to be redistributed into the community.
- To enable the growth of the AHC to provide open opportunities such as a “hand up” home ownership program for the Aboriginal and Torres Strait Islander community.

The media program would extend beyond the Community Information Event as a continuation of communication between the AHC and broader community as the Pemulwuy project gained momentum.

Project Key Messaging

- The AHC is the sole developer and owner of Pemulwuy. With an independent board, it is self-determined and free of government funding.
- The AHC has financially re-engineered Pemulwuy project; under guidance by KPMG, to ensure it is totally self-funded and debt free, ensuring the financial future of Pemulwuy for all future communities.
- The AHC will grant a 99-year lease on Precinct Three. The leaseholder will be ATIRA, a student-housing provider.
- The Pemulwuy project proposes an increase in the student housing, resulting in a height increase from 6 to 16 storey's. The student housing is a significant part of the project offer and supports NSW Government initiatives to promote new student accommodation and affordable housing in Sydney.

Pemulwuy Consultation

- A project-funding model has been developed to ensure the project doesn't leave a legacy of debt for the community. It will be totally self-funded
- The AHC seeks to unlock the full potential of the land to maximise social inclusion by creating additional housing for all students, and to maximise all social benefits of the site – including residential, cultural and commercial purposes.

3. Consultation Program

3.1 Stakeholder Consultations

The Consultation Plan is to be delivered in three [3] parts over a four month program commencing in January 2017;

Part 1 Consultation; Pre Planning, Government and Empowered Community

Part 2 Community Information Event [09 March 2017]

Part 3 Post Event Consultation

3A – 16 storey proposition [March | April 2017]

3B – 23 storey proposition [May | June 2017]

The Consultation Program adopts a multi-stakeholder and multi-channel approach;

- Aboriginal Community;
- Redfern and Local Community; resident and business;
- Community Groups & Organisations; and
- Government & Key Stakeholders.

3.2 Aboriginal & Torres Strait Islander Community

The AHC has been actively engaged with the Aboriginal & Torres Strait Islander community which has also been engaged in the implementation of their Social Plan. Additionally, the Aboriginal community were invited as participants in Community Information Session to further inform them of the proposed development.

So as to not preference or exclude any indigenous group or representative organisation, a single invitation was extended to the Aboriginal Community. A flyer notification was also provided to addresses in Redfern, Ultimo and Zetland.

3.3 Redfern and Local Community

A flyer invitation was distributed to 6500+ premises in Redfern, Ultimo and Zetland. In addition community notices and media were used notify of the Community Information Event. Letters of invitation were sent to;

- Tribal Warrior Shane Phillips, CEO
- Yarn'n Aboriginal Employment
- Metro Land Council, Nathan Moran
- Aboriginal Medical Service Co-Operative Ltd, Laverne Belleair
- The Settlement, Kristina Touma
- Tranby Aboriginal Cooperative College, Aboriginal Services Dr Belinda Russon
- Yallamundi, Redfern
- Mudgin-Gal Aboriginal Corporation, Jenny Munro
- Life Without Barriers, Sydney
- Wirringa Baiya Aboriginal Women's Legal Centre, Marrickville – Christine Robinson
- La Perouse Land Council, Chris Ingrey, Empowered Community Chairman
- Wyanga, Redfern, Norma Ingram
- Wyanga, Redfern, Mellie Ingram

3.4 Community Groups & Organisations

Further to the flyer invitation, AHC letters were issued to the following;

- Koori Radio, Cathy Craigie, Broadcaster
- Eora Centre, Chippendale
- Alexandra Park Community School, Community Worker
- Marrickville High School, Careers Adviser
- Darlington Public School, Community Worker
- Erskineville Public School, Community Worker
- Glebe Public School, Community Worker
- Sydney Secondary College, Glebe, Careers Adviser
- St Augustine College, Brookdale, Tate Williams, Career Adviser
- Christian Brothers High School, Lewisham Career Adviser
- South Sydney Community Aid, Multicultural Neighbourhood Centre – Danny Packer
- Weave Youth & Community Services – Shane Brown
- Urban Growth Sydney, David Pitchford CEO
- South Sydney Business Chamber, Mary Lynne Pidcock
- Redfern Resident, Bev Baker
- Redfern Resident, Tom Dive
- Redfern Resident, Byron
- Redfern Resident, Rodney Molesworth
- Redfern Resident, Marcello
- Empower Community Redfern, Eula Rohan, Secretariat
- Jarwun Group, Brad Cooke

NGOs and Community Groups

- Bangarra Dance Company – Phillippe Majid, Executive Director
- Aboriginal Dance Theatre – Christine Donnelly CEO
- Babana Mens Group, Chippendale

3.5 Government & Key Stakeholders

The Aboriginal Housing Company, with their appointed Development Manager (DeiCorp P/L), has pursued a proactive approach to liaison with the respective key stakeholders in relation to this development.

A number of key stakeholders; The Government Architects Office and Department of Planning are represented on the Design Excellence Panel to advance the building proposition for Precinct 3 – Modified Student Housing.

SEAR

During the preparation of the EA/EIS, the AHC shall consult with relevant local, State or Commonwealth government authorities, service providers and the community, including:

- UrbanGrowth NSW;
- Office of the Government Architect;
- Sydney Trains;
- Roads and Maritime Services;
- Transport for NSW;
- Office of Environment and Heritage;
- NSW Police Force;
- City of Sydney Council.

Consultation

Scott Carver confirms that all of the above parties have been directly engaged through formal meetings and all received letter invitations to attend the Community Information Event and post event information.

The majority of agencies advised that they would respond directly to the DoP through the referral process. As mentioned, the DoP and Government Architects Office were integral with the Design Excellence process.

4. Pre Planning and Key Engagement

Pre planning for the information event commenced in January 2017. The Redfern Community Centre is the venue for the event to be held on 09 March 2017, 7.00pm-8.30pm.

The AHC and consultant team engaged with Government and Agencies to inform them of the Consultation Program and issues of specific relevance to the party, noting that the architectural product was been developed in parallel with the Design Excellence Panel.

Key consultation was conducted with the AHC Board and Empowered Aboriginal Community in advance of the Community Information Event. Media releases were issued including notification of the Community Information Event.

Table of Consultations Pre-March 9 Community Event

Stakeholder Groups				
	Aboriginal Community*	Redfern & Local Community*	NGOs & Community Organisations*	Government & Key Stakeholders*
Flyer	YES	YES	YES	YES
Invitation Letter	YES	YES	YES	YES
Face to Face Meetings	Conducted with Empowered Communities and AHC Families	To be conducted	Some engagement completed, other meetings to be conducted	Some engagement completed, other meetings to be conducted
Poster Notice in Community Locations	YES	YES	YES	YES
Phone Calls	YES	YES	YES	YES
Email	N/A	YES	YES	YES

The AHC commenced the process of consulting with key stakeholders and influencers ahead of the Community Event on 9 March:

- AHC took its member families through the proposed transaction (including the 99-year leasehold structure) at its AGM in February 2017. There were no objections raised at this time and the member families were overwhelmingly supportive of the transaction.
- AHC has engaged directly with Empowered Communities via a face to face meeting. Empowered Communities <http://empoweredcommunities.org.au/> is a very high-profile and influential group of respected leaders from Aboriginal communities around Australia. Constituents from urban, regional and remote parts of the country are represented by 8 nominated indigenous community leaders – who have set a collective vision to work collaboratively with both government and corporate Australia to reform how Indigenous policies and programs are designed and delivered. Empowered Communities represents a very broad range of indigenous people from around Australia. Empowered Communities are strongly supportive of the transaction and see this project as a benchmark / new model for the sustainable delivery of affordable housing for urban and non-urban indigenous communities around Australia. AHC is seeking a letter of support from Empowered Communities as part of the formal community engagement and feedback process.
- **Government** – AHC and its advisors (Scott Carver and Deicorp) have engaged with relevant government departments that are required to provide feedback to the DoP as part of the planning process. Importantly, concerns raised by City of Sydney regarding design elements of the project have been addressed by the Design Excellence Process that is being undertaken (part of which is the community event on 9th March).

Community Feedback Documentation

To properly and consistently identify the feedback and views of the Aboriginal & Torres Strait Islander and broader community and stakeholder groups, meetings are minuted and supporting letters and or communications provided to evidence the process.

A Feedback Form was distributed at the Community Event and post event via AHC online web-link [refer appendix 8.1]

In order to allow respondents an opportunity to provide detailed, honest and unconstrained feedback, the Feedback Form are prepared in a free-text format. This ensures that we receive non biased feedback by 'leading questions' or constrained by a certain format.

Feedback will be captured via the following channels; face to face meetings, via email responses, verbally via the Aboriginal Housing Company and Scott Carver and hard copy Feedback Form via post or drop-off box.

5. Community Information Event

The Redfern Community Centre is the venue for the event to be held on 09 March 2017, 7.00pm-8.30pm. The venue is selected as a central location and accessible by public transport in the heart of the Redfern Community.

A combination of letter, media, posters and letter drop were used to inform the community and stakeholders of the event. A pre registration process was facilitated by Scott Carver, on behalf of the AHC.

The event was conducted on the 09 March 2017 with 156 signed in participants. A structured presentation format was adopted in two parts;

- Information
- Q&A session

The presentation is included for reference in Appendix 8.1

Proceedings Summary

Formal proceedings commenced at 7.00pm sharp with facilitator introductions, agenda and protocols communicated to the meeting. Following a "Welcome to Country" the Aboriginal Housing Company - CEO deliver the project context, objectives and funding model to enable the whole project to be delivered concurrently, founded on the uplift proposition of the Student Accommodation from 154 rooms to 522.

Thirty minutes into the presentation, a minority group set about to disrupted proceeding with verbal interruption and verbal attacks on presenters. The AHC in consultation with the Redfern Police Commander (present in the audience) halted the presentation and closed the meeting at 7.45pm. The full presentation on the architectural proposition, further detail on the Student Housing management model and the Q&A session **could not** be delivered to the majority of the community attending the meeting.

The disruption to the Community Information session was a premeditated act by a minority [4-6 persons] that disadvantaged the majority of meeting attendees who there to understand the Student Housing modification and participate in a Q & A session forum.

The Community Information Event was video recorded for the record.

Refer to Appendix 8.1 for the; flyer, letter invitation, sign-in registration. Feedback Form and presentation.

6. Post Event Consultation

3A – Post Event – 16 Storey Scheme [March | April 2017]

Given the outcome of the Community Information Event, the Aboriginal Housing Company sought to implement a pro active information and communication program with those that signed into the Community Information Event [who left email contact], direct liaison with Community Organisations, media interviews and print media communications to reach the broader community and to seek their feedback.

The local community feedback period was extended from 23.03.17 to the 31.03.17.

The Post Event Plan was enacted and included the following;

- Preparation of a letter by the AHC and email distribution to all registered event participants who nominated an email address for correspondence [Refer Appendix 8.2]
- A download web link to the Community Information Event – Full Presentation – hosted on the AHC website
- A download web link Pemulwuy – Student Accommodation Modification – Feedback Form
- Media interviews
- Print media special on the Student Housing [South Sydney Herald]
- Coordinated Community Groups, NGO's and Stakeholders meeting offer.
- Agency meetings

3B – Post Event – 23 Storey Scheme [May | June 2017]

The architecture, public domain and public art framework were further evolved with the DERP in April | May 2017. In agreement with the DoP and their Modification 2 requirements, a further consultative process was implemented as detailed below with capacity for both hard copy and digital feedback concluding on 09 June 2017.

- Preparation of a letter by the AHC and email distribution to all registered event participants who nominated an email address for correspondence
- A download web link to the 23 Storey Information – hosted on the AHC website
- A download web link Pemulwuy – Student Accommodation Modification 2- Feedback Form
- Print media special on the Student Housing [Central Sydney Magazine publication 31.May 2017. Link - [http:// newlocal.smedia.com.au/central-sydney](http://newlocal.smedia.com.au/central-sydney)]
- Coordinated Community Groups, NGO's and Stakeholders meeting offer.

7. Consultation Summary

The majority of submissions were supportive of the proposition and AHC objectives for a self sustaining development.

The AHC has delivered a Consultation Plan that allows key stakeholders and the community to respond in an equitable way that captures different views. This ensures that AHC receives accurate and consistent feedback that will provide an insight into the critical issues and the level of support.

A three part process has been delivered to a four month program [January – April 2017]

Feedback

3A 16 Storey proposition.

- Six [6] formal Feedback Forms or letters were received from the Community [Refer Appendix 8.3].

3B 23 Storey proposition.

- Six [6] digital Feedback Forms were received from the Community [Refer Appendix 8.4].

Key Issues

- Majority support for the AHC objectives and financial independence model
- Only two respondents made comment received on the architectural uplift proposition
- Support for delivery of Precincts 1-3 concurrently.

Of note was a letter received from Lisa De Luca & Co – Solicitors that was responded to directly by the CEO of The Aboriginal Housing Company to clarify and refute statements in the letter and to direct where additional information could be accessed regarding the full presentation at the Community Information Event. The letter and AHC response are provided for the record.

The Community Event was video recorded for the record and is available upon request from the AHC.

Public Art Framework – Engagement

Provide evidence of engagement with relevant Aboriginal stakeholders regarding cultural design elements, including motifs, public art and place and building naming (Item 3 – Built Form and Urban Design SEAR).

The AHC has agreed an appropriate process for the Public Art strategy, design and procurement which is further detailed in the Public Domain Report [Scott Carver]. The 2012 Development Consent provides the basis of the elements that were defined in consultation with the Aboriginal Community by the AHC.

At the recommendation of the Design Excellence Review Panel, Professor Michael Tawa (University of Sydney) was engaged to provide strategic guidance with the AHC and Scott Carver to further develop the story and brief definition for the artworks to capture PEMULWUY as an extension of “Country” with reference to the land and people [past and present].

Underpinning the Public Art Framework is education for the future generations – stories of the land. Three elements are identified in the public domain and three specific elements associated with each of the three development precincts;

Themes

Public Domain

- Precinct 1 Landscape – Ancient Australian Flora
- Precinct 2 Aboriginal Flag – sculptural element – urban connection to land
- Precinct 3 Urban Art ‘Living Canvas’ Wall – integration

Precinct Elements

- Precinct 1 The Meeting Place – Pemulwuy brand logo
- Precinct 2 Hands of Reconciliation
- Precinct 2 Wall of Nations [childcare]
- Precinct 3 Building Soffit – architectural element – Galaxy Dreaming

To date there has been initial discussions with local indigenous artists and Professor Tawa on the elements and approach. The ongoing direction will be to;

- Public Art Framework
- Elements brief
- Identification of artist and key consultant participants
- Element procurement
- Implementation.

Upon formal adoption of the Public Art Framework, the AHC it will implement the elements to meet the completion of the project in 2019.

Refer to the Public Domain and Public Art Framework document prepared by Scott Carver to support the Precinct 3 – Modification [June 2017].

8. Appendices

8.1 Community Information Event

Invitation Flyer – Letter box drop

Invitation Letter to Community Organisations and Stakeholders

Poster Placement

South Sydney Herald – Event Advertisement

Agenda

Presentation

Feedback Form

List of Attendees

8.2 Post Event – AHC Letter to Community and Stakeholders

8.3 Feedback Forms and Letters – 16 storey

8.4 Feedback Forms and Letters – 23 storey

8.5 List of Meetings and Communications

8.6 Media Communications

8.1 Community Information Event

Invitation Flyer – Letter box drop

Invitation Letter to Community Organisations and Stakeholders

Poster Placement

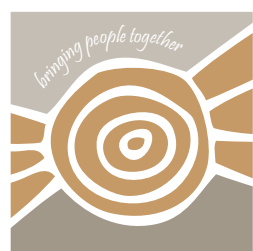
South Sydney Herald – Event Advertisement

Agenda

Presentation

Feedback Form

List of Attendees – (Available on request)



pemulwuy

pemulwuy

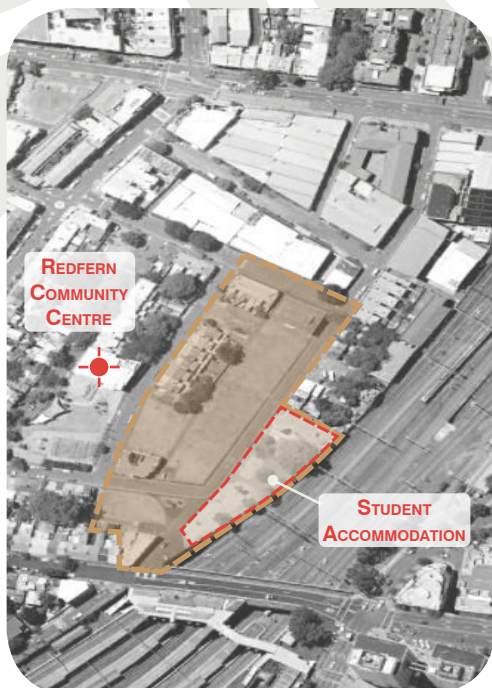
mixed use development

bringing people together

When: Thursday 09 March 2017

Time: 7.00pm - 8.30pm [Doors open at 6.30pm]

Location: Redfern Community Centre [29-53 Hugo Street, Redfern]



THE PROPOSITION

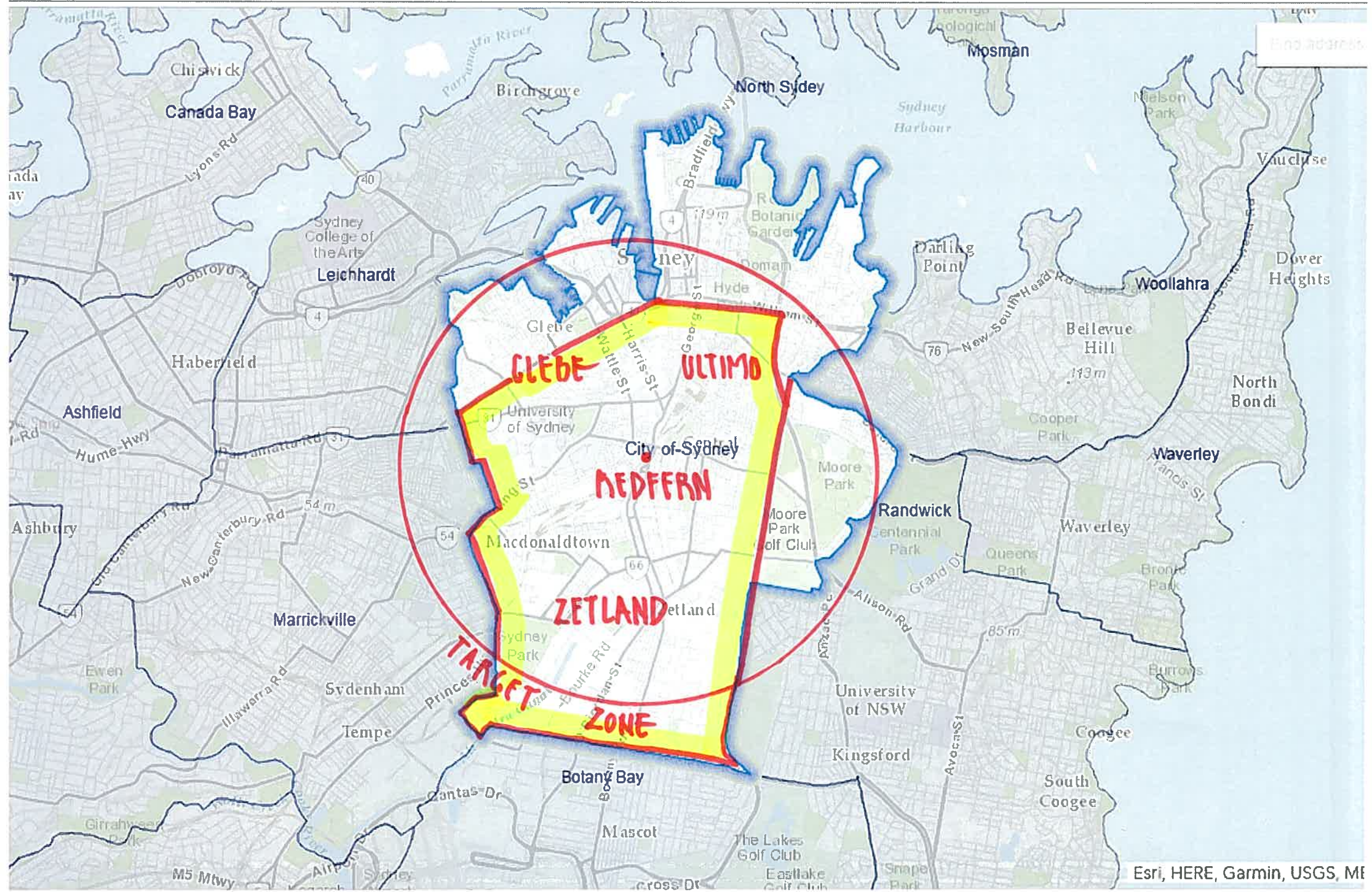
The Aboriginal Housing Company [AHC] received Development Approval for the PEMULWUY Mixed Use Development; affordable housing, commercial and student accommodation in 2012.

