

October 2007

ENVIRONMENTAL ASSESSMENT

060101

Pemulwuy Mixed Use Development
Redfern CONCEPT PLAN

Applicant

Aboriginal Housing Company Limited



Prepared by

Cracknell & Lonergan Architects and Heritage
Consultants

156a Church Street, Camperdown, NSW 2050

Telephone 9565 1554 Facsimile 9550 1224

PEMULWUY MIXED USE DEVELOPMENT

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1. Executive Summary

1.1 The Development Proposal

The Aboriginal Housing Company Limited, the Sydney City Council, the Aboriginal Medical Service Corporative Limited and Murawina Limited are the owners of land shown in *Figure 8. Land Ownership*.

With the consent of the other landowners, the Aboriginal Housing Company Limited (the applicant) is applying for consent to develop the land shown in *Figure 7* (the site) into three groups of buildings designed for residential, commercial and cultural and recreational activities.

1.2 The Nature of the Application

The application seeks concept approval. Once the approval of the concept has been given, further, more detailed, applications will be made for approval of the detailed design of the development.

1.3 Summary of the Application

Plan C.A. 04 identifies the proposed lots, buildings, public roads and access ways and public and private open spaces.

The total site (excluding the public roads, but not the laneways which are to be closed) is 10,370 m², of which 55% will be built on, 8% will be open space available to the general public and 37 % will be private/community open space.

The total development is approximately 15,500 m² of gross floor area of which 40% is residential, 40% is retail and commercial and 20% is for cultural and community and recreational activities.

Residential

The residential uses are contained in six multi-unit apartment buildings. Each building has been designed so that the apartments could be sold or leased as strata titled units. The complex as a whole can have a two level corporate body structure.

There is a variety of housing choice: 12 x 4 bedroom dwellings on the lower ground floor, 24 x 2 bedroom dwellings on the upper ground floor, 22 x 3 bedroom dwellings and 4 x 1 bedroom apartments, with terraced private open space.

The site area of the residential development (Lot 2 Part B) is 5620 m². 45% of this lot will be built on.

Elders Community Centre

Towards the northern end of the apartment buildings there will be a cultural centre. This will be housed in an existing building renovated to be an Aboriginal Elders Community Centre. 46% of the site will be private outdoor space.

Health and Fitness Gymnasium

On the southern end of the residential development is a health and fitness facility, which will also house the gymnasium, which has existed on the northern end of the site for 25 years. The floor area will be approximately 710 sq ms.

The total site area of the residential development, the cultural centre, the gymnasium and the associated open space is 7000 sq ms of which 42% is built on.

Art Gallery and Commercial Office Space

Along the eastern side of Eveleigh Street will be a mixed-use building for commercial and cultural activities (including some ancillary retail) containing 6460 m² floor space. It has a maximum of five stories.

Retail and Commercial

On the corners of Lawson, Eveleigh and Caroline Street will be a mixed-use building of ground floor retail and upper level offices to a maximum of three stories. The existing building on the site will be incorporated into the development.

Health and Respite Centre

Along the southern side of Caroline Street will be a mixed-use building for Health and Respite (including some ancillary retail) containing 440 m² floor space. It has a maximum of three stories.

Public Open Space

There is 500 sq ms capable of being dedicated as public open space in the centre of the site. This will provide a continuation of the public open space on the southern side of the existing Redfern Community Centre. The land can be dedicated to Council or, with an easement for public access, left as private open space associated with the gymnasium.

The design of the development has preferred community and public facilities in buildings rather than leaving open space that may be difficult to manage.

Public Roads

The existing laneways will be incorporated into the development site. In the past, laneways have been a safety and security hazard.

The existing public roads will not alter, although the area around the entrance from Lawson Street and the corner of Caroline and Eveleigh Streets will be treated to emphasise the priority to pedestrians.

1.4 Justification

Mixed Use Objectives for Redfern-Waterloo

The development project meets the redevelopment objectives of the Business zone – mix contained in SEPP (Major Projects) Amendment No.7 2005 (Redfern-Waterloo and the objectives of the Redfern-Waterloo Built Environment Plan (Stage One) August 2006.

The development as a whole provides a mix of residential, commercial, cultural, retail, recreational and educational activities. However, contrary to the approach that appears to underlie the statutory controls, a mix of uses is not proposed in each of the several buildings.

Given the location of the site in relation to the main traffic, rail and pedestrian routes, it is considered inappropriate to attempt to provide for a mix of residential and other uses in the one building.

Mixed residential and commercial buildings can have safety and security and management problems.

For example, if they are not located on main roads where there are eyes on the street after business hours, mixed-use buildings with street level shops and offices can be, and can seem to be, dangerous after hours. The street level can be empty and dark.

Along trafficked main roads, low-rise mixed-use buildings, which have retail or commercial activities at the ground floor, can have amenity problems. It can be difficult to provide attractive entrances to the upper residential floors and, when buildings are limited in height, traffic noise and fumes can adversely affect the residences.

There also can be management problems where owners or tenants of commercial and retail units have different objectives than the owners of residential units.

Given their location - internal from the main roads and train tracks, Buildings on Lot 2 (Part B) have been designed for residential use only. Cultural and recreational use buildings have been placed at each end of those residential buildings (Lot 2 Parts A and C). Buildings on Lots 1 and 3, with their location adjoining major train and traffic routes, are more appropriate for commercial and cultural uses. Residential in these locations would not provide good residential environments.

With a mix of uses spread over six types of buildings, the mixed use objectives of the Redfern/Waterloo Plan are achieved but the amenity of residents and their sense of safety and security are maximised.

1.5 Residential Redevelopment

The project consolidates 98 terrace housing allotments. At present, only 18 of the terrace houses remain standing and these are in very poor condition. The existing tenants will be rehoused to their satisfaction.

Deliberately the project has been designed to create a form of development different from that which existed. This approach is supported by the controls for the area, which prohibit terrace houses.

With their separate ownership and front and back exits, individual terrace style housing can have safety, security and maintenance problems. These potential problems can be better handled in apartment style buildings where entrances can be secured and monitored and where, if the apartments are sold, there can be corporate bodies to provide for joint control by owners and clear responsibility to achieve an appropriate standards of maintenance.

Given that the residences are designed to be strata titled apartments, there has been no attempt to mimic the traditional terrace house design. However, the design does reflect aspects of that traditional form in that there are doors and balconies opening and looking directly onto the street.

The development has been designed to comply with SEPP 65 – Residential Flat Design Code and BASIX. In addition, the potential market for the units and their location has influenced the detailed design.

In addition, the design has been influenced by detailed ‘Safety by Design’ policies and planning for the area.

Given that the development is opposite Redfern Station, only limited on-site parking has been provided. Access for emergency and service vehicles is provided and there will be nine on-site, at ground level spaces. Kerbside parking will be available.

Bike spaces will be provided.

1.6 On-going Management of the Area

The development has been designed in the same way as any other multi-use development.

All buildings will be erected on land parcels that have frontages to public roads. Separate titles can be issued for each of the parcels. The proposed open space has been designed so that it can be dedicated as public open space, if necessary.

All multi-level buildings potentially could be subdivided using strata titles legislation – in the case of the residential buildings; the design facilitates a two-level corporate body structure. Appropriate separate connections will be provided.

As with any other development, the decision to sell or retain some or all of the development once it is complete will be entirely a matter for the landowner at the time.

1.7 Conclusion

The development described in this application is recommended as being a good response to the site and the controls applying. It will be an excellent addition to the community of Redfern.

2. Statutory Framework

2.1 Part 3A EP&A Act Applies

The Environmental Planning and Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005 introduced major changes to the planning approvals system in New South Wales.

A new category of development referred to as “*major projects*” was created which is no longer to be assessed under the DA system provided under Part 4 of the EP&A Act that has applied to most development in NSW since 1979. Instead, “*project applications*” (PAs) for a scheduled category of major development are to be lodged with the Department of Planning, as it is the Minister who will be the consent authority (Section 75E). Part 3A sets out new procedures for the processing of PAs and Part 1A has also been added to the EP&A Regulation 2000 for that purpose.

Developments with a capital investment value of more than five million in the Redfern Waterloo area are nominated by Clause 6 and Schedule 2 of SEPP (Major Projects) 2005 to be development to which Part 3A applies, and a PA will need to be lodged for the proposed development.

Section 75M of the EP&A Act provides for an applicant to apply for approval of a ‘concept plan’ for a project, that describes a general outline description of a project but does not have to contain a detailed description. A concept plan application may include a detailed proposal for the implementation of a particular portion of the development.