The student housing is a significant part of the project offer and supports NSW Government initiatives to promote new student accommodation and affordable housing in Sydney. An application was lodged with the Department of Planning in 2016 to increase the student accommodation from 154 rooms to 522 rooms with a proposed building height increase from 6 to 16 storeys.

The Redfern Community and Stakeholders are invited to an information event to unveil the new student housing proposition.

INVITATION TO ATTEND : Community Information Event

Your attendance is welcomed
rsvp: hello@scottcarver.com.au





Aboriginal Housing Company Limited

Level 1, 29 Botany Road WATERLOO NSW 2016

PO BOX 374 STRAWBERRY HILLS NSW 2012

ABN : 28 001 154 481 ACN : 001 154 481

17 February 2017

Dear

PEMULWUY MIXED USE DEVELOPMENT

INVITATION TO ATTEND A COMMUNITY & STAKEHOLDER INFORMATION EVENT

The Redfern Community and Stakeholders are invited to an information event to unveil the new student housing proposition.

The Aboriginal Housing Company (AHC) received Development Approval; affordable housing, commercial and student accommodation, in 2012.

The student housing is a significant part of the development offer and supports NSW Government initiatives to promote new student accommodation and affordable housing in Sydney. An application was lodged with the Department of Planning in 2016 to increase the student accommodation from 154 rooms to 522 rooms with a proposed building height increase from 6 – 16 storeys.

The Department of Planning issued the Secretary's Environment Assessment Requirements (SEARS) on 22 December 2016 establishing general requirements, a commitment to design excellence and consultation for the new student housing proposition in Precinct P3 – Pemulwuy.

We extend this invitation to the Information Event.

When 9th March 2017

Time 7.00pm – 8.30pm (doors open at 6.30pm)

Location Redfern Community Centre (29-53 Hugo Street, Redfern)

Your attendance is welcome and we look forward to seeing you on the evening.

The AHC has engaged the services of SCOTT CARVER to facilitate the event. You can confirm your attendance at hello@scottcarver.com.au or directly with the AHC.

Kind Regards,

Alisi Tutuila

Aboriginal Housing Company Ltd – Chairperson

Greg Colbran

From: Lani@AHC.org.au
Sent: Wednesday, 1 March 2017 11:33 AM
To: Greg Colbran
Subject: FW: Pemulwuy DLX Distribution

From: Lani@AHC.org.au [mailto:Lani@AHC.org.au]
Sent: Tuesday, February 21, 2017 4:41 PM
To: 'Georgia Jezeph' <georgiaj@scottcarver.com.au>
Subject: RE: Pemulwuy DLX Distribution

Hi Georgia,

I can confirm we have distributed the posters to the following organisations on 20 February 2017

RCC
Tony Mundine Gym
104 Lawson Street (Block)
Pride of Redfern
Café Abercrombie
Eora Tafe
AHC office front window.

Regards,

Lani Tuitavake

From: Georgia Jezeph [mailto:georgiaj@scottcarver.com.au]
Sent: Tuesday, February 21, 2017 3:45 PM
To: Lani@ahc.org.au; Housing@AHC.org.au; Alisi Tutuila <atutuila@aspireindigenous.com.au>
Cc: Andrew Turnbull <andrewt@scottcarver.com.au>; Greg Colbran <GColbran@deicorp.com.au>; pheard@heardagency.com; datkins@heardagency.com; Kym Cheek <kcheek@heardagency.com>
Subject: Re: Pemulwuy DLX Distribution

Amanda/ Lani

Please can you confirm that AHC have distributed the Poster (A3 flyer) to the Community Centre and other relevant hubs for display? Also, in the interest of the SEA Requirements please can you confirm locations and dates of display?

Daniel,

Additional A5 copies of the flyers would be beneficial to have on a 'help yourself' basis at the Community Centre/ AHC Office. **Lani/Amanda** please confirm.

See you at tomorrow's meeting @ 2:30pm.

Kind regards

Redfern Community Centre

Youth Service

Term One program 2017

Mon: Tennis and BBQ at Alex Park

Rain days: Cliff Noble Community Centre, Subor Street Alexandria
3pm - 5:30pm

Tues: Guwing Bayabuba

Learn about Aboriginal culture through dance, music, art & dress
in partnership with the local Dancers
3pm - 5:30pm

Wed: Arty Hub (All Ages)

includes jewellery making, pottery, drawing, painting
3pm - 5:30pm

Thurs: Pimp Your Style

Learn the art of corn rows and braids, healthy body image,
fashion, make up tips and clipper styling
3pm - 5:30pm

Fri: Basketball at Hugo and Alex

in partnership with The Foot Free Youth Service
3pm - 5:30pm

YOUTH PROGRAMS ARE FOR SECONDARY SCHOOL STUDENTS ONLY

* young children accompanied by guardian/carer and adults
welcome at all ages programs.



Redfern Community Centre
29-53 Hugo St.
Redfern, 2016
Phone: (02) 9288 5710
or 9288 5713

Redfern Community Centre

Community and Youth Programs

What's On? RCC Public Programs for February 2017

MONDAY

9:30am-11:30am Ballroom Dancing Beg.
12:30pm-2:30pm Ballroom Dancing Adv.
1:00pm-2:30pm iPad Classes (Fortnightly—
School Term Only)
5:00pm-6:00pm Heaps Decent Beats Workshop
6:30pm-8:00pm Gamara Men's Group
6:30pm-8:30pm Kyokushin Karate
6:30pm-8:30pm Grandmothers Against Removal

TUESDAY

10:00-12:00pm Life Internet Skills (School term)
1:00pm-4:00pm Domestic Violence Service
1:00pm-2:30pm Introduction to Computers
(School term only)
1:00pm-4:00pm Banners of Colour
6:00pm-8:30pm Beginners Singing group
6:00pm-8:00pm Studio Technical Production
6:00pm-8:00pm Forro Latin Dance

6:30pm-8:00pm Advanced Singing group
6:30pm-8:30pm Darbuka Drumming Classes

WEDNESDAY

9:30am-10:30am Stronger Senior's Exercise
6:00pm-8:00pm Akai Academy
6:00pm-8:00pm Studio Technical Production
6:30pm-8:30pm Kyokushin Karate

THURSDAY

8:45am-11:45am Preschool Music & Movement
(School term only)
12:00pm-1:30pm Mobile Play Bus 0-5yrs (School
term only)
6:00pm-8:00pm Hip-Hop music business
5:15pm-6:15pm Eurythmy Movement Art Class
6:30pm-7:30pm NIA Meeting

FRIDAY

10:00am-1:30pm SMCS Ballroom Dancing
10:00am-11:30am Sheng Zhen Qigong

SATURDAY (Fortnightly)

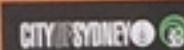
10:00am-12:00pm Aboriginal Art Gatherings
10:00am-12:00pm Seva Dharma Meditation

Upcoming Events:

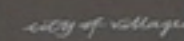
Deadly Funny
Koori Comedy Competition
Saturday Feb 25th 7pm-9pm

Redfern Community Centre: 29-53 Hugo St. Redfern 2016. Ph: (02) 9288 5713

Website: cityofsydney.nsw.gov.au/communitywhatson



Sydney 2020 Green Global Council



pemulwuy

mixed use development

bringing people together

When: Thursday 09 March 2017

Time: 7:00pm - 8:30pm (Doors open at 6:30pm)

Location: Redfern Community Centre (29-53 Hugo Street, Redfern)



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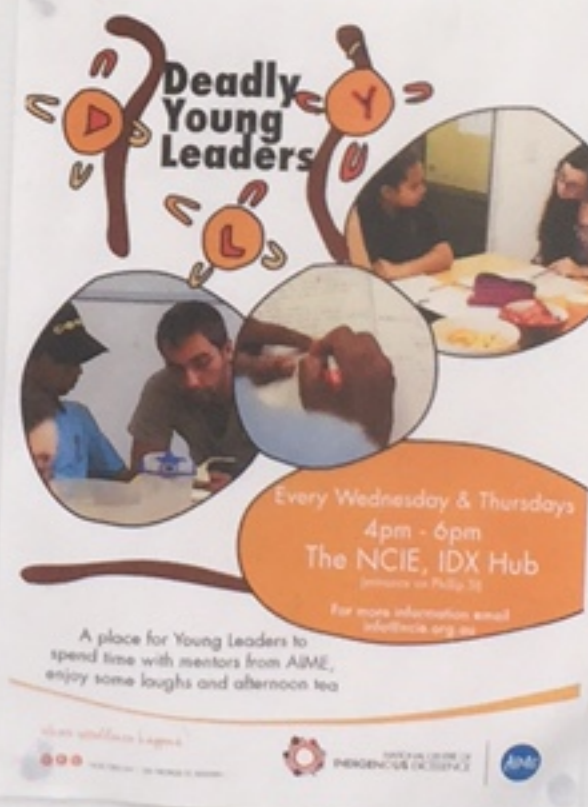
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INVITATION TO ATTEND: Community Information Event



Every Wednesday & Thursdays
4pm - 6pm
The NCIE, IDX Hub
(located on Pylon St)

A place for Young Leaders to
spend time with mentors from AIME,
enjoy some laughs and afternoon tea

For more information email info@ncie.org.au



Aerospace engineering Photo: Supplied

Indigenous program offers introduction to university life

SPONSORED

MICHAEL SPENCE

THE University of Sydney was founded on the principle that it would offer "the opportunity for the child of every class to become great and useful in the destinies of his [sic] country" (William Charles Wentworth).

It was a fine, and indeed, progressive aspiration in 1850, and it is one that the University

follows today – although now we would say "his or her country", of course. Despite his remarkable liberalism, Wentworth did not imagine a time when women would be admitted on an equal footing with men, although this was in fact only a few years away.

We do more than just open our doors to those who meet our requirements. The University runs many programs to introduce schoolchildren and others to our campus, so that they may understand how they, too, could

become students here one day. We want everyone to feel welcome, and we want all Australian children to feel that they could achieve their dreams by studying at the University of Sydney.

This year is the fifth in which we have run the Wingara Mura-Bunga Barrabugu program, designed to give Aboriginal and Torres Strait Islander schoolchildren a taste of university life. More than 200 high school students from as far afield as Thursday Island, Badu Island, and Karawara spent a week here

in January, staying on campus and taking part in a series of academic and cultural events. Ranging from years 9 to 12, they explored different subjects and options for university study and their future careers and learnt useful skills to equip them for their final years at school.

They toured an aerospace laboratory equipped with flight simulators and drones, wrote and recorded music at the Sydney Conservatorium of Music, attended a hands-on marine biology workshop at the Institute of Marine Science

and observed the operation of the Camden Veterinary Clinic, among many other activities.

Along the way, they had a lot of fun, attending an Indigenous heritage campus tour, spending an evening on an Aboriginal cultural cruise on Sydney Harbour, participating in a talent show hosted by Australian hip hop artist L-FRESH The LION, and enjoying a film under the stars in the Quadrangle.

The Wingara Mura-Bunga Barrabugu program is having considerable success in opening students' eyes to the possibilities available to them, and to what they need to do in order to secure a place at university. Previous participants have been offered places, not only at the University of Sydney, but also at other tertiary institutions around the country.

It is a real thrill to be able to welcome these young people, who come from all over Australia, and some of whom have never been on a plane or spent a week away from home before. They arrive in the hope of a fun few days, and I know we provide them with that. But they leave taking with them far more than good memories. They leave with goals and aspirations and the understanding that if they work towards them, they can achieve their dreams of studying at university and going on to a fulfilling career.



THE UNIVERSITY OF
SYDNEY

Authorised by Dr Michael Spence, Vice-Chancellor of the University of Sydney.

Contact Details – Security & After Hours:
1800 063 487 (24/7). Enquiries: 9114 0523;
local.community@sydney.edu.au

central eveleigh



Learn about our vision

Central to Eveleigh Urban Transformation and Transport Program

Find out more about the Urban Transformation Strategy that will help guide the future renewal of 50ha of government-owned land in the Central to Eveleigh area. After two years of studies, assessments and conversations with the community, we've finalised a Strategy that will help guide future development around the rail corridor between Central and Erskineville stations.

The Urban Transformation Strategy outlines a vision for new homes, jobs, better connections, housing diversity, more facilities and parks.

Drop-in information session		Market stall	
Date	Saturday 11 February 2017	Date	Saturday 25 February 2017
Time	10am to 1pm	Time	8am to 1pm
Venue	Carriageworks, Elston Room 245 Wilson Street, Eveleigh	Venue	Carriageworks Farmers Market, Eveleigh

To learn more about the Urban Transformation Strategy visit: centraltoeveleigh.com.au or call 1800 756 953

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Translation and Interpreting Service (TIS)
Call 13 14 50 if you need help understanding English
and TIS will phone UrbanGrowth NSW for you at no cost.



pemulwuy

pemulwuy
mixed use development

bringing people together

When: Thursday 09 March 2017

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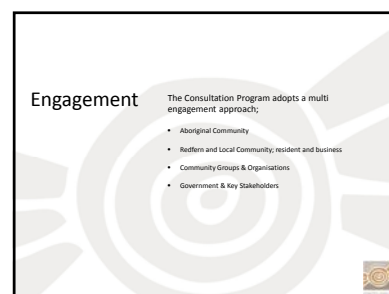
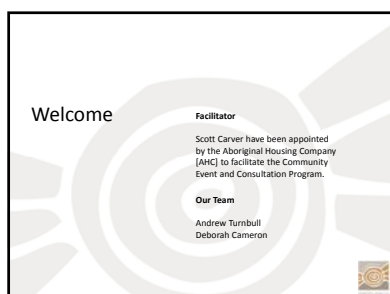
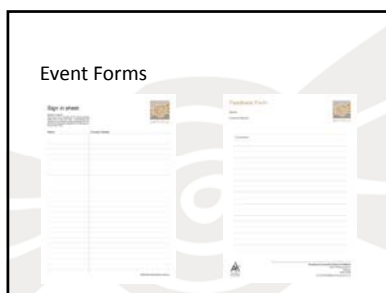
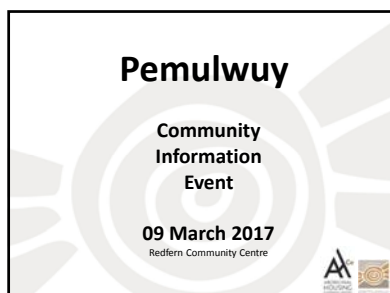
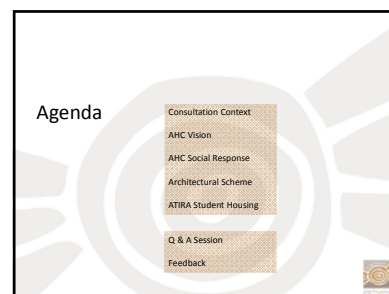
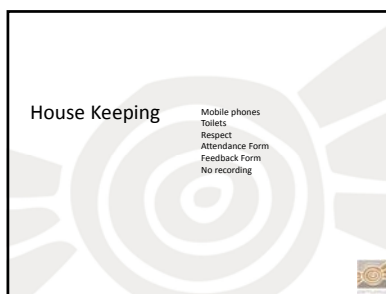
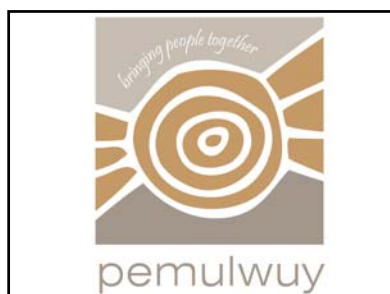


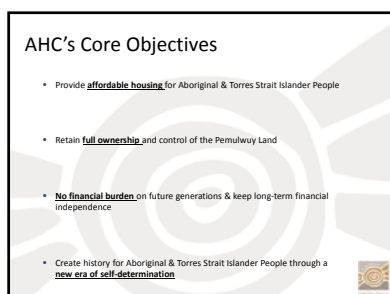
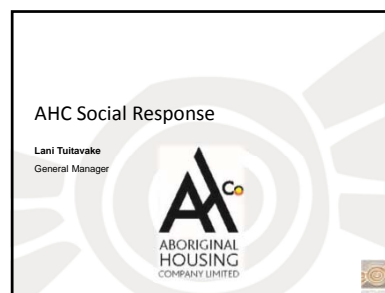
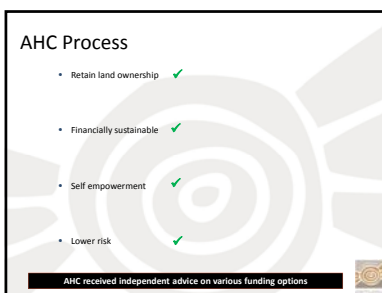
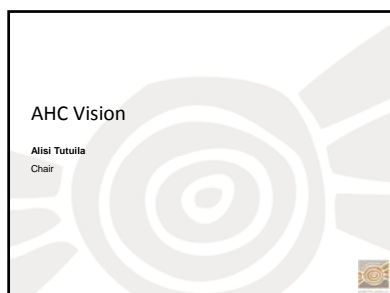
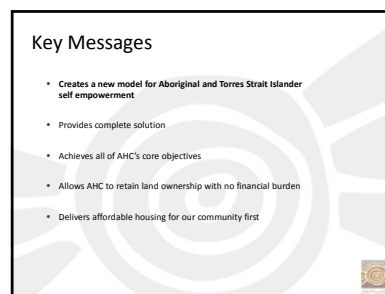
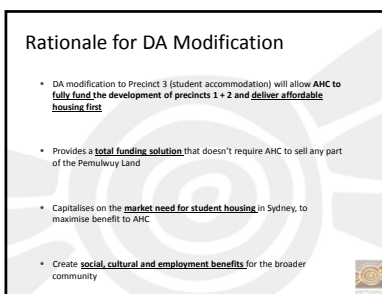
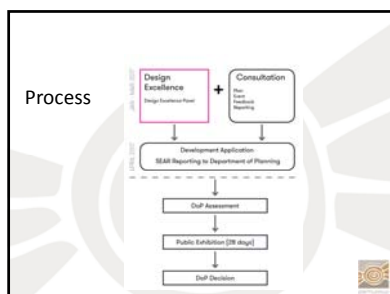
AGENDA FOR PEMULWUY COMMUNITY INFORMATION EVENING

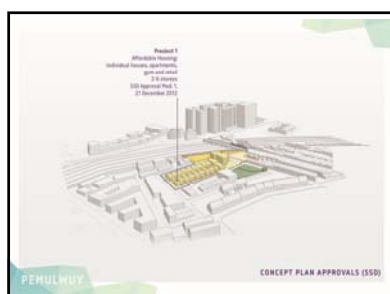
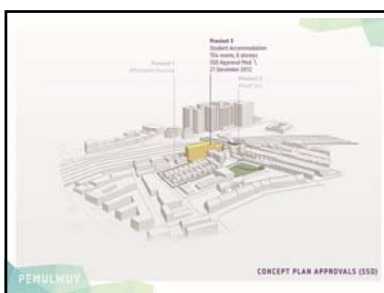
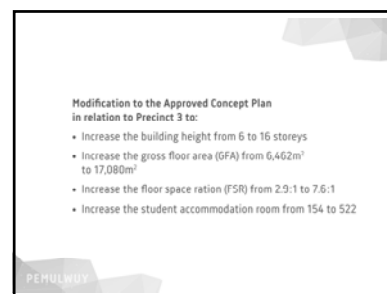
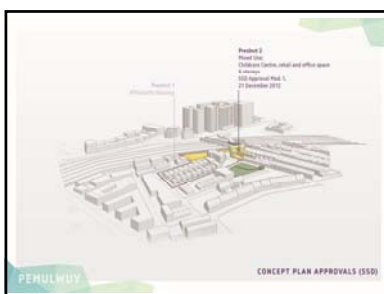
Event 09 March 2017

[28.02.17] V6

No.	Role	Speaker	Key Issues	Time	Program
1.0	Doors Open	na	Welcome - sign in	30mins	6.30pm
2.0	Housekeeping Proceedings	Andrew Turnbull <i>[Scott Carver]</i> Deborah Cameron <i>[Facilitator]</i>	Facilitation Rules	5mins	7.00pm
3.0	Acknowledgement to Country	AHC Nominated TBC		2mins	
4.0	AHC Welcome & Vision	Alisi Tutuila <i>[AHC Chair]</i>	Generation investment Business Plan Funding – debt free Approval precincts 1&2 Construction 2017-19 One build programme AHC land ownership ATIRA management SA	10mins TBC	7.05pm
5.0	AHC Social Response	Lani Tuitavake <i>[AHC Gen Mngr]</i>	Employment Apprenticeships Redfern empowerment	5mins	7.15pm
6.0	Architect	Dan Szwaj <i>[Turner & Assoc.]</i>	Arch. Scheme Design Excellence Panel Process Public Spaces	10mins	7.30pm
7.0	ATIRA	Damian Haber <i>[Founder & Director]</i>	Student Housing Management Profile	5mins	7.25pm
8.0	Q & A Panel	Deborah Cameron <i>[Facilitator]</i>	Alisi Tutuila Lani Tuitavake Dan Szwaj Andy Ludvik ATIRA	30mins	7.45pm
9.0	AHC thank you	Alisi Tutuila <i>[AHC Chair]</i>	Importance of project & student housing Thank you	3 mins	8.10
10.0	Close Meeting	Andrew Turnbull <i>[SC]</i>	Feedback + post event	2mins	8.12pm- 8.15pm







Key design objectives

- A high level of amenity for students
- Provide an activated Public Domain space linked to 'The Meeting Place'
- Provide a low scale activated frontage to Eveleigh Street
- Respond to the existing and future character of the Pemulwuy Project and local surrounds

PEMULWUY



A key part of the site will be a Public Domain space connected to 'The Meeting Place' and the building entry.

PEMULWUY PUBLIC DOMAIN SPACE



Student Lounge and Communal Kitchens

PEMULWUY COMMUNAL SPACES

STUDENT LIVING

CREATING AN ATRIA STUDENT COMMUNITY

PEMULWUY



Precinct 3 will retain and restore the existing art wall. The artwork will be integral to both the Public Domain and student experience.

PEMULWUY ART WALL



Cinema and Study Areas

PEMULWUY COMMUNAL SPACES



PEMULWUY PLAN DIAGRAM OF GROUND LEVEL USES



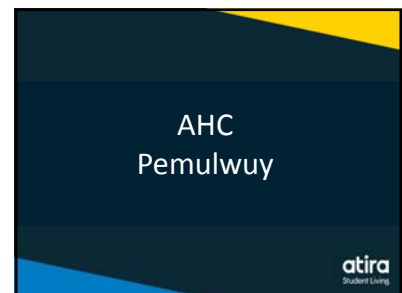
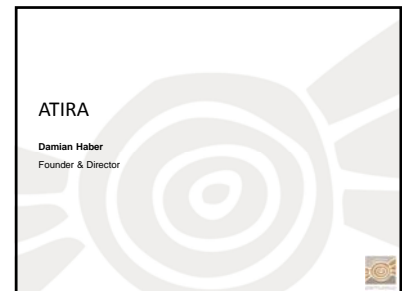
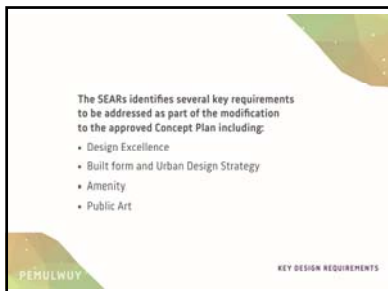
A communal courtyard will be created in the centre of the site for students.

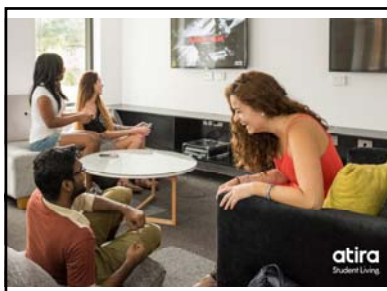
PEMULWUY COMMUNAL COURTYARD



A variety of room types from single studios to small groups of rooms.

PEMULWUY PRIVATE STUDENT SPACES





Who is Atira?

- Experienced Capable Operator with Long Track Record**
 - 4,000 beds currently operating or in development pipeline across Australia
 - Founded in 2007, over 10 years experience
- Suitable Partner & Team Player:**
 - Focus on ensuring our students are life ready, real sense of community, safety and student welfare
 - Best in Class Operator – Grass roots approach to customer service excellence
 - Atira formally recognised by Federal Government (2016)
 - Appointed as University of Sydney Partner in 2014

atira Student Living

Why Atira student communities are different and how community will benefit?

A unique student engagement approach

Family	Village	Tribe
Creating small groups of students	Groups of families sharing activities with other families	Weekly events to get everyone together
Multiple Student Experience Officers in the facility	Residential Life Manager oversees 'Village' of Students across Facility	Facility General Managers / Customer Service Officers responsible to staff and enhance resident student experience

atira Student Living

Atira has a strong track record of delivery and is trusted by the communities in which we operate

atira Student Living

How Atira will work with AHC to bring Pemulwuy to life?

Atira is committed to working in collaboration with the AHC to ensure core objectives for the Pemulwuy Project are achieved

- Aboriginal and Torres Strait Islander students will be allocated a proportion of student beds
- Aboriginal and Torres Strait Islander and Redfern Community will benefit from employment and training opportunities
- AHC to lead cultural heritage education for Pemulwuy students as part of Student Life @ Atira

We are here to support and complement AHC deliver its objectives

atira Student Living

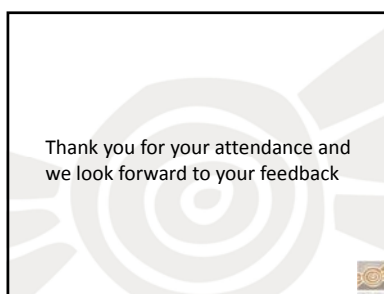
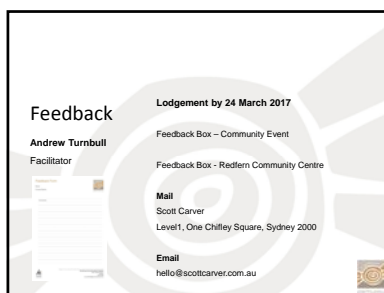
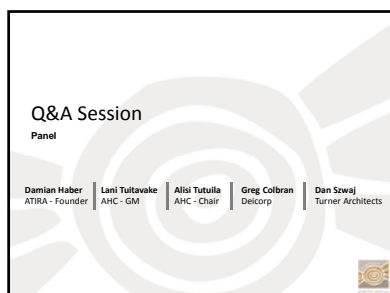
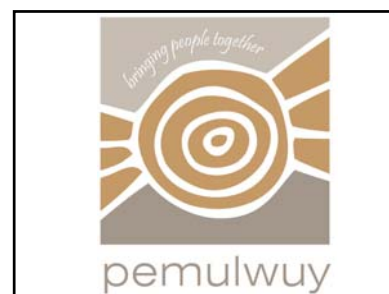
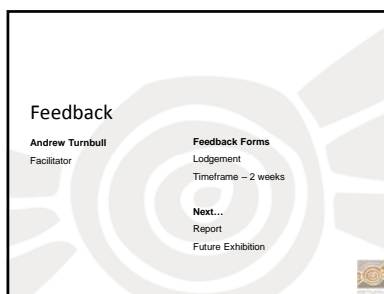
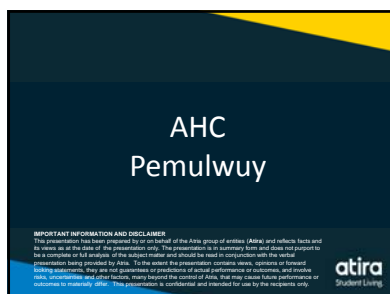
Key Pillars to Success → Be Life-Ready!

Academic focus	Community	Safe & Secure	Health & Wellbeing	Recreation & Social

atira Student Living

Student Living

atira Student Living



Feedback Form

Name:

Contact Details:



Comments:



Lodge at Community Information Event or send to Scott Carver by 31 March 2017:

Pemulwuy Community Event Feedback

one/1 Chifley Square

Sydney

NSW 2000

or email hello@scottcarver.com.au

Sign in sheet

Media Consent

This event will be recorded for the record including digital voice record and video. I acknowledge and consent to my inclusion and that recordings will form part of the reporting to Department of Planning as a record of the event



8.2 Post Event – AHC Letter to Community and Stakeholders

14 March 2017

TO ATTENDEES OF THE COMMUNITY CONSULTATION EVENING

Thank you for taking the time to attend last week's community consultation evening for The Pemulwuy Project in Redfern. The Aboriginal Housing Company (AHC) is proud to have brought together over 150 members of the community to discuss the future of the project.

As the event was closed early, only part of the information was presented to the community, so we would like to take this opportunity to share with you our presentation in full.

Our aim was to inform the community as a whole about our plans and key objectives for the development.

As was presented on the evening, the AHC has sought advice from tier one accounting firm, KPMG on our new funding model for The Pemulwuy Project, which will allow us to deliver on our core objectives:

- **To deliver quality affordable housing to the Aboriginal and Torres Strait Islander community**
- **To retain full ownership and control of the site**
- **To create history for the Aboriginal and Torres Strait Islander people through a new era of self-determination**
- **By delivering this project to the community with no financial burden to our future generation. This means that they too can maintain long-term financial independence.**

As you heard last week, the new funding model means that we have had to modify the existing DA, amending the number of student accommodation from 154 to 522 rooms and the height of the building from 6 storeys to 16. This will allow the AHC to unlock the value of the land.

This will see the AHC grant a 99-year lease to student accommodation provider Atira, who will pay the lease up front. This income will allow the AHC to fully fund the development of Precincts 1 and 2 – allowing us to build and deliver 62 affordable housing for our Aboriginal and Torres Strait Islander community first.

The AHC will be implementing opportunities for employment, education and apprenticeships. We are also looking forward to leading the cultural heritage education for the Pemulwuy Project as part of student life.

This is the link to our website where you will be able to view the presentation in full and the link to the feedback form <http://www.ahc.org.au/pemulwuy/student-accommodation/>. We encourage you to fill this out and share your views on The Pemulwuy Project.



Alisi Tutuila

Aboriginal Housing Company - Chairperson

8.3 Feedback Forms and Letters - 16 storey

To: Greg Colbran
Subject: FW: Presentation

Fyi

Lani

From: Peter.Stapleton@ashurst.com [<mailto:Peter.Stapleton@ashurst.com>]

Sent: Friday, March 10, 2017 11:02 AM

To: Lani@AHC.org.au; alisi@recongroup.com.au

Subject: Presentation

Morning Lane, Alisi,

Well a challenging evening, but in circumstances was more plus than minus, except for appalling way that, the few, 2 or 3, treated Lani. Very upsetting to me and others, but more so to Lani.

You can be sure Lani, that many many are with you and admire you for your strength – You are you, and despite the upset you show belief and your resilience.

So

OVERVIEW

The evening achieved its primary aim of informing the community of

- self-determination by Aboriginal people, realising aim of original grant. Will further develop community, at time when weakening in Redfern
- affordable housing for Aborigines

- concurrent development, with housing completed first
- no debt

So despite closing down early, majority of attendees in support – so good going forward.

ALISI

Great opening , which I believe shut some people down – then clearly got the message above across. Main purpose of evening.

Community listened to a clear articulation.

LANI

Very challenging, but communicated her message, great courage – draining as it must have been.

There were crossed wires on the "imaginary/imaginative" point, from original statement by Bryant, which I believe was clarified at end of meeting with

some. This referred to the development , not the originators. However that led to Lyall getting up and speaking, which in the way it was handled turned out to be a plus.

LYALL

His statement about being a "founder" was positive – and Mick letting it run – I believe cooled things down for a while. It was very well handled. The founder point may need to be followed up.

INFORMATION

SO THE IMPORTANT THING WAS THE MESSAGE WAS CONVEYED.

It probably exists , but there should be a one or two page information sheet that details the important points of the approach, and the development. People around me, even the 'protesters wanted information. Lyall endeavoured to quieten Jenny, but she had lost it. Then really only another two, daughter and another that were very vocal. I believe majority wanted information. So an information sheet, available for Community would be good.

Not sure what you, Mick and Board think, but a short reference in the information sheet to the original persons who sought funding, could be positive, and maybe quieten, a little, the few protesters. Query any thoughts of a short statement re them on the affordable housing building????

I note Bryant said

"The Federal Government is to finance an imaginative community housing development put forward by Aborigines in Sydney".

Finally the lady facilitator should have stayed away from radical group, she only inflamed them. Query if needed.

And a great but challenging night for two strong and capable women!!

So on you go.

Regards

Peter

Peter Stapleton

Consultant

peter.stapleton@ashurst.com

Ashurst

D: +61 2 9258 6239 | M: +61 419 024 000

1.

Ashurst Australia, 5 Martin Place, Sydney, NSW 2000 Australia

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SOUTH SYDNEY
BUSINESS CHAMBER



Tuesday, 4 April 2017

Chairperson
Aboriginal Housing Company (AHC)
Level 1, 29 Botany Road
WATERLOO NSW 2016

Dear Ms Tutuila,

I write on behalf of the South Sydney Business Chamber to express support to your Board for the most recent funding model and plans for the development of the Pemulwuy Project in Redfern.

We have long history of association with and support for the project and are familiar with the considerable research, community engagement and professional advice undertaken to this point.

The current proposal will assist the Board, on behalf of the AHC, to deliver on a number of key objectives, namely;

- The construction and delivery of affordable housing for the Aboriginal and Torres Strait Islander community
- The adoption of design excellence principles
- The retention of full ownership and control of the site
- The provision of 100% of the capital required to undertake the development, with no residual debt to be carried by future generations
- The capacity to undertake the development as a complete project, rather than in a staged manner, with resultant economies of scale in construction and early completion of the affordable housing component.

The expansion of the student accommodation provision will assist to underpin the long term financial sustainability of the development. It will also support the social sustainability of the precinct which arises from a diverse and vibrant residential population integrated into a new development on an historically significant site in Redfern.

The business community looks forward to the completion of this long awaited development and wishes you and your Board every success in progressing it to final approval and timely commencement.

Yours sincerely,

Mary Lynne Pidcock
President



11/4/17

Dear Alepi Tutaila
(AHC Chairperson)

c.c. Mick Mundere, Committee

I had the pleasure of meeting
Mick at the AHC office about
2 years ago.

I'm an urban researcher/writer
(town planning background, Syd. Uni
grad 1973, masters of planning).

I remember the meetings
on the Wairarapa Coast. (Tom Uren)
ensuring the Block came under
Aboriginal ownership. The Federal
works since (+2 years) have still
not completed the agreement (via
the AHC). A \$5m grant offer is NOT enough.

I read with interest the
So. Syd. Herald (April '17) article
(P7) and liftout (AHC) on moving
the Block project forward. I'm
sure the AHC will be considering
all options, looking to succeed
+ community agreement.

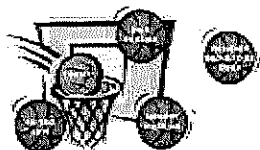
If I can assist with further
comment, please let me know. I'll
enclose a card as I'm at Newcastle
Uni in an honorary position as a
researcher (can google 'raymond rauscher
books' on sustainable urban planning (SUR)).