2.2 Redfern-Waterloo Authority Act

The Redfern-Waterloo Authority Act 2004 (Redfern-Waterloo Act) establishes the Redfern-Waterloo Authority (Authority) as the body primarily responsible for the planning and management of the Redfern-Waterloo area

The objects of the Redfern-Waterloo Act are stated in Section 3 to be:

- (a) to encourage the development of Redfern-Waterloo into an active, vibrant and sustainable community;
- (b) to promote, support and respect the Aboriginal community in Redfern-Waterloo having regard to the importance of the area to the Aboriginal people;
- (c) to promote the orderly development of Redfern-Waterloo taking into consideration principles of social, economic, ecological and other sustainable development;
- (d) to enable the establishment of public areas in Redfern-Waterloo; and
- (e) to promote greater social cohesion and community safety in Redfern-Waterloo.

Section 15 of the Redfern-Waterloo Act bestows a number of functions on the Authority, which extend to management of government services in the human services area, the generation of employment opportunities, and planning of the built form.

2.3 Redfern Waterloo Plan

In the exercise of its functions, the Authority is required to have “*as its principal objective the achievement of the outcomes of the Redfern–Waterloo Plan*”. The

Redfern-Waterloo Plan is a document, which the Minister is required to prepare and maintain in consultation with a Board to be appointed by the Minister. At least one member of the Board is required to be an Aboriginal person.

The Redfern-Waterloo Plan is to regulate an area of 'operational land', which includes the Eveleigh Street area to provide for a wide range of matters including relevantly:

- urban design;
- land use zoning;
- the maintenance of a social mix of income levels, household types and cultural groupings; and
- the provision of affordable housing for owners and tenants (including publicly funded housing).

The Redfern-Waterloo Plan is being prepared in three parts. They are:

- the Built Environment Plan; Stage 1 published in August 2006
- the Employment Plan – now on exhibition;
- the Human Services Plan (generally providing for the co-ordination of government community services in the area) – now on exhibition.

2.4 The Director General's Requirements

The Director General, in response to the Project Description Report (PDR) lists detail criteria to be addressed in the form of an environmental assessment. These matters are addressed at Part 3 of this report. The DGR are at Appendix 4. The PDR is included at Appendix 3.

3. Environmental Assessment

3.1 Environmental Assessment

This Assessment addresses the Redfern-Waterloo Built Environment Plan (Stage One) published in August 2006 to be read in conjunction with the State Environmental Planning Policy (Major Projects) 2006 which it is designed to support, as well as Environmental Planning Instruments (EPI) required to be considered in accordance with the DGR including: the Standard Instrument (Local Environment Plans) Order 2006, State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development, State Environmental Planning Policy No. 55 Remediation of Land, and State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. The appropriateness of the site, for the proposed purposes, is also required to be assessed.

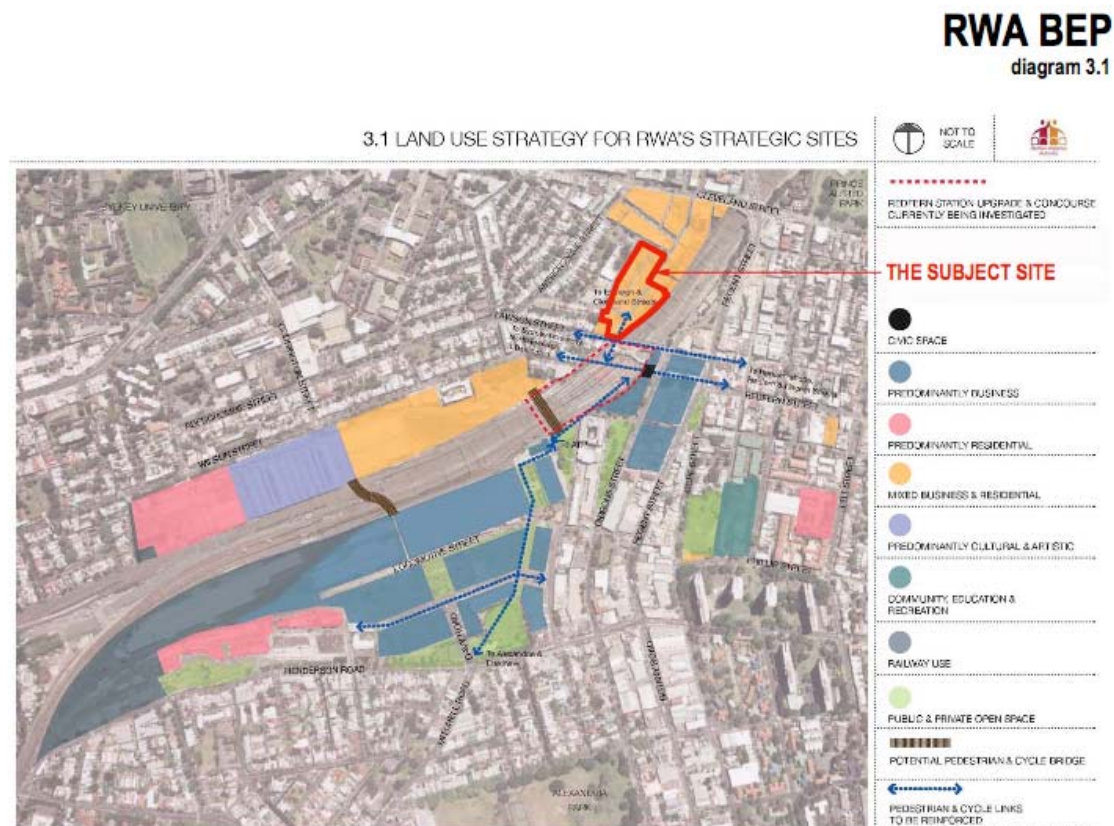
The Environmental Planning instruments are generic and assessment of the proposal against the four Environmental Planning instruments is therefore often repetitive. A suite of controls taken from these instruments can be taken as constituting the planned environment for the subject site. The compliance is summarised below and where appropriate is illustrated diagrammatically.

3.2 Summary

The subject site is within the Redfern Waterloo Authority (RWA) Area D and Area F, which prescribes zoning, height and floor space ratio controls.

Area F prescribes a mixed use zone, a height of five storeys, and a floor space ratio of 2:1 with a maximum of half that use for residential purpose, (1:1).

Area D prescribes a mixed use zone, a height of three storeys, and a floor space ratio of 1:5:1 with a maximum of half that use for residential purpose, (.75:1).



*Fig 1 Diagram of subject site (within Area F and Area D: Mixed Business & Residential zone)
Redfern Waterloo Authority Built Environment Plan (RWA BEP)*

The site adjoins the rail corridor to the east, remnant terrace housing and industrial uses to the north, terrace housing and the Redfern Community Centre to the west and Lawson Street Terrace Row and Redfern Station to the south.



Fig 2. Aerial Photo. The subject site is approximately one hectare (or 10, 000 m²) adjacent to Redfern Station, comprising 98 consolidated lots: possibly the largest and most complex consolidation of its kind representing 35 years of commitment and planning.



Fig 3. Aerial Photo. Area D and F mediates the rail corridor to the east and the Darlington Conservation Residential Precinct to the west, and the more dense residential and commercial development that connects with the strip development along Botany Road.



Fig 4. Aerial Photo. View to the north, the city and CBD. The site's elevated position and location has obvious benefits of connection to the transport interchange at central, Sydney City, the Harbour, and the Airport to the south.



Fig 5. Aerial Photo. The subject site known as the 'Block'.

The site comprises 98 allotments that (formerly) included 108 dwellings and some industrial and other non residential buildings: including Elouera Gymnasium, Murrawina Childcare Centre, the former Railway View Hotel, and a residential flat building on the corner of Louis and Caroline Streets (constructed in the 1990s), roadways, lanes and a public reserve.

The concept plan is for all of the land owned by the Aboriginal Housing Company and some land owned by others, including the lanes and roads and small reserves owned by Sydney City Council. The DGR requires owners' consent over all land for which concept plan approval is sought and these approvals are appended to this environmental assessment (Appendix N).