Regards

Ray

Central Coast
205 FORD

ALL BLACKS BASKETBALL CLUB
PO Box 374 Strawberry Hills 2012
0419 120 417
beverly56@optusnet.com.au



ABN: 22 607 247 765

13 April 2017

The Board of Directors
Aboriginal Housing Company
374

PO Box
STRAWBERRY HILLS 2012

Email: iani@ahc.org.au

Dear Board

Our Club supports the Aboriginal Housing Company in creating the Pemulwuy Project in building Affordable Housing properties on the Block in Redfern which is essential for our Aboriginal families.

Being able to afford housing in the Inner City of Sydney on the land owned by Aboriginal people allows our people to be able to live and survive, allowing our young people to lead and grow into proud Aboriginal people. The Project also allows our older people to enjoy the rest of their lives in a safe and culturally appropriate community.

We look forward to the Project being completed.

Yours sincerely

Beverly Coe



c/- Level 3
27 Cope St,
REDFERN NSW 2016
E | info@redfernyouthconnect.org
M | 0448 717 911

Tuesday, 18th April, 2017

Dear Sir/Madam

Re: Pemulwuy Project

I write on behalf of Redfern Youth Connect in support of the Aboriginal Housing Company, Pemulwuy Project.

We strongly support the project and we acknowledge the key messages outlined in the project one in particular - Creating a new model for Aboriginal and Torres Strait Islander self-empowerment.

We also align to empowering the next generation in our community and as an organisation we look forward to the new life the Pemulwuy project will bring to not only Redfern but to our local community.

This project will make our link with youth a positive reinforcement as there will be new beginnings to their journey with the entire scope of works, whether it be affordable housing or them studying as a student or future employment.

Again, we look forward to working with you in bringing life into our community and achieving all the AHC outcomes for the project.

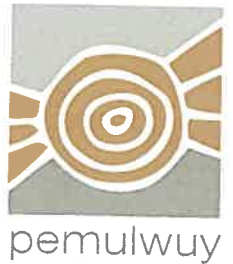
If you require any further information, please do not hesitate to contact me on 0448 717 911.

Warm Regards

Margaret Haumono

General Manager

Feedback Form



Name: Helen Lutz

Contact Details: 0414 377 101

Comments:

As a resident of Hugo St for over 20 years, I would like the opportunity to register the following:

1. although I sympathise with ^{admire} ~~admire~~ the efforts of the HSC, I do not in any way wish to see housing of any sort of the proposed ~~the~~ height being built on the site, so close to the small, low, heritage housing currently existing on The Block.

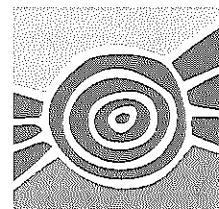
2. I question whether the community can withstand the proposed onslaught of students. The necessary facilities do not exist - there is not enough space. Since the construction of Urban Nest there has been ongoing & escalating conflict between long-term residents & students, largely resulting from ~~with~~ differing lifestyles but mainly because of space issues - basketball been played until all hours, ghetto blasters ^{on} while ball is being played, and, and.

3. Please don't assume that only those who have moved into the area recently will object to ^{such} increased heights & densities, as ^{Lodge at Community Information Event or send to Scott Carver by 24 March 2017:} stated in your publicity blurb.

Feedback Form

Name: *Tama & Melissa*

Contact Details:



pemulwuy

Comments: *i wish we had the chance
to give something substantial*



21st of April 2017

TO WHOM IT MAY CONCERN,

In My Role as Chairperson of the Sydney Aboriginal Men's Group BABANA I hereby offer this letter of Support toward the Aboriginal Housing Company Pemulwuy Project .

I know the plans include student Accommodation and the financial return from this will ensure the success of the project by ensuring the affordable housing will be built and maintained ad infinitum .

I am also aware of the Housing Companys attempts at Community Consultation and that , as a result of this , they have uploaded a full presentation on their website www.ahc.org.au so the public can see the funding model .

In closing might I say that it is imperative that the Housing Company builds new homes for Aboriginal People and also note their efforts and ongoing struggle to accompolish this may soon see 'the light of day' ,

If you have any questions please email me succes@babana.org.au

Sincerely

Mark Spinks

Chairperson and founder
BABANA

M : 0411 282 917

LISA DE LUCA & CO

SOLICITORS

P O Box 414
Summer Hill NSW 2130
Ph: 9799 0011
Fax: 9799 0083
Mobile: 0416 175 692
Email: delpeoples@inet.net.au

Our ref: LDL:
Your ref :

15 March 2017

Attn: Mr Andrew Turnbull
Messrs Scott Carver
Architects
Level 1, 1 Chifley Square
SYDNEY NSW 2000

Via email and facsimile: hello@scottcarver.com.au and
andrewt@scottcarver.com.au and
media@heardagency.com

Dear Sirs

**RE: Aboriginal Housing Company ("the AHC") and the Pemulwuy Project
Meeting At Redfern Community Centre on 9th March 2017**

We act on behalf of the Redfern Aboriginal Tent Embassy and a number of concerned Aboriginal elders in the Redfern community.

We refer to the meeting held on 9th March 2017 and understand you are the company engaged to promote the Pemulwuy Project.

Putting aside the many concerns with the proposed development for the moment, and with specific reference to the meeting on 9th March 2017, we draw your attention to a number of issues:

1. That there was an obligatory signing on of attendees, when what they were actually signing was not an attendance sheet, but in fact a waiver and release;
2. That the manner in which the meeting was conducted was in complete breach of Aboriginal protocols. On several occasions, when an elder rose to speak, they were continuously spoken over; menaced, told to shut up, be quiet and sit down, and a microphone was at one stage turned off on Mr Lyall Munro as he was speaking. Mr Munro is the only surviving member of the Board who went to Canberra to lobby the Whitlam Government and secure the original grant of money for the land now known as The Block;

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3. The hurt and dismay felt by many Aboriginal people in the audience at how they had been treated on the night;
4. The fact that no “consultation” or dissenting community views were permitted at all on the night;
5. That a non-Aboriginal woman, Ms Tuitavake from the Aboriginal Housing Company, was permitted to speak on behalf of the Aboriginal community;
6. That you failed to provide a safe space for attendees. During the meeting, several threats were made to dissenting female elders in the audience by two males linked to the Aboriginal Housing Company;
7. That during the meeting, one female community member was assaulted in full view of attendees by the daughter of Michael Mundine, CEO of the Aboriginal Housing Company. Violence perpetrated by people linked to the AHC against dissenting voices in the community has a long and shameful history;
8. The visual presentation contained material which had typographical errors or which did not accord with what was being verbally represented. On many occasions, the audience requested that the slides containing the information remain on view longer. These requests were ignored;
9. Above all, that this “consultation” meeting will be the extent of your consultation with the community, or that future consultation will only target those parts of the community which do not dissent or oppose the development.

We ask you the following questions:

- A. May we please have a hard copy of the visual presentation made by Scott Carver to the audience on 9th March 2017?
- B. Does the meeting on 9th March 2017 constitute the only “community consultation” in respect of the Pemulwuy development?
- C. If so, does this mean that the time for lodgment of any objections to Council runs from 9th March 2017?
- D. If not, how and when will you conduct a future community consultation?
- E. May we please have a copy of the Development Application and proposed Plans? It is a concern that they are not on the City of Sydney Council website as yet.
- F. May we please have a copy of the proposed agreement/lease arrangements with ATIRA?

- G. May we please have a copy of the costings/financial plan undertaken by KPMG?
- H. Would you please confirm who the university is that the AHC are dealing with in respect of overseas student accommodation?
- I. Would you please provide details of which students the accommodation will cater for?

This land comprising the Block is not just any piece of land. There is a rich and very important history behind it. It is an intrinsic part of Aboriginal culture and was a meeting place for Aboriginal people from both country and urban areas. We implore you to treat it and our clients' concerns with the respect they deserve.

Please be advised that this letter, together with any response from you will form part of our clients' formal objection to the Council and Department of Planning.

Thank you.

Yours faithfully
Lisa De Luca & Co.

A handwritten signature in blue ink, appearing to read 'Lisa De Luca', written in a cursive style.

CC:



Aboriginal Housing Company Limited
Level 1, 29 Botany Road WATERLOO NSW 2016
PO BOX 374 STRAWBERRY HILLS NSW 2012
ABN : 28 001 154 481 ACN : 001 154 481

5 April 2017

Lisa De Luca & Co

Solicitors

PO Box 414

SUMMER HILL NSW 2130

Dear Ms De Luca,

We have been asked to respond to your letter of 15 March, 2017 addressed to the firm, Scott Carver Pty Ltd, who were contracted to organise and facilitate the public consultation for the Aboriginal Housing Company's (AHC) Pemulwuy Project. Scott Carver Pty Ltd are not 'promoters' of the project.

We note you act for the Redfern Aboriginal Tent Embassy and a number of Aboriginal Elders of the Redfern community. We are not sure of the status or nature of the Embassy, however it may assist if we reply to the matters raised in your letter.

1. There was no obligatory signing on of attendees.

There were two registers at the entrance to the meeting. One was an attendees register, with no conditions, which people attending were requested to sign. There was also a register, provided by Scott Carver, which people could sign, if they wished. This advised the event was being recorded and stated people signing this document consented to the recording being made.

2. The meeting was called to inform members of the community of the particulars of the Pemulwuy Project, including the new student housing proposal. It was intended there be a question and answer session after the Project was explained.

At the beginning of the meeting the Chairperson was able to provide an overview of the Project, including some particulars of the affordable housing for Aboriginal and Torres Strait Islander people, the fact that an Aboriginal organisation would be carrying out the development, without Government financial assistance, self-determination, that there would be no debt established to carry out the development and that it would be a requirement that the building of Precincts 1, 2 and 3 would be concurrent. Thereafter, after Lyall Munro spoke, some 3 or 4 people shouted down the speakers, including the General Manager and Andrew Turnbull. No speaker could be heard as a result of the shouting activities of those 3 to 4 persons, so the Chair, properly, closed the meeting.

As a result of the shouting actions of those few persons, the rest of those attending, some 150 persons, were deprived of hearing more particulars of the Project and of the question and answer session.

Lyall Munro, while interrupting a speaker, was allowed to walk up to the front and speak until he finished what he wished to say. We believe the meeting respected him for his unique historical connection to the 'The Block'. As Lyall would know the statement by Minister Gordon Bryant, 15 April, 1973, stated amongst other things, that the grant was 'to finance an imaginative community housing development put forward by Aborigines in Sydney.'

3. There was considerable dismay by the majority of attendees that the meeting could not continue as planned and that the informing of the Community was cut short, by the actions of 3 to 4 persons.
4. This observation is untrue. Lyall Munro was allowed to speak. Thereafter the actions of the 3 to 4 persons precluded the vast majority of persons who attended the meeting from being further informed about the Project.
5. The General Manager of AHC spoke on behalf of the company, until she was shouted down, by a small number of attendees, which we believe was not in accordance with any proper protocol, and was very disturbing.
6. The meeting was held at the Redfern Community Centre and a Police Officer was in attendance. We are not aware of any threats being made at the meeting.
7. No assault took place. The Police Officer attending dealt with the intrusion by the 'female community member'.
8. Only a small amount of visual presentation took place as a result of the actions of the 3 to 4 persons. We believe what was shown was accurate.
9. The sole purpose of the meeting was to inform those persons who attended, and the Community generally. Those who dissented on the night, forced the meeting to close early. That is to be regretted.

Questions:

- A. The visual presentation from 9 March 2017 is available on the AHC's website <http://www.ahc.org.au/pemulwuy/student-accommodation/>
- B. That is a matter for the Aboriginal Housing Company to decide in due course.
- C. That is a matter for the Council.
- D. See above.
- E. That is a matter for the Council in accord with its procedure.
- F - I. These are matters that involve Atira and are commercial in confidence at this stage.

Yours faithfully,



Alisi Tutuila

Chairperson – Aboriginal Housing Company Limited

8.4 Feedback Forms and Letters - 23 storey

Georgia Jezeph

From: Emma Kelly
Sent: Monday, June 05, 2017 9:48 AM
To: Georgia Jezeph
Cc: Andrew Turnbull
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [mailto:noreply@ahc.org.au]
Sent: Friday, 2 June 2017 10:39 AM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name

Henry Anuwai

Email

hpesoj7@gmail.com

Address

249 Chalmers Street
Redfern
NSW 2016
Australia
[Map It](#)

Phone

0415 200 817

Comments

Re : Modification to the Concept Plan for Precinct 3

As this process has been vetted through Design Excellence and in consultation with the Independent Design Review panel (which identified matters for consideration) we support these strategies due to the following:

- 1) The reconfiguration of the articulated built form and the subsequent "pulling back" of the building from Lawson St creates public space that is not only desirable but environmentally sound. Moreover this adjustment further reinforces the corner to enhance the public space and after landscaping will be an asset to the community and visitors.
- 2) The variation in height along Eveleigh Street is a clever approach also in that it reflects the overall height of the adjoining terrace houses along the street and fits in to the ambience of the low scale buildings in Precinct 1.
- 3) The creation of a central courtyard and landscaping further adds to the overall "green" ambience of this design.

Perhaps the most important point about the Pemulwuy Project is that the Aboriginal Housing Company aims to not only deliver affordable housing but also retain full ownership and control of the site for future generations - a point often glossed over or ignored by critics.

We wish the Aboriginal Housing Company every success in this ground breaking project and submit that these modifications are not only architecturally sound but also environmentally friendly.

Sincerely

Henry Anuwai

Georgia Jezeph

From: Emma Kelly
Sent: Tuesday, May 30, 2017 2:15 PM
To: Georgia Jezeph
Cc: Andrew Turnbull
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [mailto:noreply@ahc.org.au]
Sent: Monday, 29 May 2017 7:42 AM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name
Jamie Dempsey
Email
jamiedempsey@me.com
Address
8 Axinite Place Eagle Vale, New South Wales 2558 Australia Map It
Phone
0433165502
Comments
<p>It is great to see our local Aboriginal Housing Company redevelop Redfern again to house both Aboriginal residents, and students from around the globe.</p> <p>It is with great vision from the Board at the Housing Company that allows this project to house students for Uni, which is 5 minutes away and if all Uni rooms can be filled with students this will give a great income for the Aboriginal Housing Company and with this maybe they can develop another site in the near future and this will guarantee a healthy and sustainable Aboriginal Housing Company for many generations.</p> <p>With more developments comes more housing for Aboriginal families this can only be a good thing for our Aboriginal community, may the Aboriginal Housing Company become a developer just like other big companies moving into our Metro Council LGA making big money on developments why cant the Aboriginal Housing Company be one of those developers making money for our kids and families futures.</p> <p>Yours in future Developements Jamie Dempsey</p>

Georgia Jezeph

From: Emma Kelly
Sent: Tuesday, May 30, 2017 2:15 PM
To: Georgia Jezeph
Cc: Andrew Turnbull
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [mailto:noreply@ahc.org.au]
Sent: Wednesday, 24 May 2017 7:33 PM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name
Vivienne Porzsolt
Email
vporzsolt@gmail.com
Address
9/1 Farrell Avenue DARLINGHURST, NSW 2010 Map It
Phone
0411366295
Comments
I am totally opposed to this gross over-development to the real disadvantage of the local community. It will virtually exclude them. Why a 99 year lease? Virtual loss of the land and its rising value. Why not borrow at cheap Government rates to build community housing, keep control of the land and its rising value and maintain the area as an Aboriginal space, obviously not excluding others. This whole thing smells.

Andrew Turnbull

From: Emma Kelly
Sent: Friday, 9 June 2017 4:11 PM
To: Andrew Turnbull; Georgia Jezeph
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [<mailto:noreply@ahc.org.au>]
Sent: Friday, 9 June 2017 2:43 PM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name

Metropolitan Local Aboriginal Land Council

Email

bookings@metrolalc.org.au

Address

36-38 George Street
Redfern, NSW 2016
Australia
[Map It](#)

Phone

02 83949666

Comments

In regards to proposed development by AHC of the "Design Excellence process for the Student Accommodation precinct of the Pemulwuy Project" Metropolitan Local Aboriginal Land Council as the legislated authority for fostering the best interests of all Aboriginal people of the area we cover that includes Redfern & the Aboriginal Housing Company's proposed development, we make the following comments:

MLALC does not support the "Design Excellence process for the Student Accommodation precinct of the Pemulwuy Project" on the basis of:

1. Aboriginal Housing Company is a private company and apparently attempting to utilise community assets and public land for private benefit as a private company not consistent with its original aims and objectives nor the Commonwealth Governments funding used to purchase the "Block" for the provision of housing for Aboriginal people.
2. AHC is not adhering to funding and grant conditions that it was & has been provided through public money at both Commonwealth and State governments as well as the former Aboriginal & Torres Strait Islander Commission and land its was provided is for community benefits specifically housing for the Aboriginal community not for commercial profit and not non Aboriginal peoples benefits.
3. Concern that the land identified for location of the student accommodation along the rail line was potentially provided by City of Sydney Local Government for a private commercial benefit and land transferred by Murrawina the preschool that was able to purchase land in Eveleigh Street in 1974 to operate a Aboriginal Child Care Centre in Redfern has inspired similar preschools all over Australia to be established but we do not see any plan for it to be returned in the proposal.

The use of public land for private gain is never supported and seemingly contradicts all requirements for use of public land to provide public benefit.

4. AHC is perpetrating a myth that it needs the income from developing private student accommodation to fund Aboriginal Community housing when the Commonwealth government has offered to pay for the Aboriginal Community Housing to be built on the block. Furthermore we are deeply concerned that we are not aware of any undertaking by AHC to ensure only Aboriginal students will receive accommodation benefits from the proposal

5. AHC has undertaken no consultation with the Aboriginal Community on the proposed "Design Excellence process for the Student Accommodation precinct of the Pemulwuy Project".

6. Major concerns at AHC's governance & administrative capability and capacity given its operational history, not being a open Aboriginal Community Controlled organisation by limiting its membership and also the sale of community assets funded by the commonwealth government programs to operate despite having a substantial asset base to manage doe not provide confidence of managing this in the best interests of the Aboriginal community for whom the land was purchased for by the then Whitlam Government.

Metropolitan Local Aboriginal Land Council hopes that the AHC will revisit its draft plans for re development of the block it proposed in late 1990's that was & is a true model of 100% Aboriginal self determination, with 100% Aboriginal residential and commercials activities.

Should you need or require any additional information & or clarification please advise.

Yours In Unity
Nathan Moran
CEO
Metropolitan Local Aboriginal Land Council

Andrew Turnbull

From: Emma Kelly
Sent: Thursday, 8 June 2017 11:54 AM
To: Georgia Jezeph; Andrew Turnbull
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [<mailto:noreply@ahc.org.au>]
Sent: Thursday, 8 June 2017 9:57 AM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name

Mary Lynne Pidcock

Email

ml@marylynnepidcock.com.au

Address

PO Box 280
Westgate, New South Wales 2048
Australia
[Map It](#)

Phone

0419657888

Comments

As President of South Sydney Business Chamber, I wish to register my ongoing support for the Pemulwuy Project. The proposed changes to the development, on the basis of the recommendations of the Design Excellence Panel, further enhance this important project.