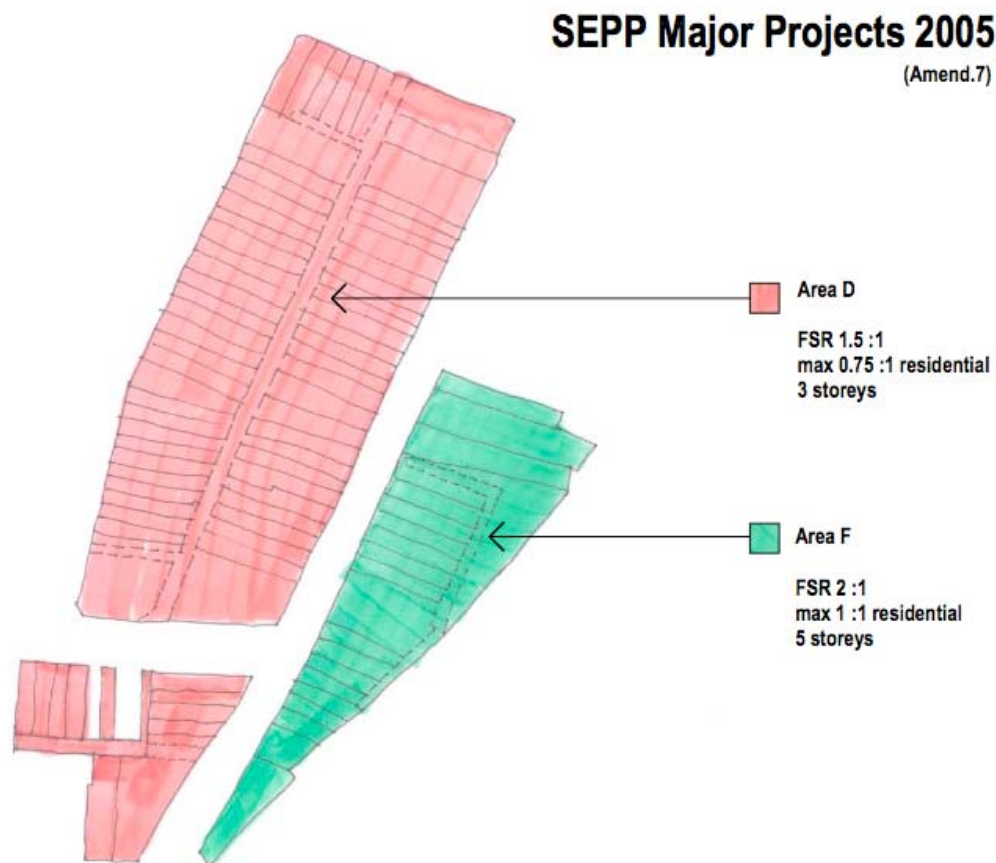


Fig 7 Lot plan in Areas D and F that is the subject site

It should be noted that the current application differs from the PDR issued in November 2006 in that no owners' consent was granted by the Department of Housing for their land on Caroline Street (Lots A, B and D in DP 33204). Lot C is owned by the Aboriginal Medical Service and owners' consent has been granted. The Lot will be associated with the Health and Respite Facility, located on Lots E, F,

G and H in DP 38204, by a stand alone pavilion building sitting in a landscaped private open space, to be managed by the Health and Respite facility.

The land between the corner of Eveleigh and Caroline Street, and the land between the corner of Eveleigh and Lawson Street (incorporating the former Railway View Hotel), currently the AHC Offices, and vacant land that was previously five terraces, is owned by the Aboriginal Housing Company.

All lots on the block bounded by Louis, Vine, Eveleigh and Caroline Streets are owned by the Aboriginal Housing Company. (Refer to Appendix 15 for Lot and DP numbers)

Owners' consent was sought from The Sydney City Council for the incorporation of Eveleigh Lane, parts of Caroline Lane and public passageways and other allotments DP 995857, Lot 5 DP 230305, DP 194785, DP 797845, Lot A and B in DP 439127, and DP 779120 (refer to Figure 6, 8 and 9). The consultation regarding this owners' consent provided assessment, which led to changes in the detailed design (forming this application). The design assessment is located at Appendix 15.

The land subject of the application in the block south of Holden Street to Lawson Street along the rail corridor including Lot C in DP437987, Lot 1 in DP 996782, Lot A and B in DP326761 and Lot B in DP 81200 and Lot 1 in DP 996783 are owned by Murrawina. The land south of the 'lane' is owned by the Aboriginal Housing Company, and Sydney City Council. All of the roads and lanes are owned by Sydney City Council.



Fig 8. Land Ownership

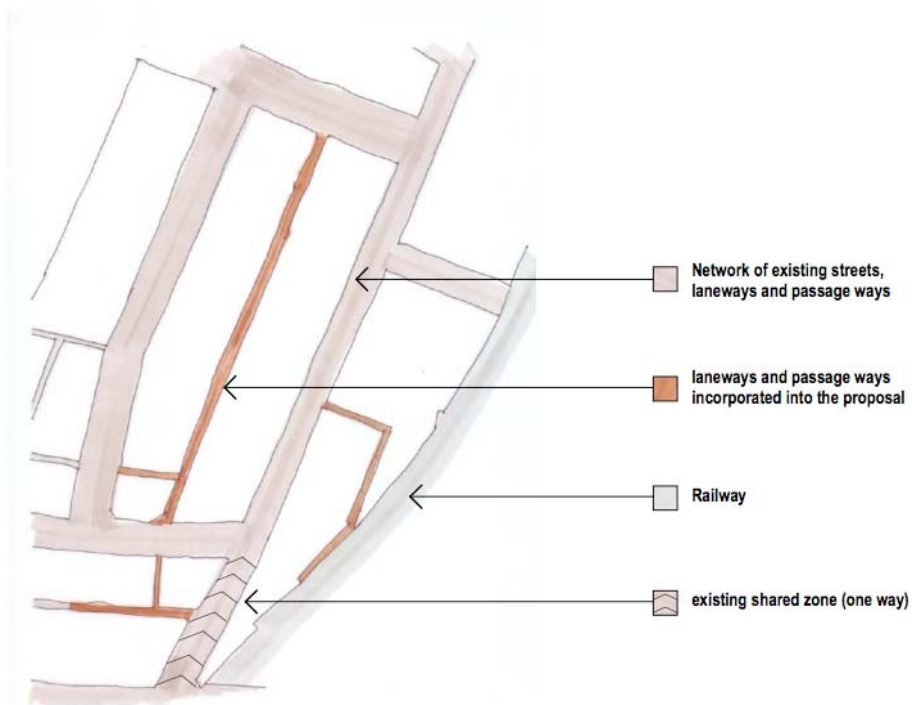


Fig 9. Road plan showing the existing street pattern and the lanes, which are within the consolidated subject block (note that these areas are not used to calculate site area or FSR).

Clause 20(d) of the SEPP Major Projects (Amendment 7) allows the sites to be consolidated. It is the intention of the applicant for the purpose of the application to consolidate lots that will define new lots that are appropriate for the new buildings.

Clearly, if an approved development is to progress there will need to be a consolidation of lots. After consolidation the subdivision pattern is as illustrated at Fig. 10 and Drawing no. CA 04.