Sincerely

Mary Lynne Pidcock

President

South Sydney Business Chamber

Andrew Turnbull

From: Emma Kelly
Sent: Tuesday, 6 June 2017 4:58 PM
To: Georgia Jezeph; Andrew Turnbull
Subject: FW: New submission from AHC online Form

Emma Kelly = [Receptionist]

From: noreply@ahc.org.au [mailto:noreply@ahc.org.au]
Sent: Tuesday, 6 June 2017 4:56 PM
To: Hello <Hello@scottcarver.com.au>
Subject: New submission from AHC online Form

Name

Graham Mooney

Email

jaapalpa08@gmail.com

Address

11 Mitchell Street
Glebe, NSW 2037
Australia
[Map It](#)

Phone

0401 507 678

Comments

As an Aboriginal Community Leader in Glebe questions on the Pemulwuy housing project is very often discussed all around the community to have this information at least can help the majority to ask any further questions that they are not satisfied with. For far too long everything that came via and community was only on hearsay. My only concern it seems to be a long time in coming and everyone had lost interest.

Graham Mooney

8.5 List of Meetings and Communications

Aboriginal Housing Company
c/- Deicorp
SUITE 301, LEVEL 3, 161 REDFERN STREET
Redfern NSW 2016 Australia

Greg Colbran
GColbran@deicorp.com.au
+61 418 234 076

5 Jun 2017

Dear Greg,



Project [20160154] = Pemulwuy Engagement – Statement of Activities

A multi consultation model has been developed and adopted to engage with a broad range of stakeholders as required by the SEARs [22.12.16] and further SEARs requirements issued by the Department of Planning on 03 May 2017. The additional requirement being for the to engage the community and stakeholders with the agreed direction by the Design Excellence Panel to further increase the height of the development modification from 16 to 23 levels, noting that the same number of rooms of 522 is being retained as per the December 2016 SEARs notification.

The list key stakeholders as nominated in the SEARS, Community Organisations and NGOs, the broader Redfern Community and Aboriginal & Torres Strait Islander Community. The process included individual meetings with key stakeholders and government agencies, meetings with the Aboriginal Empowered Community & AHC Board, advertised Community Information Event and post event program including individual contact with community members who left contact details post the Community Event, personal letters to the Community Organisations and print media communications to ensure a broad coverage. A formal feedback process has been provided with options for hard copy response and electronic feedback lodgement.

A full list of engaged community organisations and stakeholders will be issued as part of the Pemulwuy Public Consultation Report.

Actions Summary

- 22.12.16 - SEARS Modification to Precinct 3 – Student accommodation issued
- Jan 2017 - Aboriginal Empowered Leaders Meeting – AHC
- Jan 2017 - Government agency discussions – AHC – Deicorp
- Feb 2017 - Community Event pre planning – Redfern Community Centre
- Feb 2017 - Meeting requests with City of Sydney – Mayor
- 24.02.2017 - Community Event Flyers distributed to 6500 catchment residents
- 25.02.2017 - Letter to Community Groups | Authorities notified by letter
- 25.02.2017 - Public Event media advertisement – South Sydney Herald released

- 09.03.2017 - Community Information Event held at Redfern community Centre – closed early.
- 11.03.2017 - AHC issues letter via email to all signed in Community Event participants, who left email contact, notifying of Presentation [full] and feedback form, via AHC website, and feedback period extended to 30 May 2017.
- 11.03.17 - AHC issues letter via email to Community Groups notifying of Presentation [full] and feedback form, via AHC website, and feedback period extended to 30 May 2017. Addition offer to meet personally with AHC included.
- March 2017 - South Sydney Herald – media release on Pemulwuy Student Housing and notification of presentation availability.
- 30.03.17 - Feedback period concludes.
- April 2017 - Continued liaison and meeting with Community Organisations.
- April 2017 - AHC meeting with Sydney University.
- 03 May 2017 - Additional DoP SEARs
- 10.05.2017 - Deicorp & Scott Carver meeting with DoP to confirm additional consultation requirements of 23 storey scheme. Agreement that the post event process be adopted with email communications to community members and Community Organisations and print media publication. Feedback to close on 09.06.2017.
- 31.05.2017 - Central Sydney Magazine publication
- 09.06.2017 - Public feedback closes.
- 13.06.2017 - Consultation Report to be issued to Department of Planning.

We trust the enclosed provides a summary of proceeding and implemented engagement program. It should also be noted that the consultation program has been run in parallel with the Design Excellence Panel and print media.

The DRAFT Report contains additional supporting information, if required, and will form the basis of the final report once the feedback period closes on 09 June 2017.

Regards,

Andrew Turnbull

[Director | RLA RUD 673]
andrewt@scottcarver.com.au
+61 424 083 967

8.6 Media Communications

Aboriginal Housing Company

Media Communications Plan February – April 2017

Media Communications Plan

Pemulwuy Community Consultation Timetable			FEBRUARY					MARCH				APRIL			
			30	6	13	20	27	9	13	20	27	3	10	17	24
	Responsible	Support						EVENT DATE							
Weekly stakeholder meetings	Heard	AHC & Deicorp			17	24	3	9	17	24	31	7	14	21	28
Monthly Newsletters - copywriting	Heard	AHC							x				x		
Monthly Newsletters - design development	Heard	AHC								x				x	
Monthly Newsletters - production	Heard	AHC								x				x	
Monthly Newsletters - distribution	Heard	AHC									x				x
DL Letterbox Flyer - copywriting	Heard	AHC			x										
DL Letterbox Flyer - design	Heard	AHC				x									
DL Letterbox Flyer - production	Heard	AHC				x									
DL Letterbox Flyer - deployment	Heard	AHC				x	x								
Deploy media invitation to event	Heard	AHC					x								
Media Training	Heard	AHC				x									
AHC Executive & Friends of Pemulwuy Media Briefing Doc	Heard	AHC					x								
Media kit	Heard	AHC						x							
At Event Media Management	Heard	AHC						x							
Media release - drafting	Heard	AHC		x		x	x	x				x		x	
Media release - approval & deployment *	Heard	AHC				1	2	3	4				5		
Post Event Media Management	Heard	AHC							x	x	x	x	x	x	x

* Media release angles

- 1 Pemulwuy project takes big strides forward
- 2 Pemulwuy delivers much-needed student accommodation for local area
- 3 Public consultation event notification
- 4 AHC Company Media Statement
- 5 Pemulwuy Project set to open up new opportunities
- 6 Community benefits resulting from Pemulwuy

Media Release Distribution & Timings Overview

Media Release 1 – **Pemulwuy Project Takes big strides forward**

Distribution Date: Monday 20th February, 2017

Available: <http://prwire.com.au/pr/65928/pemulwuy-project-takes-big-strides-forward-1> & <http://www.ahc.org.au/community/latest-news/page/2/>

Reach: 418 page views as at the 27th April, 2017.

Distribution List:

Koori Mail	editor@koorimail.com	20/Feb/2017 14:35
Daily Telegraph	news@dailytelegraph.com.au	20/Feb/2017 14:03
SMH	newsdesk@smh.com.au	10/Mar/2017 10:39
South Sydney Herald	editor@ssh.com.au	21/Feb/2017 21:12
Geoffrey Turnbull	mail@redwatch.org.au	16/Mar/2017 14:12
2GB	newsroom@2gb.com	20/Feb/2017 14:03
Aidan Devine The Daily Telegraph	aidan.devine@news.com.au	20/Feb/2017 14:21
Anna Anderson Property Journalist	aanderson@fairfaxmedia.com.au	20/Feb/2017 14:39
Janette Lakiss Producer 2GB	jlakiss@2gb.com	21/Feb/2017 19:56
Nick Payne	Journalist thecourier.com.au	20/Feb/2017 15:07
	enquiries@spatialgroup.com.au	20/Feb/2017 14:02
	editor@prw.net.au	28/Feb/2017 16:14
	business@theaustralian.com.au	20/Feb/2017 15:17

Media Release 2 – Pemulwuy Project set to deliver much needed affordable housing and student accommodation for local area

Distribution Date: Wednesday 1st March, 2017

Available: <http://prwire.com.au/pr/66146/pemulwuy-project-set-to-deliver-much-needed-affordable-housing-and-student-accommodation-for-local-area> & <http://www.ahc.org.au/community/latest-news/page/2/>

Reach: 297 page views as at the 27th April

Distribution List:

Ursula Malone	malone.ursula@abc.net.au	01/Mar/2017 17:02
Lisa Visentin	lisa.visentin@fairfaxmedia.com.au	10/Mar/2017 07:22
	breakfast@2ue.com.au	01/Mar/2017 15:22
	702@your.abc.net.au	01/Mar/2017 12:55
	afrnewsdesk@afr.com.au	01/Mar/2017 15:41
	afreditor@afr.com.au	01/Mar/2017 13:38
	tcnnewsroom@nine.com.au	01/Mar/2017 12:56
	news@dailytelegraph.com.au	01/Mar/2017 14:24
	australia@theguardian.com	01/Mar/2017 13:02
	editor@koorimail.com	02/Mar/2017 09:10
	news@news.com.au	01/Mar/2017 13:07
	newsroom@skynews.com.au	01/Mar/2017 13:36
	newsdesk@smh.com.au	01/Mar/2017 13:19
	editor@ssh.com.au	1/Mar/2017 13:46
ABC NSW	nsw.news@abc.net.au	01/Mar/2017 14:25

Media Release 3 – **Aboriginal Housing Company to Host Community Consultation evening on the Pemulwuy Project**

Distribution Date: Tuesday 7th March, 2017

Available: <http://prwire.com.au/pr/66276/aboriginal-housing-company-to-host-community-consultation-evening-on-the-pemulwuy-project> & <http://www.ahc.org.au/community/latest-news/page/2/>

Reach: 226 page views as at the 27th April, 2017

Distribution List:

Redwatch	mail@redwatch.org.au	15/Mar/2017 19:00
Danny Teece-Johnson	Danny.Teecejohnson@sbs.com.au	08/Mar/2017 15:55
Yuske Aso	aso.yuske@abc.net.au	09/Mar/2017 15:30
Lisa Visentin	lisa.visentin@fairfaxmedia.com.au	10/Mar/2017 07:22
Ursula Malone	Malone.Ursula@abc.net.au	07/Mar/2017 10:42
	newsroom@2gb.com	07/Mar/2017 14:43
	breakfast@2ue.com.au	07/Mar/2017 11:03
Allan Clarke Indigenous Affairs	allan.clarke@buzzfeed.com	07/Mar/2017 11:22
	tcnnewsroom@nine.com.au	07/Mar/2017 10:55
	news@dailytelegraph.com.au	07/Mar/2017 11:43
	australia@theguardian.com	07/Mar/2017 10:44
	editor@koorimail.com	10/Mar/2017 10:58
Leesha McKenny	leesha.mckenny@fairfaxmedia.com.au	07/Mar/2017 10:40
	news@news.com.au	07/Mar/2017 10:42
	newsroom@skynews.com.au	07/Mar/2017 10:44
	newsdesk@smh.com.au	07/Mar/2017 10:54

Media Release 4– **Aboriginal Housing Company Statement**

Distribution Date: Thursday 9th March, 2017

Available: <http://prwire.com.au/pr/66360/aboriginal-housing-company-statement-1> & <http://www.ahc.org.au/community/latest-news/page/2/>

Reach: 351 page views as at the 27th of April, 2017

Distribution List:

breakfast@2ue.com.au	09/Mar/2017 13:52
editor@centralmag.com.au	09/Mar/2017 14:07
tcnnewsroom@nine.com.au	09/Mar/2017 13:48
news@dailytelegraph.com.au	09/Mar/2017 13:46
australia@theguardian.com	09/Mar/2017 15:19
editor@koorimail.com	10/Mar/2017 10:12
news@news.com.au	09/Mar/2017 13:50
news@nirs.org.au	09/Mar/2017 13:56
newsroom@skynews.com.au	09/Mar/2017 14:06
newsdesk@smh.com.au	09/Mar/2017 14:20
editor@ssh.com.au	10/Mar/2017 11:14

Media Release 5 – The Pemulwuy Project set to open opportunities for the Aboriginal and Torres Strait Islander community

Distribution Date: Monday 27th March, 2017

Available: <http://prwire.com.au/pr/66820/the-pemulwuy-project-set-to-open-opportunities-for-the-aboriginal-and-torres-strait-islander-community> & <http://www.ahc.org.au/community/latest-news/>

Reach: 402 pageviews as at the 27th April, 2017.

Distribution List:

newsroom@2gb.com	27/Mar/2017 12:51
breakfast@2ue.com.au	28/Mar/2017 04:02
bbcworldpressofficeaus@bbc.co.uk	27/Mar/2017 12:40
editor@centralmag.com.au	27/Mar/2017 13:42
tcnnewsroom@nine.com.au	27/Mar/2017 12:51
news@dailytelegraph.com.au	27/Mar/2017 12:54
australia@theguardian.com	27/Mar/2017 13:53
editor@koorimail.com	03/Apr/2017 14:38
news@news.com.au	27/Mar/2017 13:39
newsroom@skynews.com.au	27/Mar/2017 12:41
newsdesk@smh.com.au	27/Mar/2017 12:50
editor@ssh.com.au	29/Mar/2017 14:54

Media Releases [COPY ONLY]

Media Release One

[START]

Pemulwuy Project takes big strides forward

Long-awaited Pemulwuy Project in Redfern progresses with proposed increase in student accommodation

Sydney, Monday 20 February, 2017 – The Aboriginal Housing Company's (AHC) Pemulwuy Project is one significant step closer to being delivered.

Pemulwuy Project includes three adjacent precincts located between Louis Street and the railway corridor, opposite Redfern train station:

- Precinct 1 will feature affordable housing for Aboriginal and Torres Strait Islander people
- Precinct 2 will feature commercial and retail spaces
- Precinct 3 will feature student accommodation

There will be no changes to the previously DA approved affordable housing and commercial precincts - Precincts 1 and 2. The changes include increasing the number of student accommodation rooms in Precinct 3, which will allow the AHC to fund the entire project on its own.

This new model will enable all three precincts to be delivered in one stage and will ensure the AHC remains debt free and sole legal owners and custodians of the land.

For the proposed model to be viable, the student accommodation precinct will need to increase as follows:

- The building will increase in height from 6 to 16 storeys
- The gross floor area will increase from 2.9:1 to 7.16:1
- The number of rooms for student accommodation will increase from 154 to approximately 522

A SEARS application was submitted to the Department of Planning in 2016 reflecting these changes.

AHC Chairperson, Alisi Tutuila, said, "We are extremely excited about this new model to deliver the Pemulwuy Project in a way that realises our core objectives for our community. We will now be able to deliver the Pemulwuy Project as a whole in one stage, and there will be no changes to the affordable housing solution for Aboriginal and Torres Strait Islander families, which is our core objective."

"This new model will allow the the Pemulwuy Project to remain financially independent and self-determined and the AHC will remain sole legal owners of the land and site custodians. We won't be leaving a legacy of debt for our future generations, which is extremely important to us."

“Our Board has worked tirelessly on this project for many years and we are delighted with this proposed model, which unlocks the true potential and value of the site. It maximises the opportunity for social inclusion by creating affordable housing for Aboriginal & Torres Strait Islander people and important cultural and commercial opportunities.”

“Other funding options we explored simply did not allow us to realise all of our objectives: to deliver the Pemulwuy Project in one stage, to provide affordable social housing for our community, to remain legal owners and custodians of the land, and to remain debt free for our future generations. This model is a win win for everyone,” she said.

As part of the Pemulwuy Project community consultation process, a Community Information Event will be held in March 2017.

For further enquiries or interview opportunities please contact media@heardagency.com or 02 8279 7878.

-ENDS-

About the Aboriginal Housing Company

The Aboriginal Housing Company (AHC) is an independent non-profit charity and the first community housing provider in Australia, incorporated in 1973 as a company limited by guarantee. It is an all Aboriginal governed organisation, located in the heart of Redfern, which lies in the traditional lands of the Gadigal People, part of the Eora Nation.

The company was formed in direct response to the widespread discrimination Aboriginal and Torres Strait Islander people and families experienced in the private rental market. The AHC is self-funded and operates on income derived from rental properties. Affordable housing is located across Sydney and country regions in NSW.

A current focus is the redevelopment known as Pemulwuy Project. The redevelopment will breathe new life into Redfern and restore a strong and healthy Aboriginal and Torres Strait Islander community with an emphasis on cultural values, spirituality and employment. Pemulwuy Project will make Redfern the best urban Aboriginal and Torres Strait Islander community in Australia and in doing so, set the benchmark for all other communities.

[END]

Media Release Two

[START]

Pemulwuy Project set to deliver much needed affordable housing and student accommodation for local area

Sydney, Wednesday 1 March, 2017 – The Aboriginal Housing Company (AHC) is proud to be addressing two very important community needs as part of the Pemulwuy Project in Redfern.

The Pemulwuy Project will be delivering on the AHC's core business objective of providing affordable housing for the Aboriginal and Torres Strait Islander community and provide much needed student accommodation to Sydney.

According to a 2016 study conducted by global real estate firm Knight Frank, Australia is experiencing a significant undersupply of purpose built student accommodation. In NSW, this undersupply of high quality, affordable accommodation is projected to sit between 74,763 and 99,275 much needed student beds by the end of 2020 – and 404,700 nationally.

The initial Pemulwuy Project plan was approved in 2012 and included both affordable housing and a student accommodation precinct. As part of the AHC's recent Pemulwuy Project SEARS application (its development approval amendment application) an additional 368 student rooms have been proposed, increasing the number of rooms from 154 to 522. This increase in student accommodation reflects the change in government policy over recent years to support higher density housing to address the challenges of undersupply, particularly in the student market. In addition, as a result of the increase in the number of student rooms, the Pemulwuy Project will be delivered in one stage, providing immediate benefits to the local community.

The AHC has a significant connection to the University of Sydney through the late Col James, who was a renowned architect and academic in the Faculty of Architecture, Design and Planning at the University of Sydney. Col was a long time friend of the AHC dating back to the 70s whose vision for the Pemulwuy Project was to ensure housing for Aboriginal and Torres Strait Islander students in the future – a vision that the AHC shares. The student accommodation precinct at the Pemulwuy Project will be named after Col James and will include an allocation of beds available for Aboriginal and Torres Strait Islander students.

AHC Chairperson Alisi Tutuila said the proposed model allowed the AHC to contribute to both vitally important community issues.

“Our core business objective is to provide affordable housing for Aboriginal and Torres Strait Islander people,” she said. “For the AHC to continue to be in a position to provide this service, we need to have the financial stability to do so. We can think of no better way to achieve this stability than to also be contributing to another vital community need in student housing.”

“In this respect, the board of the AHC is working with specialist student accommodation company, Atira, to explore how best to service the local student community.”

“Atira is a good fit because of their vision to deliver the benchmark in student accommodation and we are extremely pleased to be working with them to deliver quality student accommodation.”

Damian Haber, Founder and Director of Atira said, “Atira is pleased to be working with the Aboriginal Housing Company (AHC) and their advisors on the student accommodation precinct. We look forward to being able to share our experience in student housing and to working collaboratively with the AHC, supporting them as they realise their core objectives for the Pemulwuy Project.”

As part of the Pemulwuy Project community consultation process, a Community Information Event will be held in March 2017.

For further enquiries please contact media@heardagency.com or 02 8279 7878.

-ENDS-

About the Aboriginal Housing Company

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The company was formed in direct response to the widespread discrimination Aboriginal and Torres Strait Islander people and families experienced in the private rental market. The AHC is self-funded and operates on income derived from rental properties. Affordable housing is located across Sydney and country regions in NSW.

A current focus is the redevelopment known as Pemulwuy Project. The redevelopment will breathe new life into Redfern and restore a strong and healthy Aboriginal and Torres Strait Islander community with an emphasis on cultural values, spirituality and employment. Pemulwuy Project will make Redfern the best urban Aboriginal and Torres Strait Islander community in Australia and in doing so, set the benchmark for all other communities.

[END]

Media Release Three

[START]

Aboriginal Housing Company to host Community Consultation evening on the Pemulwuy Project

Sydney, Tuesday 7 March 2017 – The Aboriginal Housing Company (AHC) will host a community consultation evening on Thursday 9th March 2017 to discuss the Pemulwuy Project.

The community consultation evening is an opportunity for the community to learn more about the Pemulwuy Project, including the proposed increase in student accommodation, and to ask questions.

Key representatives from the AHC, Architects Turner & Associates, and student accommodation company, Atira, will present at the community consultation evening.

AHC Chairperson Alisi Tutuila said the community consultation evening would provide a forum for the community to gain a better understanding of the Pemulwuy Project

“We are looking forward to sharing AHC’s vision and plans for the Pemulwuy Project at the community consultation evening. We are committed to providing the community with a clear understanding of the project and why the model we have proposed enables the AHC to continue to deliver on its core business objective of delivering affordable housing to the Aboriginal and Torres Strait Islander community,” she said.

Please note that due to cultural sensitivities, there will be no broadcast or recording equipment permitted on premises.

Please find below an agenda of the evening’s proceedings.

Should you wish to attend the public consultation event, or arrange an interview opportunity immediately following the event, please contact media@heardagency.com or (02) 8279 7878.

Please note, only pre-arranged interviews will be granted on the evening.

-ENDS-

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[END]

Media Release Four

[START]

Aboriginal Housing Company Statement

Sydney, Thursday 9th March, 2017 – The Aboriginal Housing Company (AHC) is committed to delivering The Pemulwuy Project in Redfern and wishes to clarify a number of comments made in recent media articles.

Firstly, the AHC wish to clarify the status of the proposed government grant. The Federal Minister for Indigenous Affairs's office proposed a \$5million grant toward The Pemulwuy Project in 2015, which is currently still in negotiation stage.

The proposed \$5million government grant came with a certain number of conditions, which the AHC is already adhering to. The AHC proposed for the grant to be released once a certificate of occupation was obtained at completion of the project. This would minimise the risk on the government.

The AHC has been keeping the Minister's office regularly updated about the status of the project since September 2015, with the most recent meeting with the Minister's advisor late last year, and further correspondence as recently as last week.

The AHC has consistently maintained the above terms for the grant on several occasions with various representatives of the Minister's office.

It is important to note however that a \$5million government grant will not cover the cost of building 62 affordable housing dwellings for the Aboriginal and Torres Strait Islander community, therefore it is imperative that the AHC source alternate funding to ensure that the project remains financially viable, and delivered in one stage.

Secondly, the AHC would like to address comments made by Nathan Moran, CEO of the Metropolitan Local Aboriginal Land Council (MLALC) that the AHC has not consulted the Aboriginal community on changes to The Pemulwuy Project.

As part of the Aboriginal and Torres Strait Islander Community, MLALC have been formally invited to attend the community consultation evening to be held tonight at Redfern Community Centre. It is the intention of the AHC to involve all members of the Redfern community as one, hence this evening's community consultation.

The MLALC has not approached the AHC informing that they would be willing to mortgage their assets to assist in funding The Pemulwuy Project.

The AHC is proud to realise the right to self-determination by making history with the development of the Pemulwuy Project, as the only Aboriginal and Torres Strait Islander group to embark on such a project.

The Pemulwuy Project will be a thriving community of social inclusion. The project will breathe new life into the community and embrace a new platform for the Aboriginal and Torres Strait Islander people. The Pemulwuy Project is a foundation of growth for the community.

This project is just the beginning for the AHC, the proposed funding solution will allow the AHC to deliver, enhance and extend their core business objective of providing affordable housing to the Aboriginal and Torres Strait Islander community far beyond the delivery of The Pemulwuy Project.

-ENDS-

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[END]

Media Release Five

[START]

The Pemulwuy Project set to open opportunities for the Aboriginal and Torres Strait Islander community

Sydney, 27th March 2017 – The Aboriginal Housing Company (AHC) unveiled its funding model for the Pemulwuy Project at the community consultation event on 9th March 2017. The AHC has emphasized that this model will enable it to fully fund the development of Precincts 1 and 2, and deliver the 62 affordable housing dwellings **first for the community**.

The AHC's ambition is to create a positive future for the next generation of Aboriginal and Torres Strait Islander people. Lani Tuitavake, the AHC's General Manager, believes future generations will have a chance to live and grow up at Pemulwuy, in a vibrant, safe environment that is sustainable over the long term.

"It's about giving our future generation a hand up, not a hand out," she said. "We want to give Aboriginal and Torres Strait Islander people the opportunity to live at Pemulwuy with modern housing that is culturally appropriate in a safe, community minded environment".

Every resident that lives at Pemulwuy will be an ambassador for Aboriginal and Torres Strait Islander people.

With the Pemulwuy Project, the AHC will provide opportunities for Aboriginal and Torres Strait Islander people through employment, training, education, and scholarships. The community will be able to access significantly increased social and economic benefits as a result of the project. There will be new jobs and training opportunities across construction, childcare, administration and retail.

The AHC plan to implement long-term contracts and apprenticeships during and after the construction of the Pemulwuy Project. Lani Tuitavake stated that often long-term employment opportunities are difficult to secure, with many contracts lasting between three to six months. During construction the AHC is determined to help tradespeople secure longer-term work and obtain certification and apprenticeships through the construction process of The Pemulwuy Project.

In addition to employment opportunities the AHC have set their sights on solving a growing demand for purpose built student accommodation. There is an ever-increasing number of University and TAFE Aboriginal and Torres Strait Islander graduates in Sydney, which of course creates demand for accommodation, especially in an inner city hub like Redfern. We are surrounded by educational institutions, including the University of Sydney, UTS and Ultimo TAFE, and are located right next to Redfern station. The AHC will be offering scholarships in the student accommodation for Aboriginal and Torres Strait Islander students.

The student accommodation in Precinct 3 of The Pemulwuy Project will be another avenue for these students to enjoy a local community, safe haven and support system. Students will also experience the cultural aspects of an urban, Aboriginal and Torres Strait Islander community.

For further enquiries or interview opportunities please contact media@heardagency.com or 02 8279 7878.

-ENDS-

About the Aboriginal Housing Company

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[END]

Media Interviews:

PUBLICATION	JOURNALIST	DATE/TIME/LOCATION
Sydney Morning Herald	Lisa Visentin	9:30am 22 nd February, 2017 The Heard Agency – via telephone
ABC News 24	Ursula Malone	3:30pm 8 th March, 2017 The Heard Agency/ Redfern Community Centre – in person
ALT Media / CityHub	Jessica Hill	9:30am 28 th February, 2017 The Heard Agency – via telephone
ABC News Radio	Wendy Harmer	8:00am 10 th March, 2017 ABC Radio Studios – via telephone
ABC News 24	Ursula Malone	10:00am 10 th March, 2017 The Heard Agency – in person interview
NITV	Danny Teace-Johnson	11:00am 10 th March, 2017 The Heard Agency – in person interview
KOORI Mail	The Koori Mail	12:00pm 10 th March, 2017 The Heard Agency – via telephone
South Sydney Herald	Lyn Turnbull	3:30pm 15 th March, 2017 AHc Offices – in person interview
Skynews Business Australia	Ticky Fullerton	5:45pm 21 st April, 2017 Sky News Studios, Holt Street Surry Hills


Coverage – PRINT

PUBLICATION	JOURNALIST	COVERAGE
South Sydney Herald	Geoff Turnbull	http://www.southsydneyherald.com.au/ahc-seeks-student-housing-change-to-fund-pemulwuy/#.WQGAwFOGP6Y
Sydney Morning Herald	Lisa Visentin	http://www.smh.com.au/nsw/pemulwuy-project-the-block-in-redfern-to-house-500-students-under-new-plans-20170221-guibej.html
Illawarra Mercury	Lisa Visentin	http://www.illawarramercury.com.au/story/4485389/pemulwuy-project-the-block-in-redfern-to-house-500-students-under-new-plans/?cs=7
The Guardian	Naaman Zhou	https://www.theguardian.com/australia-news/2017/mar/05/gentrification-v-marginalisation-indigenous-residents-split-over-redfern-development
ABC Online	Riley Stuart	http://www.abc.net.au/news/2017-02-22/the-block-set-to-house-500-university-students/8293866
NITV Online	Robert Burton-Bradley	http://www.sbs.com.au/nitv/nitv-news/article/2017/03/08/block-being-sold-out-little-rich-white-kids-warns-munro-after-push-massive
NITV Online	Robert Burton-Bradley	http://www.sbs.com.au/nitv/nitv-news/article/2017/03/10/we-dont-want-it-heckling-seizure-and-chaos-shut-down-redfern-block-meeting
The Sydney Morning Herald	Lisa Visentin	http://www.smh.com.au/nsw/community-meeting-at-the-block-shut-down-as-anger-spills-over-20170309-guuy8d.html
South Sydney Herald	Aboriginal Housing Company	http://www.southsydneyherald.com.au/funding-model-for-pemulwuy-project/#.WQF4g1OGP6Y
South Sydney Herald	South Sydney Herald	http://www.southsydneyherald.com.au/pemulwuy-time-for-tough-decisions/#.WQF44FOGP6Y

Coverage – BROADCAST

PUBLICATION	JOURNALIST	COVERAGE
ABC News 24	Ursula Malone	<i>Available upon request</i>
ABC News 24	Ursula Malone	<i>Available upon request</i>
NITV	Danny Teace- Johnson	<i>Available upon request</i>
ABC Radio	Wendy Harmer	<i>Available upon request</i>
SkyNews Business Australia	Ticky Fullerton	<i>Available upon request</i>

Letter Box Design




pemulwuy
mixed use development

bringing people together

When: Thursday 09 March 2017

Time: 7:00pm - 8:30pm (Doors open at 6:30pm)

Location: Redfern Community Centre [29-53 Hugo Street, Redfern]



THE PROPOSITION

The Aboriginal Housing Company [AHC] received Development Approval for the PEMULWUY Mixed Use Development, affordable housing, commercial and student accommodation in 2012.

The student housing is a significant part of the project offer and supports NSW Government initiatives to promote new student accommodation and affordable housing in Sydney. An application was lodged with the Department of Planning in 2016 to increase the student accommodation from 154 rooms to 522 rooms with a proposed building height increase from 6 to 16 storeys.

The Redfern Community and Stakeholders are invited to an information event to unveil the new student housing proposition.

Your attendance is welcomed
rsvp: hello@scottcarver.com.au

INVITATION TO ATTEND : Community Information Event




Figure 1- Letterbox Drop Design - Single side only

Letter Box Distribution & Timing

The letter-box distribution was scheduled during W.C 27th February over the following distribution periods and locations.

Distribution Catchment:

Zetland – 2,520 households
Redfern – 3,002 households
Ultimo – 1,160 households

Total – 6,682 households

Distribution Periods:

Distribution block One – Saturday 25th February 2017
Distribution block Two – Monday 27th February 2017

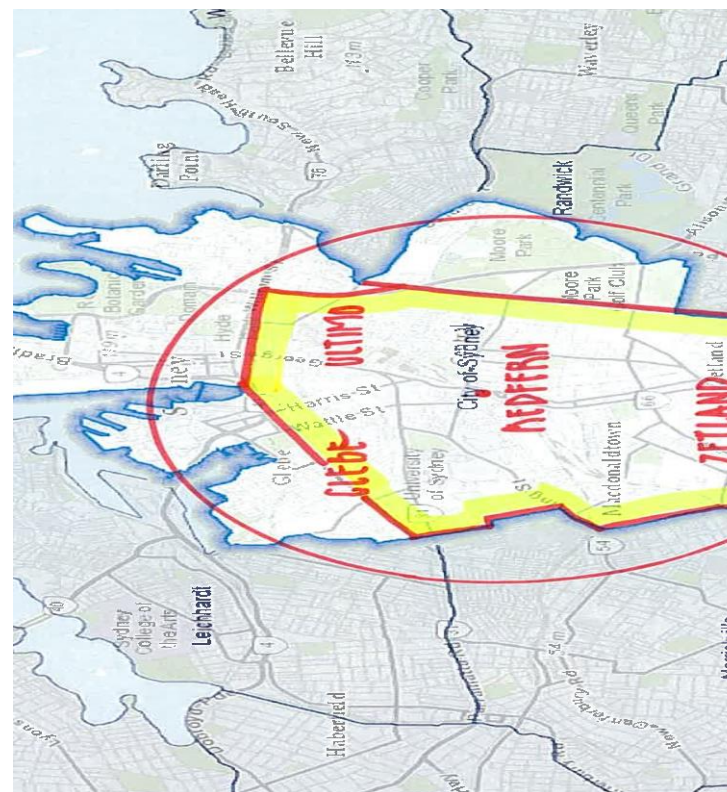


Figure 2: Letterbox Distribution Catchment

AHC EXECUTIVE PROFILE

AHC Chairperson, Alisi Tutuila was a long time resident of 'The Block' and a Worimi woman who was born in Newcastle. As an entrepreneur, who runs not only her own recruitment agency but also a winery, Alisi has a strong love and passion for the place she called home for many years.

Alisi's experience in Redfern ranges from health, community services and employment and she has played a vital role in addressing issues relating to employment, training and equal opportunity within the workforce for the Aboriginal and Torres Strait Islander community of Redfern.

Inspired by the AHC's vision for Redfern, one of unity and inclusiveness, Alisi is proud to be part of the first Aboriginal group to lead the way and take control of the future of a suburb that is so important to the Aboriginal community.

Alisi brings a wealth of knowledge and experience with effective community engagement and social inclusion strategies to ensure that the AHC's vision becomes a reality.

FRIENDS OF PEMULWUY

RICHARD GRAHAM,
LOCAL REDFERN BUSINESS OWNER

Richard, a local Redfern business owner and resident since 2004, reflected on his time in the area and the sense of community that he has felt over the years.

"I truly admire what the AHC is doing with the Pemulwuy Project and how patient they have been with it. Patience in this world is becoming more of a virtue, especially if that patience is about standing by your morals of being self-funded. Working with Indigenous and non-Indigenous companies together sends a positive message to the broader community."

DANNY ALLENDE,
DIRECTOR,
EORA COLLEGE

Danny from EORA College, expressed the college's continued demand for student accommodation in Redfern.

"We have always struggled with accommodation for students, so I will support any opportunity to help and provide them with shelter. The Pemulwuy Project will provide a larger student profile in the area allowing us to engage more students across the state."



pemulwuy

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ahc.org.au/pemulwuy



ABORIGINAL HOUSING COMPANY LIMITED

CURRENT MEDIA
acuitydynamix.com.au/pemulwuy-project
acuitydynamix.com.au/pemulwuy-project
acuitydynamix.com.au/pemulwuy-project
acuitydynamix.com.au/pemulwuy-project



Figure 4 AHC Newsletter - BACK COVER

Pemulwuy Newsletter Distribution & Timing

150 newsletters have been printed and distributed to the 100 AHC Members along with any member of the public that completed a feedback form. The newsletters will be distributed W.C 01.05.2017.

8.5 Media Communications

REDFERN



The Penulwuy Project.

Students move in to The Block

Heather McNab

SWEEPING changes to the Penulwuy Project in Redfern could see The Block become home to more than 500 students.

Surprise alterations have been lodged by the Aboriginal Housing Corporation to the Department of Planning.

These include increasing the planned six-storey, 42 unit, 142 bed mixed use building to 16-storeys of student accommodation with 522 rooms.

The proposal removes plans for retail and commercial space and a gallery.

The AHC maintains that the changes were required to ensure the provision of 62 affordable homes for local indigenous people.

The \$60 million tower would be built directly opposite the north end of Redfern Station, between Lawson and Redfern streets.

The community is invited to an information event at Redfern Community Centre on Thursday, March 9, at 7pm.

'Tis the season for our mag Season

READERS will be spoilt for choice by the hottest autumn fashion, food and personalities – paired with the ultimate guide to what's on around town – in this month's NewsLocal lifestyle magazine.

The second issue of Sydney's premier mini-magazine, *Season*, lands on doorsteps and selected cafes next Monday.

CITYWIDE

Walls await new wave

Proposed law changes would cut red tape and open up street art opportunities



Scott Marsh with his mural of Notorious B.I.G. at Chippendale. Picture: John Appleyard

Heather McNab

AUSTRALIA'S leading street artists have welcomed a City of Sydney proposal to ease restrictions on street art, effectively allowing any privately owned surface to become a canvas.

Following a review into public art, the council has recommended a change to its local environmental plan, allowing murals, graffiti and other forms of street art to be undertaken without council approval.

The plan cuts red tape and allows property owners to decide for themselves what goes on their walls.

Apart from a few caveats, including provisions the art is not advertising, does not discriminate, is not sexually degrading, and does not infringe intellectual property rights, street artists have free reign.

Sydney-based and internationally recognised street artists Scott Marsh and Anthony Lister applauded the move as a vital step towards handing back public space to the people.

"I think it's definitely a positive thing in terms of supporting artists," Marsh said.

The street artist, whose recognisable work includes the Fat Tony/Mike Baird mural in Chippendale, said property owners would often ask him to do a mural but give up when they re-

alised the red tape involved. "Homeowners should be able to do whatever they want," he said.

Anthony Lister, best known for his ballerina series and prominent 'Lister' signature, welcomed the move as a step towards the decriminalisation of graffiti.

"I'm a believer in public spaces being for public people," he said.

I hope to be living in a colourful environment (in the future)

Anthony Lister

"I've said many times there needs to be less cleaning and more creating."

Lister, along with Marsh, said he hoped the move would encourage more artists to spread their message around the city.