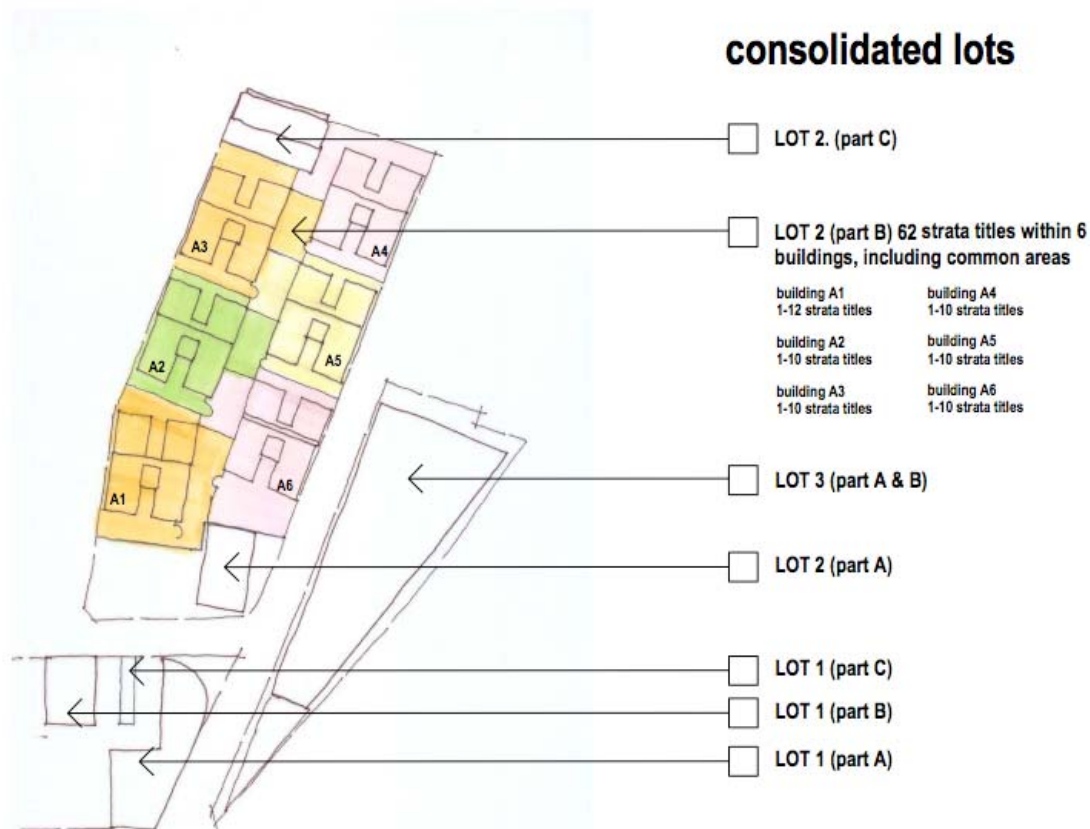
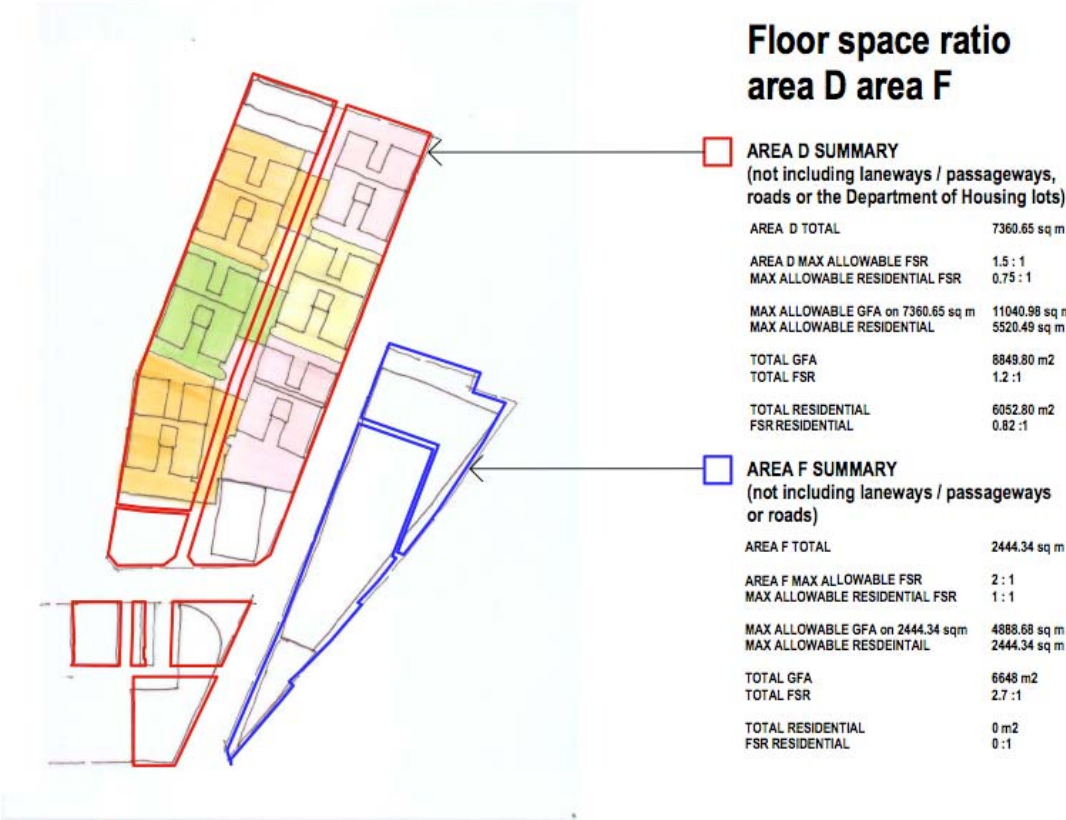


Fig 10. Consolidated Lots to reflect the nature and extent of the buildings. Lot 2 Part B is a six plan strata lot to allow a smaller residential management structure.

It is suffice to say that the applicant has not relied on the area of roads or lanes in the calculation of site areas, nor lot areas where owners' consent is not granted. The total area of all lots in Area D where there is owners' consent has been factored to generate a total developable floor area to assess the compliance with the criteria set

out in Part 4 of the Built Environment Plan illustrated in Table 4.1, in accordance with Clause 21 (1)(2)(3) of the SEPP major projects. The same methodology has been used for Area F and a summary of the compliance is provided at figures 11 – 13.



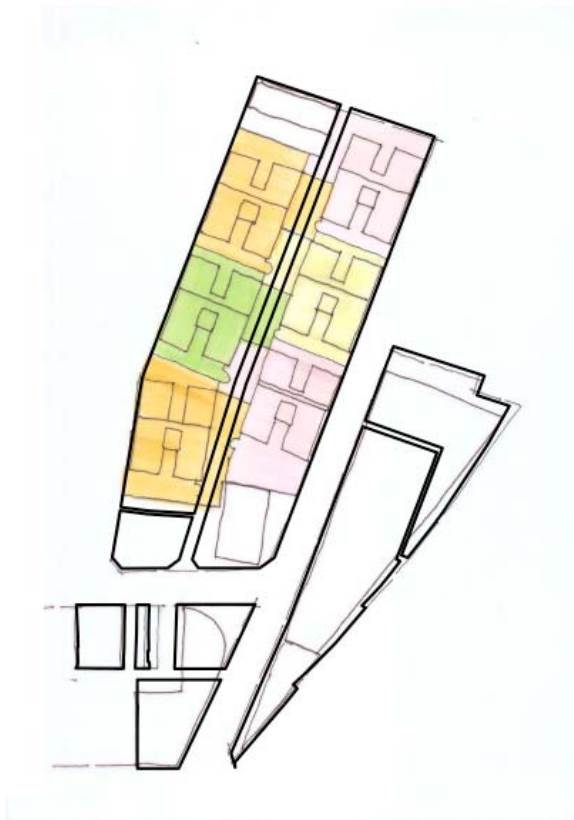


Fig 12. FSR calculations consolidated.

Floor space ratio consolidated

(not including laneways / passageways, roads or the Department of Housing lots)

□ AREA D + AREA F	9804.99 m ²
MAX ALLOWABLE GFA (on 9804.99 m ²)	15928.34 m ²
MAX ALLOWABLE RESIDENTIAL (on 9804.99 m ²)	7962.86 m ²
GFA ON AREA D	8849.80 m ²
GFA ON AREA F	6648 m ²
CONSOLIDATED GFA	15497.80 m ²
CONSOLIDATED FSR	1.58 : 1
CONSOLIDATED RESIDENTIAL	6052.80 m ²
CONSOLIDATED RESIDENTIAL FSR	0.62 : 1

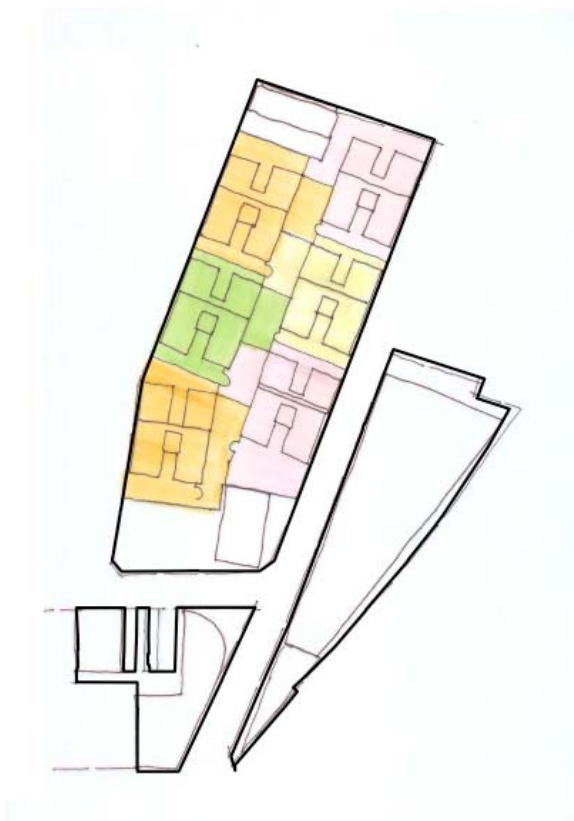


Fig 13. FSR calculations consolidated lots including laneways / passageways.

Floor space ratio consolidated

including laneways / passageways, roads (not including the Department of Housing lots)

□ AREA D + AREA F	9804.99 m ²
AREA LANEWAYS / PASSAGEWAYS	657.80 m ²
TOTAL AREA	10462.79 m ²
GFA ON AREA D	8849.80 m ²
GFA ON AREA F	6648 m ²
CONSOLIDATED GFA	15497.80 m ²
CONSOLIDATED FSR	1.48 : 1
CONSOLIDATED RESIDENTIAL	6052.80 m ²
CONSOLIDATED RESIDENTIAL FSR	0.58 : 1

The height control of three storeys (Area D) and five-storeys (Area F) are applicable in accordance with the same provisions as floor space ratio.

The proposal does not comply with heights in Area D, or FSR in Area F and depending on interpretation, may not comply with FSR and residential mix in Area D, however the Minister may, in accordance with Clause 21(3) of the SEPP (Major Projects) “*provide for the construction of a building that exceeds the height or floor space ratio restrictions or both...*” in an approval for a concept plan. In addition, Clause 24 of the standard instrument “*Exemptions to Development Standards*” provides for similar variations.