"The propaganda and the fear machine (against street art) has been pretty strong for many decades," Lister said.

"So, I'm not sure if this will free up people's mind to activate their spaces creatively but I really hope so."

"I hope to be living in a colourful environment (in the future)."

The proposed amendment to the LEP will be submitted to the Greater Sydney Commission for a determination.



Anthony Lister said easing street art restrictions would "free people's minds". Picture: John Appleyard



V1 - C0601201MA

Retire where you feel at home

St John's retirement village offers a friendly, maintenance-free retirement lifestyle in the heart of Glebe. Featuring beautifully manicured gardens and outdoor courtyards, make use of the BBQ areas, community centre and library or enjoy a lively mix of restaurants, cafes and shops at your doorstep.

If you'd like to learn more or hear about vacant properties at St John's, or any of our other villages across Sydney, call our customer contact team and ask to join our Priority Register waiting list. It's worth joining as 85% of properties sell to Priority Register members.

To join our Priority Register or for more information, call **1300 111 278** or visit anglicare.org.au/priority-register

St John's, Glebe

Anglicare Villages

On 1 July 2016 Anglican Retirement Villages (ARV) and Anglicare Sydney joined together to form Anglican Community Services (ABN 39 922 848 563), trading as Anglicare.

CENTRAL, Wednesday, March 1, 2017 05

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'The Block' to house 500 university students in 16-storey tower as part of new plans

By [Riley Stuart](#)

Posted 22 Feb 2017, 4:51pm

It is synonymous with the modern history of Sydney's Aboriginal people, but 500 students could soon call The Block home as part of a drastically revised blueprint for the inner-city site.

The Aboriginal Housing Company has lodged an application with the Department of Planning to increase the size of a development opposite Redfern station.

Plans approved in 2012 paved the way for a six-storey, mixed-use building to house about 150 students in 42 units.

But the development would increase to 16 storeys and include more than 500 bedrooms under the new proposal.

The revised plans are part of the Pemulwuy Project, which includes three adjacent precincts between Louis Street and the railway line, known as "The Block".

The student accommodation is part of precinct three. The other two precincts are for affordable housing for Aboriginal people, as well as commercial and retail space.



PHOTO: The Aboriginal flag flies over The Block in Redfern. (702 ABC Sydney: John Donegan)

RELATED STORY: [Protesters defy trespass notice on Redfern's Block](#)

RELATED STORY: [Redfern Tent Embassy residents lose case against developers](#)

MAP: [Redfern 2016](#)



PHOTO: An artist's impression of the Pemulwuy Project at Redfern's 'The Block', which will house more than 500 students. (Supplied)

AHC chairperson Alisi Tutuila said increasing the size of the student housing development would mean the entire Pemulwuy Project remained financially independent.

"We are extremely excited about this new model to deliver the Pemulwuy Project in a way that realises our core objectives for our community," she said.

"We will now be able to deliver the Pemulwuy Project as a whole in one stage, and there will be no changes to the affordable housing solution for Aboriginal and Torres Strait Islander families, which is our core objective.

"This new model will allow the Pemulwuy Project to remain financially independent and self-determined and the AHC will remain sole legal owners of the land and site custodians.

"We won't be leaving a legacy of debt for our future generations, which is extremely important to us."

The Block is a major inner-Sydney landmark, and has been the scene of several cultural flashpoints including the 2004 Redfern riots and Aboriginal tent embassy.

The ABC TV series Redfern Now was largely filmed at the location.

WEDNESDAY, MARCH 15, 2017 | CENTRALMAG.COM.AU

NEWS 03

Shark finds ocean of inspiration

TWO years ago Amy Shark was on the verge of giving up her dream of being a musician.

After years of "playing in a lot of bedrooms around my friends and trying really hard to get somewhere", she was worn down by the machinations of the music industry.

"There's a lot of assholes out there and no one wants to help you unless you're already a big name," Shark said.

But after being crowned the runner-up in the hotly contested Hottest 100 this year, Shark is philosophical about the experience.

"I had just slipped through the cracks but that's what it took for me to not care anymore and just to write for myself and find my sound," she said.

"I honestly think it's the timing. I've waited out a lot of crazes — everything happens for a reason and my sound and words are hitting people at the right time they should have."

It's not just her either - female Australian musicians are having a moment.

"Right now girls are dominating. I played a festival recently and one of the sound guys said 'I'm mixing the main stage and I get to have a perv (because it's all women playing)' — I thought that was gross but it's so cool that's it all women," Shark said.

"It's really inspiring watching other girl musicians like Tash Sultana really

keeping it real. There's a few of us, none are trying to have hits or platinum records, we're just trying to write through the s...t we're dealing with or reminisce... it's honest."

Speaking ahead of her three sold-out gigs at Newtown Social Club this weekend, Shark is still getting used to the whirlwind after leaving her job to pursue music fulltime.

"It's been very different. I just had a nine to five job just like everyone else in the world," Shark said.

"It's been a massive learning curve but obviously this is everyone's dream and I definitely don't take it for granted," she said.

Coming so quickly after working towards the goal for so long, Shark won't be forgetting who believed in her the whole way through - her family and her husband Shane.

"Trust me there weren't many who supported me from day dot to now. I can count them on my fingers," she said.

Plenty of people have come knocking since, but "I remember everything," she said.



REDFERN

Block plan opposed

THE Aboriginal Housing Company is not planning on holding another community consultation event about its Pemulway Project after the meeting on Thursday was halted.

The meeting at the Redfern Community Centre was called off after members of the community expressed their frustration at the plans for The Block.

AHC chairwoman Alisi Tutuila said no feedback had been received yet for the body to respond to, but that it was encouraging people to fill out a feedback form about the project.

The forms will be made available online along with the presentation from the consultation event.

REDFERN

Lock car while driving, police urge

Heather McNab

POLICE have called upon drivers to lock their car doors while driving through the Redfern area after a spate of break-ins of vehicles stopped at traffic lights.

Five vehicles have been targets of theft since February across Alexandria, Broadway, Redfern and Erskineville.

Each incident involved the occupants confronted by men who broke in while their cars were stopped at intersections in the early hours of the morning.

In all cases, handbags were stolen from inside the cars.

Redfern local area command crime manager Despa



Motorists are urged to lock up while driving through Redfern.

Fitzgerald urged people driving through the command, which also covers Alexandria, Beaconsfield, Zetland, Darlinghurst, Eveleigh, Rosebery and Waterloo, to lock their doors, especially when stopped at the lights.

"The message is lock your car doors, as part of your

routine. You should lock them when you get in the car," detective Inspector Fitzgerald said.

Insp Fitzgerald advised drivers to put handbags, laptops and other valuables in the car boot or somewhere secure that wasn't visible.



Det Insp Despa Fitzgerald.

to be locked manually.

Mitchell Rd in Alexandria was the hardest hit, with two incidents in the same day, believed to be undertaken by the same man.

Cars on the corner of both Copeland St and Henderson Rd were stopped and robbed between 5.55am and 6.25am.

At the corner of City Rd and Broadway in Chippendale, a car was broken into at 4.40am.

On Monday, two bags were stolen from a vehicle stopped at the intersection of South Dowling and Chelsea streets in Redfern.

The break-ins follow a similar spate which targeted cars at the intersection of South Dowling St and Cleveland St.

V1 - CCOE01Z01MA

CENTRAL, Wednesday, March 15, 2017 03

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Community meeting at The Block shut down as anger spills over



Lisa Visentin

741 reading now

Land on The Block will be handed to a student housing provider under a 99-year lease, it was revealed at a fiery public meeting on Thursday.

About 200 people attended the Redfern Community Centre to hear the AHC explain its plans to build a 16-storey student accommodation building on The Block as part of the site's redevelopment, called the Pemulwuy Project.

Paul Keating's Redfern Park speech

Then Prime Minister Paul Keating publically acknowledges the injustices experienced by Aboriginal Australians at Redfern Park in 1992.

But attempts to win community support for the project were defeated and the meeting called off, as former residents of the historic site accused the Aboriginal Housing Corporation of selling out the community.

Many members of the Aboriginal community were in the audience, including former residents of The Block, and founders of the Tent Embassy protest which occupied the site for more than a year until August 2015.



Protesters, pictured outside Redfern's Community Centre on Thursday night, say the battle for The Block has begun again. Photo: supplied


Soon after the meeting started, audience members – irate at the AHC executives and the new plans being proposed – interrupted proceedings, accusing the AHC of mismanagement and demanding the Aboriginal people who founded The Block be heard.

After repeated attempts to regain control over the proceedings, which was to include a slide show presentation, AHC chairperson Alisi Tutuila said: "We are actually going to have to call off this meeting."

Advertisement


The meeting was expected to be tense.

Two weeks earlier, the AHC unveiled its revised plans for the \$70 million Pemulwuy Project. The proposed six-storey student accommodation facility, which was to be built alongside a new Aboriginal housing precinct on The Block, had been raised to 16 storeys.


 ed at The Block on Thursday night as members of the Aboriginal community expressed their anger at the redevelopment of the historic site. Penny Bradfield

The unit block would house 522 students, instead of the 154 students catered for in the original plans.

As Ms Tutuila outlined the details of the revised plans on Thursday, which centred on granting student accommodation provider Atira a 99-year-lease over the propose site in exchange for an upfront payment of rent, attendees at the meeting grew restless.


 ssion of the new 522 room student accommodation facility to be built as part of the Pemulwuy Project at The Block in Redfern. Photo:

The leasing arrangement, Ms Tutuila said, would enable the AHC to deliver the project in one stage, while remaining financially independent without having to "hand over a legacy of debt to the next generation".

Under this model, which was developed by accounting firm KPMG, the student housing component will fund the building of 62 affordable homes for indigenous people, which the AHC maintains is the primary goal of the Pemulwuy Project.

"At this point there is no other money available to build the affordable housing," Ms Tutuila told the audience.

But as AHC general manager Lani Tuitavake took to the microphone, attempting to frame the significance of the Pemulwuy Project as the realisation of The Block's Aboriginal history, members of the audience erupted.

"You do not have the right," one person yelled. "You don't speak for black people. You sold us out."

By the time an architect from Turner & Associates had assumed the microphone to explain the design of the student precinct, the organisers had lost control of the meeting.

A founding member of The Block's Aboriginal community, Lyall Munro, who was among the meeting's interjectors, then assumed control of the microphone.

"This has become emotive. However, it's been an emotive situation for many, many years."

Addressing the AHC executive, he said: "Your plan is not a reflection of our plan."

Mr Munro's speech touched on the deep divisions between the between the AHC and sections of the Aboriginal community, which have emerged in the decades since the Whitlam government granted the AHC \$500,000 to purchase land on The Block in 1972.

AHC's critics believe the company is now a private operator which has long since jettisoned its community organisation roots.

"I'm not shocked it ended this way," Nathan Moran, CEO of the Metropolitan Aboriginal Land Council said. "On so many levels this project fails the community."

Ms Tutuila said AHC organisers were disappointed they were forced to cancel the meeting.

"I was approached by a number of community members after the event who also expressed their disappointment to not hear the presentation in full."

10 MAR 2017 - 1:28PM

'We don't want it': Heckling, a seizure and chaos shut down Redfern Block meeting



IMAGE

VIDEO

AUDIO

Protesters at a Redfern Block community meeting heckled speakers and shouted "sell out!", while labeling the development proposal an "Asian student Taj Mahal".

By Robert Burton-Bradley

Source: NITV News

10 MAR 2017 - 12:39 PM UPDATED 2 HOURS AGO

A community meeting to provide information about a radically enlarged student housing development at the Block in Redfern came to an abrupt end after protesters disrupted the event and the meeting was closed.

The Aboriginal Housing Company which owns the Block has applied to the NSW Department of Planning to increase the size of the development from 6 to 16 stories to provide housing for 522 students, up from 154, without any increase in new social or Aboriginal Housing, which remains at 62 homes. The student housing would be sold to commercial operator Atira on a 99-year lease.

The meeting was interrupted 25 minutes after starting, when members of the audience began to shout and overwhelm speakers, expressing anger at the plans for increased student accommodation.

Protesters yelled, "no one cares" and demanded to go straight to the question and answer session.

Aboriginal Housing Company General manager, Lani Tuitavake, told the audience the reason for the lease was to avoid incurring in debt to fund the development of the Block and the creation of Aboriginal housing, so that no part of the land would be sold.

"This is for the next generation. For years we have endured substandard housing, crime and mismanagement," she said.

"There are people out there that deserve an opportunity to be able to raise their children and to be able to live in good standard housing for Aboriginal people."

Her comments were met with cheers and claps from some sections of the audience, while others shouted: "You sold us out!" and "we don't want it".

Journalist Deborah Cameron, who was at the event as an independent facilitator, was repeatedly shouted over and called a "white woman". She was unable to keep control of the proceedings, as she was scolded by people screaming, "you don't understand, you'll never understand".

The increasingly tense meeting was briefly stopped when, about 30 minutes in, an audience member experienced a seizure and was taken out. The woman returned shortly after and was able to resume her seat.

Lyall Munro, one of the original founders of the Block, stood up and attempted to address the audience in the middle of the meeting, but the microphone was cut off. Undeterred, Mr Munro continued to address the audience. He explained the issue had become very "emotive for many many years" and said the vision of housing for Aboriginal people had been lost.

"It's not just Martin Luther King who had a dream, there's Aboriginal people, black Australians who had a dream, and that dream's been thwarted and it's sad."

"Your plan is not a reflection on our plan," he said, before labelling the AHC's proposal as an "Asian student Taj Mahal"

One woman attempted to bring in a "battle for the Block banner", but was pushed out of the room by another audience member.

After 30 minutes, the AHC co chair Alisi Tutuila cancelled the meeting amid shouts and more heckling from the audience.

Government funding on hold

The AHC has blamed a lack of government funding as a key reason for the dramatic increase in the scope of the development.

NITV News was told by the office of the Minister for Indigenous Affairs, Nigel Scullion, that the AHC has not attempted to access a \$5 million grant offered by the Government last year to cover the cost of 62 affordable homes.

"The Minister has not received any requests from the AHC to progress this grant, but remains committed to working with all stakeholders on this project," the spokesman said.

The \$5 million was put on the table to end a standoff between Indigenous activists and the AHC over the future of the development, with activists claiming the AHC had sold out the local community to increase profits, something the AHC has strongly denied.

AHC Chairperson Alisi Tutuila said the organisation had been in regular contact with the government in relation to the \$5 million grant.

"At our last meeting with the Minister's advisor late last year, the Minister's office presented the terms of the grant to the AHC. However, the AHC proposed the grant to be released once we have obtained a certificate of occupation on completion of the project, which minimises the risk on the Government," she said in a statement to NITV News.

"At this stage, the terms of the proposed government grant have not yet been agreed to."

Redfern's the Block redevelopment public meeting prompts angry protests

By [Ursula Malone](#)

Posted about 6 hours ago



PHOTO: The site of the proposed student accommodation where The Block normally stands. (ABC News: Ursula Malone)

A public meeting on the latest redevelopment plan for the Block in Redfern had to be shut down after 30 minutes amid angry protests.

MAP: [Redfern 2016](#)

Around 300 people packed into the Redfern Community Centre for the first public consultation.

Several members of the Aboriginal community voiced their unhappiness with the proposal for a 16-storey building to accommodate more than 500 students.

"Our generation has been displaced," one young woman shouted from the back of the hall.

The Chair of the Aboriginal Housing Company Alisi Tutuila revealed that the plan was to lease part of the site to the private student accommodation provider Atira for 99 years.

She told the meeting the rent would be paid upfront, allowing 62 affordable homes for Aboriginal people to be built with "no financial burden, no debt, no handing over of debt or legacy to the next generation".

Ms Tutuila said it would enable the affordable housing to be built at the same time as the rest of the development.

"Here is a solution that we are sharing with you. We're no longer striving for this. We're at a point where we can confidently say we're ready to deliver the affordable housing."

Among those in the audience was Lyall Munro, the sole surviving member of the group of eight who travelled to Canberra in the 1970s, returning with a grant of \$530,000 that allowed the Aboriginal Housing Company to buy its first houses in Redfern.



PHOTO: Jenny Munro, from the Mudjin-Gal Aboriginal Women's Centre in Redfern, arrived at the meeting. (ABC News: Ursula Malone)

"Where here has it been mentioned about the Aboriginal homes, about the dreams of the founders of this place?" he asked.

"It's not just Martin Luther King who had a dream, there's Aboriginal people, black Australians who had a dream and that dream's been thwarted and it's sad."

'A hindered opportunity'

The meeting was due to run for 90 minutes but was brought to an abrupt end as speakers were shouted down and heckled from the floor.

At one point, a lone female protester carrying a banner reading "Battle for the Block round 2" tried to enter the meeting.

She was bundled out by a woman who had been sitting in the front row.

Supporters later claimed the protester had been assaulted.

Speaking afterwards, Ms Tutuila said she was surprised at the way the meeting ended.

"It was disappointing that it had to be shut down due to a minority group of people who hindered an opportunity for other community members to hear more about the program," she said.



PHOTO: Alisa Tutuila is the chair of the Aboriginal Housing Company in Redfern (ABC News: Ursula Malone)

The Chief Executive of the Metropolitan Local Aboriginal Land Council, Nathan Moran, was among those watching proceedings.

"Given that this is the only time the community's had a chance to talk about this project or hear about it with some factual information, it was natural that we would have that response and reaction," he said afterwards.

"Originally the place was Aboriginal affordable housing for a community and now we're talking about commercial developments for the benefit of non-Aboriginal students."

Altira is one of the country's largest providers of student accommodation.

Its website says the company was formed as a partnership between investment group Goldman Sachs and Blue Sky Alternative Investments with a goal to acquire and operate accommodation for 10,000 students around Australia.

- [#WalkWithUs](#)
- [Pecan Summer](#)



sbs.com.au

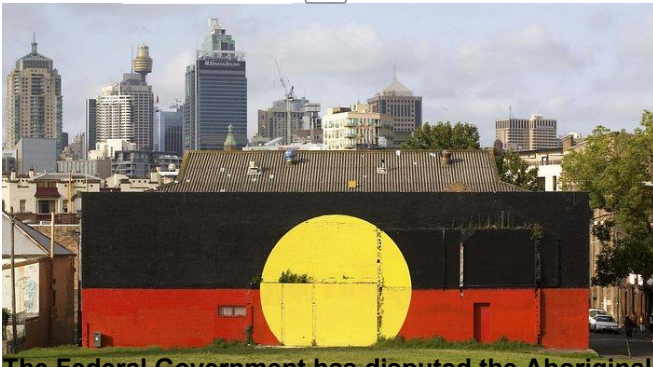
8 MAR 2017 - 4:17PM

Block being sold out to 'little rich white kids', warns Munro after push for a massive increase in student housing

Tweet

Recommend

29



The Federal Government has disputed the Aboriginal Housing Company's claims that a \$5 million grant has stalled, after the AHC blamed funding delays as the reason for a major increase in the size of the Pemulwuy project.