The arguments for the exceedance are illustrated in the diagrams. Given the uncharacteristic size of the consolidated sites, the mixed use development intent of the site and the topography, the applicant’s interpretation is responsive and takes its lead from Clause 28 and 31 of the standard instrument “development near zone boundaries” and “in proximity to a rail corridor”.

3.3 The Design Concept

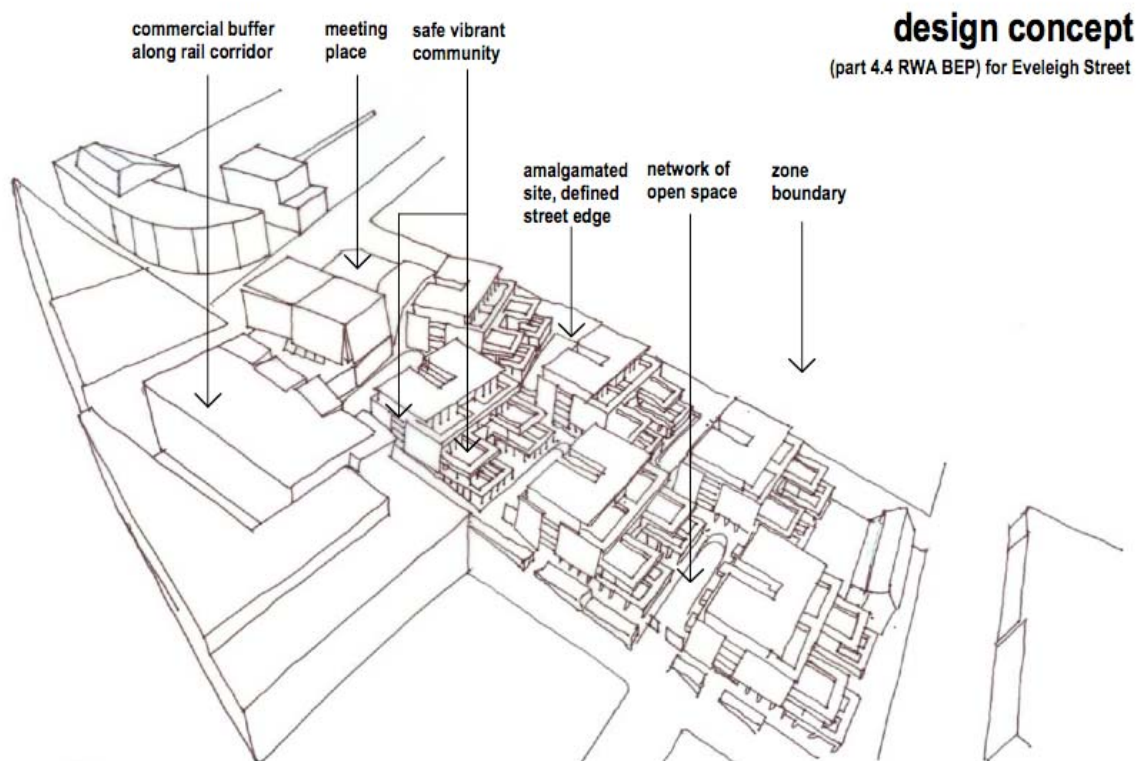


Fig 14. The Design Concept

3.31 Area F

The proposal for Area F is a three, four and five-storey mass along the rail corridor of commercial offices and cultural facilities (gallery and open space). The gallery falls within the definition for community facilities, which may be excluded from FSR calculations (in the former Environmental Planning Instrument (SSLEP 1997)). There is no housing proposed within this development and the FSR is approximately 2.7:1. The objectives of a mediating development, which relates to the taller town centre of five storeys and mixed commercial use is achieved whilst providing a buffer to rail noise. Given the shape of the lot the five-storey height limit with an FSR of only 2:1 would not result in the building form anticipated by the BEP.



Fig 15. View looking north along Eveleigh Street towards Elouera Gymnasium. Art gallery on the right and business centre on the left, an active and vibrant community.

3.32 Area D

At the top of Area D, it is proposed to make (substantial) alterations and additions to the former Railway View Hotel, which is currently used for the offices of the AHC. The proposal is for a commercial development with retail on the ground floor.

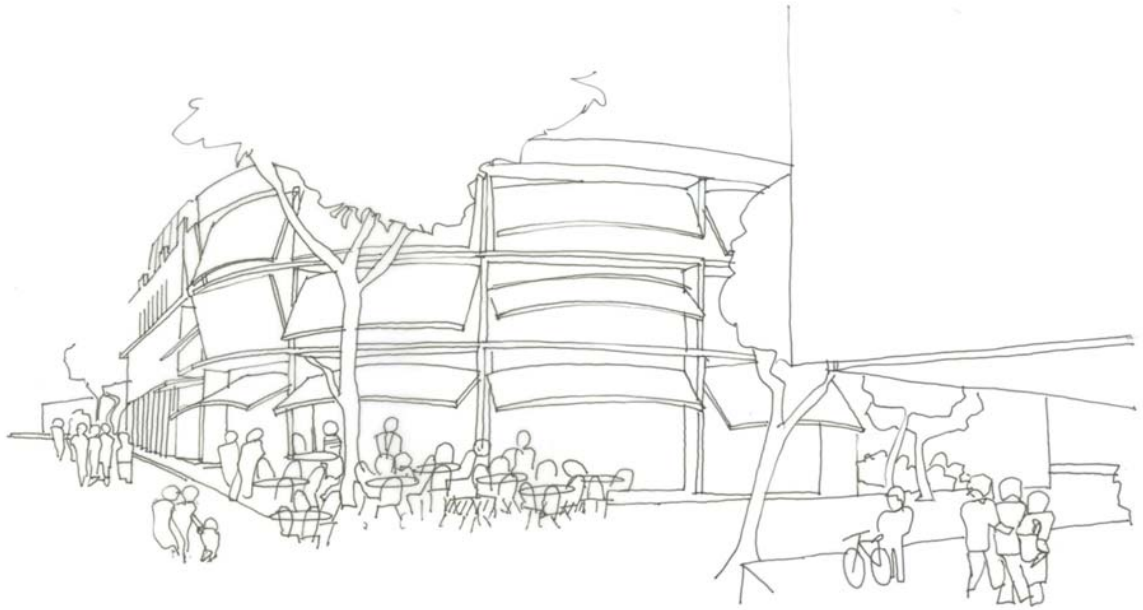


Fig 16. View looking south along Eveleigh Street towards the mixed use retail and office building (the gymnasium is in the foreground to the right).

Fronting Caroline Street, facing north, will be the respite facility, a commercial development (hospital) in association with the Aboriginal Medical Service providing respite care for non residential patients and family members who travel to Sydney to the AMS or hospitals (RPA, Sydney Hospital, Prince of Wales or St Vincent's). The centre incorporates a ground floor day clinic, and is supported by the ancillary pavilion and private open space located on the AMS lot.

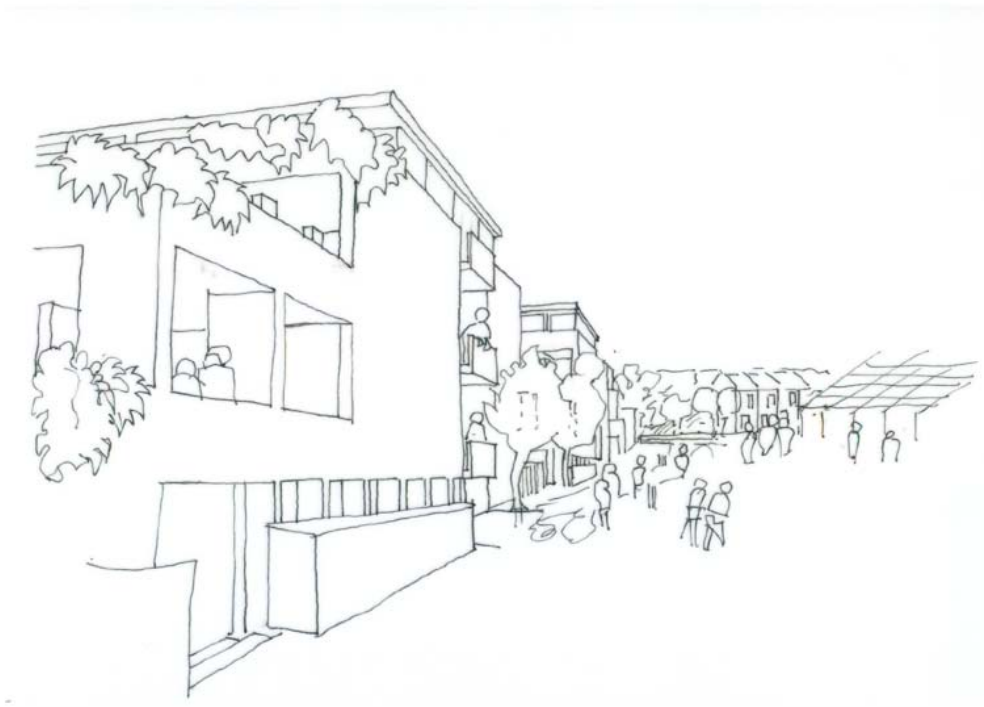


Fig 17. View looking south from the Elder's Community Centre along Louis Street to Caroline Street (the edge of the Darlington Conservation Area)

Across Caroline Street will be the relocated Elouera Gymnasium / Health and Fitness Centre. An area to be dedicated as additional public space (Elouera Gardens) will be located between this and the recently completed and successful Redfern Community Centre's public open space. The new gym will provide for an improved facility to replace the current gym at the corner of Eveleigh and Vine Streets. At the north western corner of Louis and Vine Street will be the Elder's Community Centre and Community Garden. It is proposed that the existing terrace row will be reconfigured internally, retained and conserved for the new purpose.