0

Robert Burton-Bradley

Source:

NITV News

8 Mar 2017 - 4:14 PM UPDATED 22 MINS AGO

Tweet

Recommend

29

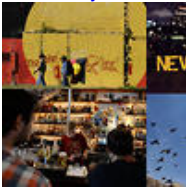
The Federal Government has rejected claims by the Aboriginal Housing Company that funding for the Pemulwuy project in Sydney has stalled, saying the Aboriginal Housing Company has not attempted to access \$5 million in funding allocated to the project.

Earlier this week the AHC blamed a significant increase in the commercial aspects for the redevelopment of The Block in Redfern on a lack of alternative funding, saying it had to ensure the project was commercially viable for it to proceed.

Activist and Wiradjuri Elder Jenny Munro who started the tent embassy at The Block in 2015 and led the fight to guarantee Aboriginal housing would remain as part of the redevelopment of The Block has criticised the push for more student housing.

"I think it just demonstrates more greed," she told NITV News.

[\[/nitv/the-point-with-stan-grant/article/2016/03/09/inner-sydneys-aboriginal-community-fear-they-are-being-pushed-out-white-hipsters?cid=inbody:block-being-sold-out-to-little-rich-white-kids-warns-munro-after-push-for-a-massive-increase-in-student-housing \]](#)



Inner Sydney's Aboriginal community fear they are being pushed out for 'white hipsters'

The towers, gentrification and what will happen when the last public housing in Sydney's traditional Aboriginal neighbourhood disappears. A special report by Danny Teece-Johnson.

"There's a real problem with the mix of social housing and students – little rich kids, whether they're little rich white kids, or rich overseas kids they're going to outnumber the black community."

Last month it emerged the [AHC applied to the NSW Department of Planning](#) [

https://majorprojects.affinitylive.com/public/ea8553441373f76820ec9bb22a7341a2/SEARs%20Request_%20Pemulwuy%20s75W%20and%20SSD.pdf] to massively increase the size of the development from 6 to 16 stories with housing for 500 students, up from 150, without any increase in new social or Aboriginal Housing which remains at 62 homes.

The AHC has blamed a lack of government funding as a key reason for the dramatic increase in the scope of the development.

However, NITV News has been told by the office of the Minister for Indigenous Affairs, Nigel Scullion, that the AHC has not attempted to access a \$5 million grant offered by the Government last year to cover the cost of 62 affordable homes.

"The Minister has not received any requests from the AHC to progress this grant, but remains committed to working with all stakeholders on this project," the spokesman said.



The \$5 million was put on the table to end a standoff between Indigenous activists and the AHC over the future of the development, with activists claiming the AHC had sold out the local community to increase profits, something the AHC has strongly denied.

0 AHC Chairperson Alisi Tutuila said the organisation had been in regularly contact with the government in relation to the \$5 million grant.

"At our last meeting with the Minister's advisor late last year, the Minister's office presented the terms of the grant to the AHC. However, the AHC proposed for grant to be released once we have obtained certificate of occupation on completion of the project, which minimises the risk on the Government," she said in a statement to NITV News.

"At this stage, the terms of the proposed government grant have not yet been agreed to."

In a release put out about a community meeting to be held tomorrow Ms TuiTuila said: "We are committed to providing the community with a clear understanding of the project and why the model we have proposed enables the AHC to continue to deliver on its core business objective of delivering affordable housing to the Aboriginal and Torres Strait Islander community," she said.

Ms Munro would not be drawn on whether the tent embassy would return to The Block in response to the increased student accommodation.

"We'll just see what happens at the meeting tomorrow night, and see what the response is from the floor.

The community meeting will be held tomorrow night at The Block from 7pm at the Redfern Community Centre.

[/nitv/nitv-news/article/2015/09/01/ahc-signs-compromise-deal-over-low-income-housing-block?cid=inbody:block-being-sold-out-to-little-rich-white-kids-warns-munro-after-push-for-a-massive-increase-in-student-housing]



AHC signs compromise deal over low-income housing at the Block

The Aboriginal Housing Company said Tuesday it signed a compromise deal over low-income housing for Aboriginal and Torres Strait Islander peoples at the Block in Redfern.

Recommend 29

Tweet

Gentrification or marginalisation? Indigenous residents split over Redfern plan

A proposed Pemulwuy Project extension would give the Block a 16-storey student complex leaving just 62 homes for the community it was meant to serve



Two men walk past a wall painted with the Aboriginal flag in Redfern's Block, home to the first urban Indigenous land rights claim in Australia. Photograph: Paul Miller/AAP



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Naaman Zhou

Sunday 5 March 2017 12.00 AEDT

In the inner [Sydney](#) suburb of Redfern, residents, developers and Indigenous activists are pondering a drastic change to the skyline.

The suburb's historic Block – the first urban Indigenous land rights claim in Australia – has been earmarked for a dramatic new extension to an already contentious development, which some residents say will hasten the gentrification of a suburb with a strong Indigenous history.

Under [a proposal lodged late last year](#) by the Aboriginal Housing Company (AHC), the site will accommodate a student accommodation complex of 16 storeys and more than 500 dwellings, in what the City of Sydney called a “significant departure” from previously approved plans.





An artist's impression of the proposed student accommodation complex to be included in the Pemulwuy Project at The Block in Redfern. Photograph: Supplied

When the [Pemulwuy Project](#) was first approved in 2012, it was capped at six storeys, yet it drew an intense and prolonged protest. In 2014, activists [occupied the site with a tent embassy](#), demanding more social and affordable housing for the suburb's long-term residents.

The standoff was ended with a [\\$5m pledge from the Indigenous affairs minister, Nigel Scullion](#), to fund the construction of 62 affordable homes.



Sydney's last stand: the residents holding out against gentrification

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But the AHC chairwoman, Alisa Tutuila, said government funding has stalled, and with no proposed increase in the number of low-rent homes, opponents of the \$70m development say the new plans will accelerate change in Redfern.

“They’re acting as a private developer not a community organisation,” said tent embassy organiser and Wiradjuri elder Jenny Munro. “If they can build 500 housing places for students, they could build a lot more houses for our people. This is being driven by profit, and that’s the problem. The community misses out badly.”



Wiradjuri elder and Redfern resident Jenny Munro at the Block's tent embassy in 2014. Photograph: Dean Lewins/AAP

The [University of Sydney students' representative council's](#) student housing officer, Jenna Schroder, said it was “disappointing the project has not seen an increase in the number of affordable dwellings for Indigenous residents”.

“The Pemulwuy Project offers nothing special or affordable for students with its rent prices, preying on the international student market like many residential buildings in the area,” she said.

But Tutuila said the proposed increase in student housing was the only feasible way to deliver low-rent homes.



A boy walks past a sign at the Redfern Aboriginal tent embassy in 2015. Photograph: Paul Miller/AAP

“There has been no specific government funding to cover the entire precinct of affordable housing. The \$5m grant is actually still in negotiations with the minister’s office, and in saying that, doesn’t cover the whole cost,” she said.

“That’s why we had to re-engineer this model, so it will allow us to yield off the extra height to build the affordable housing and the commercial precinct at once. The revenue from this model will allow us to build more affordable housing and future developments in the Sydney area.”

A [letter](#) from the AHC to the New South Wales Department of Planning and Environment put the blame on “insufficient funds [from] the various levels of government and philanthropists”, saying the AHC was “required” to fund the project with other means.

The AHC has owned the land around the Block since 1973 and Tutuila said she is “very confident we have overwhelming community support – both from Aboriginal and non-Aboriginal communities”.

But Munro said she had been “excluded” from the process. She confirmed she would be making a submission to the council opposing the development and urged other members of the Aboriginal community to do the same.

The NSW planning department said the AHC had been issued [environment assessment requirements](#) for the project, which would require it to justify the proposed scale.

If the project receives more than 25 objections after it is put on public display, or if the council objects, the department will refer it to the independent Planning Assessment Commission.

The suburb also faces huge changes through the [Central-to-Eveleigh](#) revitalisation program, a high-density development project that includes a new metro railway station in nearby Waterloo and homes for an estimated 29,000 to 56,000 new residents.

“

It’s all deliberately designed to push the black community out

Jenny Munro

”

The Waterloo public housing estate will alone accommodate [5,000 new private homes and 14,000 new residents](#), which the Sydney lord mayor, Clover Moore, labelled the [densest residential development in Sydney](#).

In December, UrbanGrowth NSW, the government body overseeing Central-to-Eveleigh, made a submission in support of the Pemulwuy expansion, saying it supported “integrating new high-density mixed-use buildings with existing neighbourhoods and places”.

Geoffrey Turnbull, from the Redfern-Waterloo community organisation RedWatch, was optimistic about the impact the Pemulwuy development would have on local residents.

“We won’t know until we see the final diagrams and where those shadow diagrams go, but the afternoon sun will have as good as no impact on other developments,” he said.



“In an ideal world it would be nice to have delivered on the project as it was put together, however they haven’t been able to get funding and this seems at this point the only way. It’s not the ideal outcome but it’s far better than just nothing happening.”



Room to breathe:
remote Indigenous
communities and the
battle to improve
housing and jobs

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Tutuila told the Guardian that further information on the project's timeline would be available at [a public meeting on Thursday](#), but Munro has vowed to fight the development.

“We have a grave situation in relation to housing in our community. Our population in Redfern has gone from 40,000 when I came here as a young woman in the 70s to less than 300 now. It's all deliberately designed to push the black community out, that's what gentrification is about,” she said.

“Our community will be moved out because of the pressure applied by both the public housing provider and the one Aboriginal housing provider the community historically relied on.

“If they think 62 houses will cater to the Aboriginal community in the inner city, they are living on Mars.”



The Block is proposed to be the site for the Pemulwuy Project. Photo: ABC Sydney Facebook Page

Aboriginal Housing Company isn't 'bringing people together'

Posted March 1, 2017 by [Angira Bharadwaj](#) & filed under [City News](#).

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BY JESSICA HILL

The Redfern Indigenous community has denied support for the Pemulwuy Project at The Block, despite such claims from the Aboriginal Housing Company (AHC).

The AHC recently lodged an application to the Department of Planning to increase student accommodation. To support the increase from 154 to 500 students, the building will need to be ten stories higher than the original plan.

Nathan Moran, the CEO of the Metropolitan Local Aboriginal Land Council (MLALC), said it's a big lie for the AHC to promote they have support from the Aboriginal community of Redfern.

"We are the Aboriginal community of Redfern, the Metropolitan Local Aboriginal Land Council. Whether the Aboriginal Housing Company likes that or not, we are the authority legislated to speak and we have never supported this development," he said.

Mr Moran said the AHC didn't consult the MLALC in regards to the modifications.

"I'm quite shocked that we have not even had the courtesy of a conversation from the housing company," he said.

"To have no negotiation, let alone discussion, as an Aboriginal community on options other than going for commercial use of the land is quite shocking. It's very devastating to be honest."

AHC Chairperson, Alisi Tutuila, said they included the local community in the development and planning of the Pemulwuy Project.

1 "We've worked very hard in engaging with certain stakeholders in the community," she said.

Ms Tutuila said the modifications would benefit the local Indigenous community at Redfern.

"Apart from being able to provide 62 Aboriginal and Torres Strait Islander families with affordable housing dwellings, there will also be Indigenous scholarships for students, Indigenous employment opportunities as well as education and other pathway programs," she said.

The AHC said the decision to increase student accommodation is to ensure they are able to fund the construction of affordable housing on the site.

"There has been no government funding to cover the entire precinct, which the affordable housing is on.

"We've worked very hard to try and secure other funding from other avenues, including government, and there hasn't been any funding available – hence why we've had to increase to be able to yield off the height to be able to build the affordable housing," said Ms Tutuila.

MP Nigel Scullion, the Minister for Indigenous Affairs, committed a \$5 million grant to the Aboriginal Housing Company for the Pemulwuy Project in 2015 as a part of a peace deal made with the Redfern Tent Embassy.

The grant was contingent on affordable housing and commercial development being commenced at the same time.

A spokesperson for the Department of the Prime Minister and Cabinet said the Minister has not received any requests from the AHC to progress this grant.

Mr Moran disputes the claim the AHC exhausted other avenues to fund the Pemulwuy Project.

He said the MLALC offered AHC the opportunity to explore a financial partnership to develop The Block but they didn't respond to the request.

"I think it's very important to put out there. We're not just talking, we actually went to them and offered to mortgage a whole series of our assets," he said.

Mr Moran said the AHC are functioning as a commercial operation, which is in conflict to their original foundation.

"Their original foundation was to be an Aboriginal community housing provider for Aboriginal people and families to accommodation on The Block," he said.

The AHC named the project at Redfern after the Indigenous warrior, Pemulwuy, who led the resistance against colonists in Sydney.

Mr Moran said the AHC never sought approval from the MLALC or the La Perouse Land Council where Pemulwuy belonged.

"They have shown total disrespect for the culture, the community and even that individual," he said.

The AHC will hold a community information meeting to address the modifications to the Pemulwuy Project on Thursday 9 March at Redfern Community Centre.

Ms Tutuila said the event provides a formal platform for the local Indigenous community to respond.

Mr Moran said this meeting is not a unique community consultation for the local Indigenous community but is part of the development application process.

You're White-Washing Our Home: Aboriginal Community Opposed To Controversial Block Development

"Once again we see Aboriginal people being pushed to the fringes."

posted on Mar. 1, 2017, at 9:46 a.m.



Allan Clarke

BuzzFeed News Reporter,
Australia

A plan to add 10 storeys to a student accommodation building – forming part of a controversial redevelopment plan of the area known as The Block – has left Aboriginal residents furious, claiming it will “white-wash” the community.



Once a thriving Aboriginal community, The Block is now one of the most coveted parcels of land in inner city Sydney.

In the 1970s then Prime Minister Gough Whitlam granted the Aboriginal Housing Company (AHC) funds to purchase houses and land for the Aboriginal community. It was an ambitious and bold plan to create affordable low cost housing for disadvantaged Aboriginal people.

But by 2011 the last Koori community members living at The Block had been evicted and their houses demolished to make way for the Pemulwuy Project, a multimillion dollar redevelopment.

The project has been mired in controversy, and has drawn criticism from Aboriginal people over a lack of transparency.



Jenny Munro at the Redfern Aboriginal Tent Embassy.

In 2015, the Redfern Aboriginal Tent Embassy (RATE), [a group of community members headed by elder Jenny Munro](#), camped on the empty land and refused to leave until the AHC guaranteed that affordable Aboriginal housing would be built before commercial enterprises.

[After a Supreme Court battle and intervention from the federal government](#), the AHC agreed to build Indigenous houses first, followed by retail spaces and a six storey student accommodation complex.

On Monday the AHC announced a dramatic change to the \$70 million Pemulwuy Project, saying it wanted to increase the student accommodation from six storeys to 16, thus increasing the number of students living there from 152 to more than 500.



Greg Wood / Getty Images

The AHC says it's the only way it can pay for the 62 affordable homes for Indigenous people.

“The decision to increase the student accommodation component was made in order to make the Pemulwuy Project more financially viable,” Alisi Tutuila, chairperson for the AHC, told BuzzFeed News.

“By increasing the student accommodation component, we are able to... build the entire Pemulwuy Project at once, and it also means we remain debt free.”



Supplied.

Ken Canning, one of the founders of RATE, told BuzzFeed News that increasing student dwellings from six to 16 storeys was a “stupid” idea that would “completely overwhelm the Aboriginal community” and turn it into a “homogenous student community”.

“We [RATE] fought very hard for Aboriginal accommodation, not for this,” Canning said. “Once again we see Aboriginal people being pushed to the fringes; once again pushed out of Redfern. It’s a complete white-wash, all for the dollar,” Canning said.

Canning warned of clashes between the Indigenous community and students if the development went ahead.

“You are putting some of the most impoverished people next to international students who largely come from a wealthy background,” Canning said.

youtube.com

“It’s a volatile mix and it’s inevitable [that] resentment will grow among the Koori community there, who feel like they are being dispossessed of their own land. Violence will break out.”

LETTER FROM THE ABORIGINAL HOUSING COMPANY TO THE LOCAL COMMUNITY



The Aboriginal Housing Company (AHC) continues to be committed to informing the community of the progress of the Pemulwuy Project, Redfern.

Earlier this year we presented a revision to the Col James Student Accommodation for Precinct 3, as part of a modification to the approved Concept Plan; in more recent months the project has been through a process of Design Excellence, facilitated by the "Office of the Government Architect".

In light of the Design Excellence, there will be a modification to the latest concept plan for Precinct 3. The previously presented 522 rooms across 16 floors, have been amended as an outcome of Design Excellence, and will now be 23 floors of student accommodation with no change to the proposed 522 student rooms. The current proposal for Precinct 3 has been developed in consultation with the independent Design Review Panel, as established by the Department of Planning and Environment, which identified matters for consideration.

Over the past four months and through six separate sessions, the panel raised the following strategies for an enhanced design outcome and the current proposal is the result of the implementation of these strategies.



ARTICULATED BUILT FORM

The bulk of the building has been amended with additional height, located to the centre of the site, along the eastern aspect of the building and alongside the rail corridor. This approach has allowed for the building to be pulled back from Lawson Street to create a public space, and the resulting undulating built form generates a low scale built form to Eveleigh and Lawson Street.

CREATION OF PUBLIC MEETING PLACE

The building has been pulled back from Lawson and Eveleigh Streets to the south to reinforce the corner and to create an open public space. This space is to be landscaped with trees, seating and public art, including an art wall.

EVELEIGH STREET STREETSCAPE

The variation of height has been a considered approach in order to relate appropriately to the existing and immediate context and streetscape. The height of the west wing, along Eveleigh Street, has been reduced to three storeys to reflect the overall height of the adjoining terrace houses along the street and the proposed low scale buildings of Precinct 1 of the precinct.

CREATION OF CENTRAL COURTYARD

The building has been split into east and west wing to the north to create a central courtyard within the proposed student accommodation. This will allow for landscaping within the centre of the building.

RETAINING THE NUMBER OF ROOMS

The proposed development has consistently retained the 522 rooms for student accommodation.

As ever, the AHC is committed to delivering on its core objectives including;

- To deliver quality affordable housing to the Aboriginal and Torres Strait Islander community
- To retain full ownership and control of the site
- To create history for the Aboriginal and Torres Strait Islander people through a new era of self-determination
- By delivering this project to the community with no financial burden to our future generation. This means that they too can maintain long-term financial independence.

As part of the delivery of the Pemulwuy Project the AHC will be implementing opportunities for employment, education and apprenticeships. We are also looking forward to leading the cultural heritage education for the Pemulwuy Project as part of student life.

If you wish to provide feedback please follow the link to our website, where you will find a downloadable feedback form. Please ensure any feedback is provided by the 9th of June.

Alisi Tutuila
AHC Chairperson