Fig 18. View showing existing terraces along Vine Street (at the corner to Louis Street)

Within the “Block”, book ended by the gym and Elder’s Community Centre, is the residential development. As the site is the boundary between the operational Area D and the Darlington Conservation Area, the use for housing and community facilities is considered more appropriate than the mixed business style.

The residential component comprises of six residential apartment buildings with a mix of 12 x four-bedroom garden apartments (Fig 21 & 22), 24 x two-bedroom terraced apartments (Fig 23), 10 x three-bedroom terraced and 12 x “Penthouse” apartments (Fig 24) and (Fig 26), and 4 x one - bedroom apartments (Fig 25).



Fig 19. View looking north east from Louis Street towards the residential component.

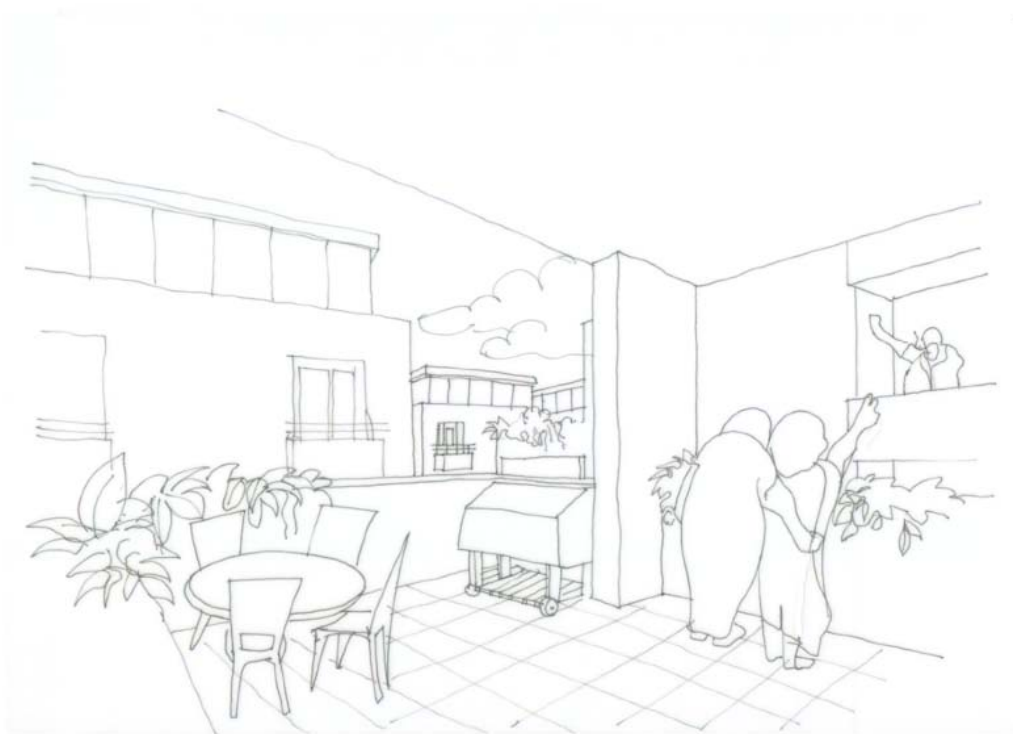


Fig 20. View looking north east from the second floor roof terrace of the 3-bedroom apartment (Building A2). Generous terraces provide outdoor living areas with good community connectivity and graded privacy.



Fig 21. Four bed plan Lower Ground Street side (Eveleigh and Louis Street) 153 m2.

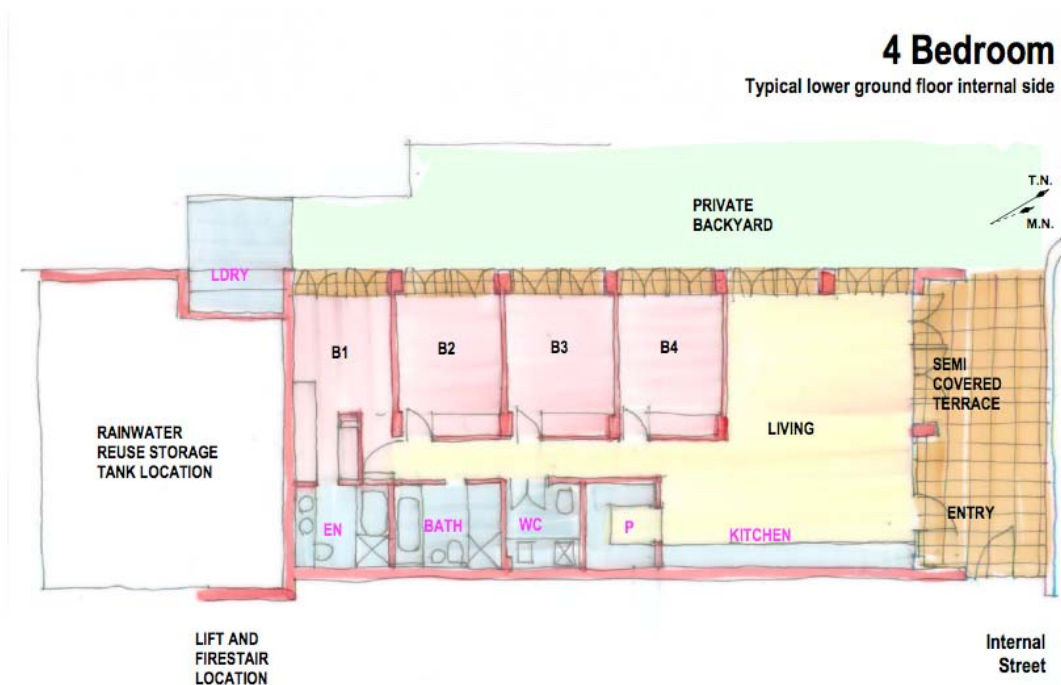


Fig 22. Four bed plan Lower Ground Internal side 142 m2.

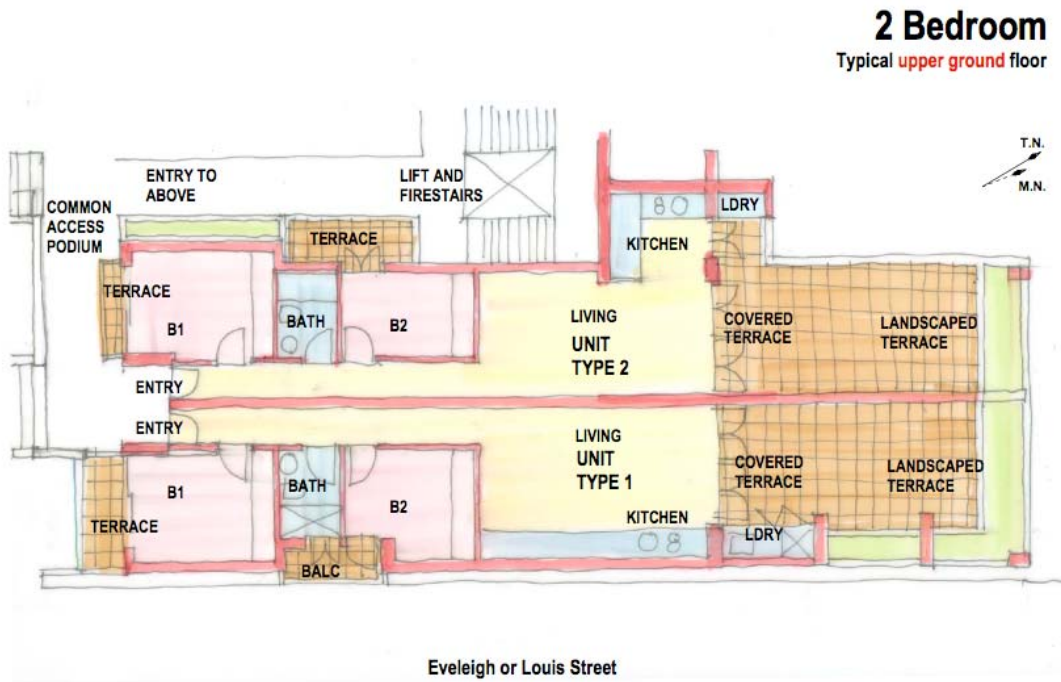


Fig 23. Two bed plan Upper Ground Unit type 1 is 75 m² / Unit type 2 is 69.5 m².

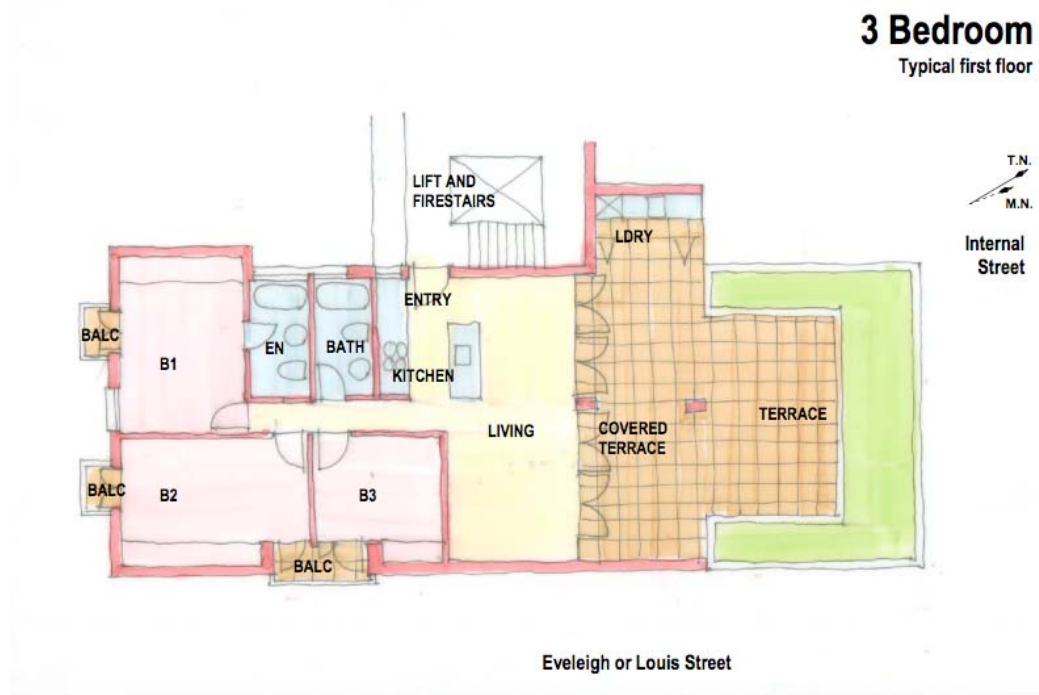


Fig 24. Three bed plan First 112 m².

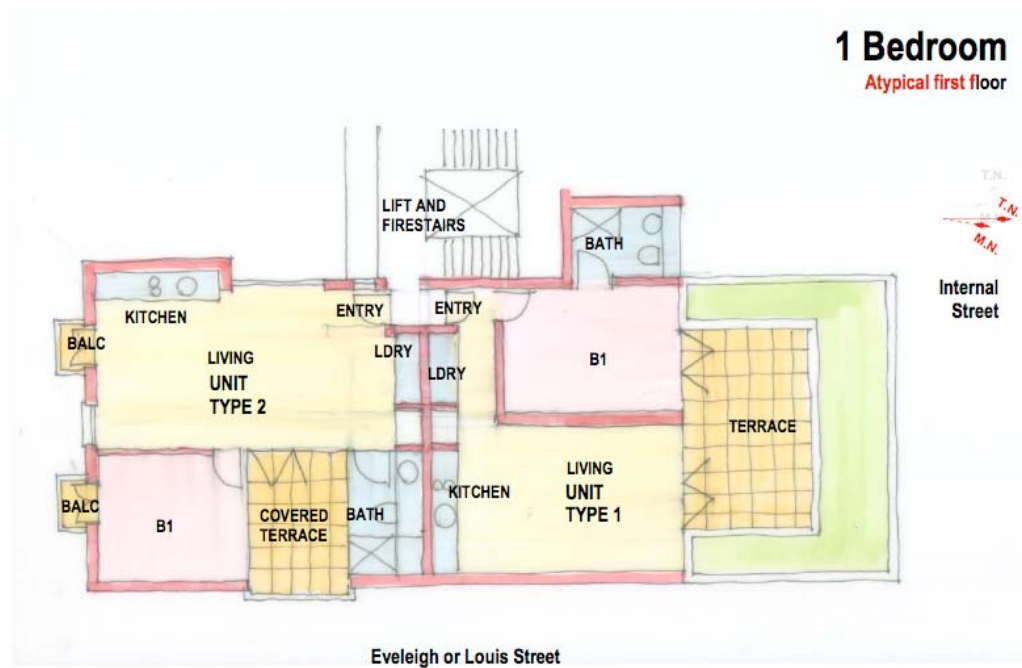


Fig 25. Atypical One bed plans first. Unit type 1 is 64 m² / Unit type 2 is 66m².



Fig 26. Three Bed plan second 99.4 m².

The apartments step down to the north and all achieve direct northern sun to gardens, courtyard terraces and principal living rooms, with minimal overshadowing (refer to shadows diagrams Fig 27 – 29). All have disabled access and 60% of all dwellings are at ground level (36) and meet the test of design excellence of SEPP 65 and the “rules of thumb” of the Residential Flat Design Code. (Illustrated at Fig 30 and Fig 36)



Fig 27. March / September 22nd shadow diagrams

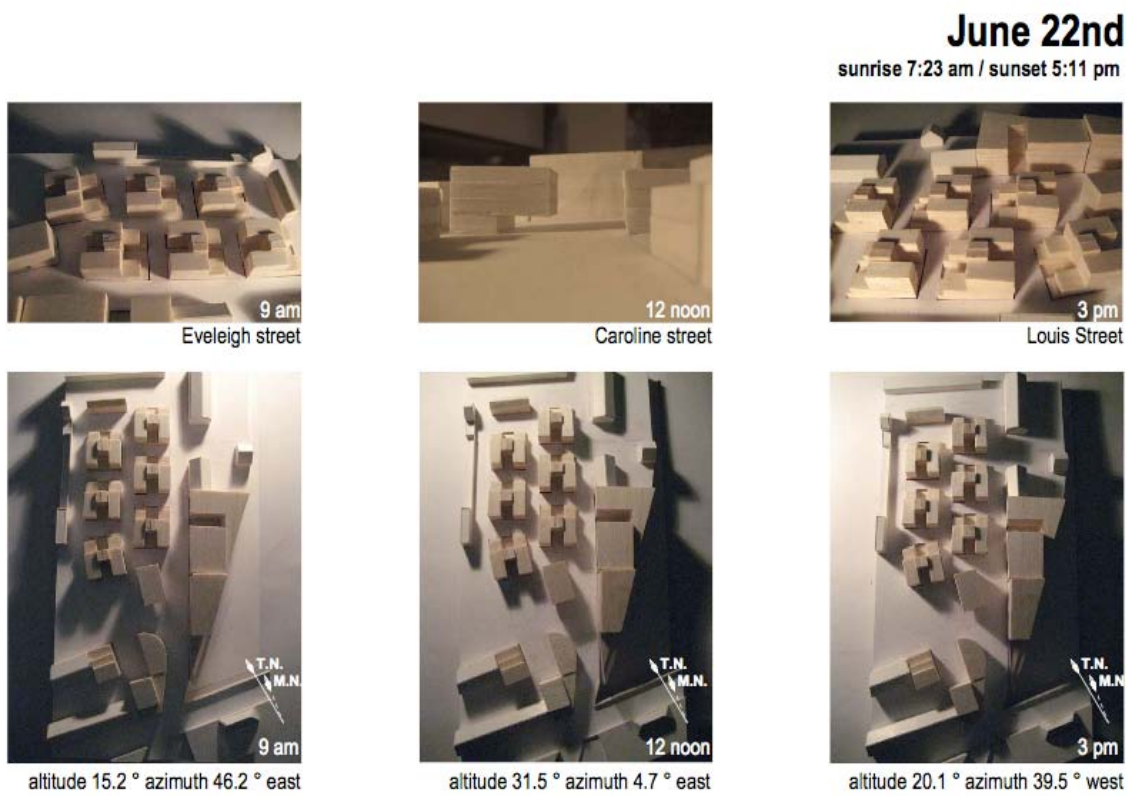


Fig 28. June 22nd shadow diagram



Fig 29. December 22nd shadow diagrams

The FSR for Area D is 1.2:1, however the residential component is 0.82:1, which is 0.07 (530m²) over the control. Whilst the applicant does not seek to “transfer” residential floor area from Area F to D and non residential from D to F it is illustrated that the sum of the two sites is below the maximum allowable FSR and the maximum allowable component of residential floor area.

There are fewer dwellings proposed than previously existed and substantially more non-residential use within the proposed mixed business and community setting throughout the site, and in this respect complies with the objectives of the floor space controls and the aims and objectives of the BEP.

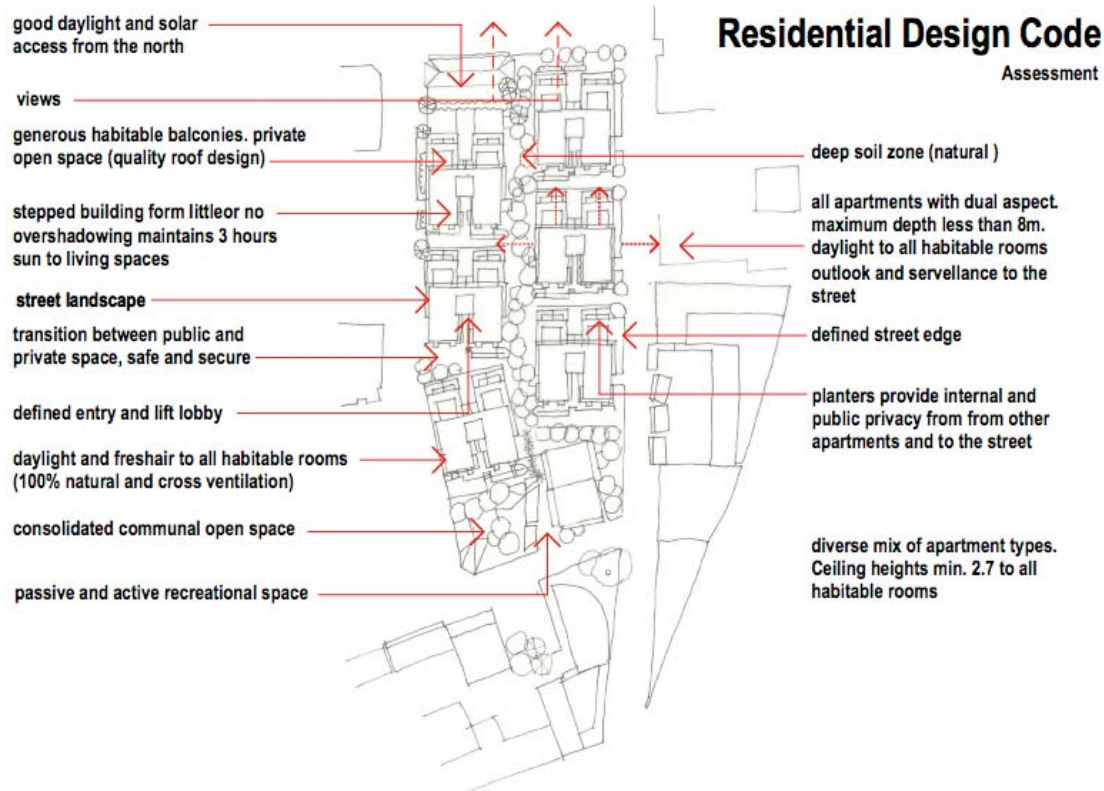


Fig 30. Proposed plan

3.33 The Site and the Mixed Use Proposal

The site falls some 9m or three storeys from Caroline Street to Vine Street. The proposal is for three pairs of buildings stepping down the site with the first two storeys at natural ground and two storeys above. For the portions of the buildings facing south there are three storeys and at the north of each building there are a series of four receding roof terraces.

For a small portion of the buildings facing east and west, five percent presents as four storeys, however this four-storey portion is a minor technical non-compliance, it will not result in excessive floor area or adverse impacts from bulk or scale and in this respect the strict application of the control would be unreasonable.

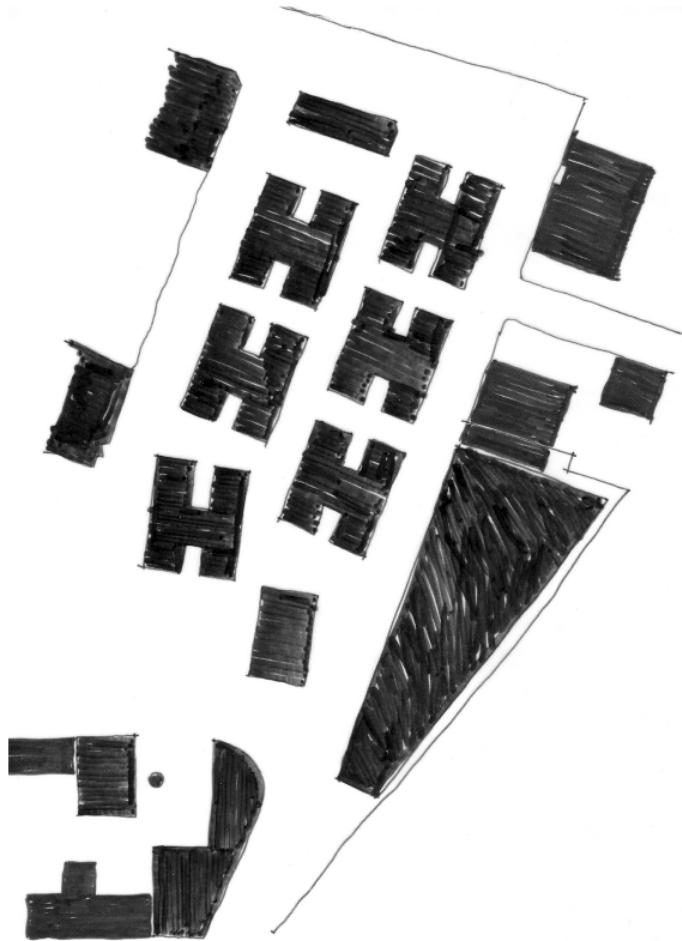


Fig 31 figure ground plan

The residential component is the centrepiece of the total development and supports the uses generated by the non-residential components of the mixed use development. The residential component is set amongst a carefully considered landscape setting, pedestrian and vehicular network and hierarchical disposition of open space graded from public to private. Refer to the landscape plans in Appendix 1. A public art project with specific is incorporated within the proposal. (Fig. 34)



Fig 32. Landscaped open space (ground)

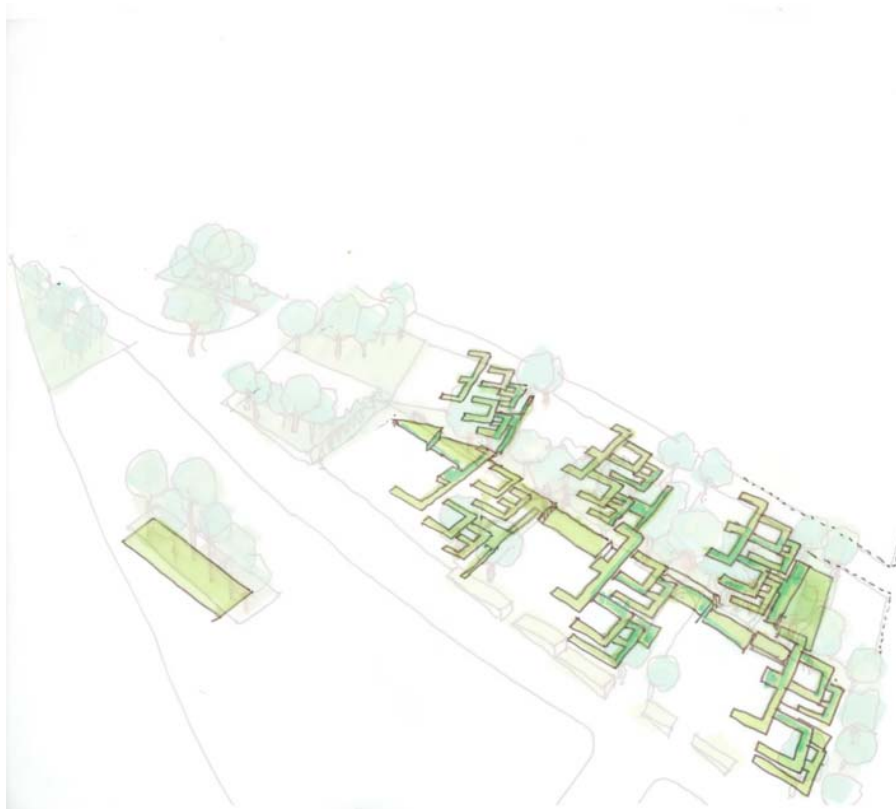


Fig 33. Landscaped private terraced gardens

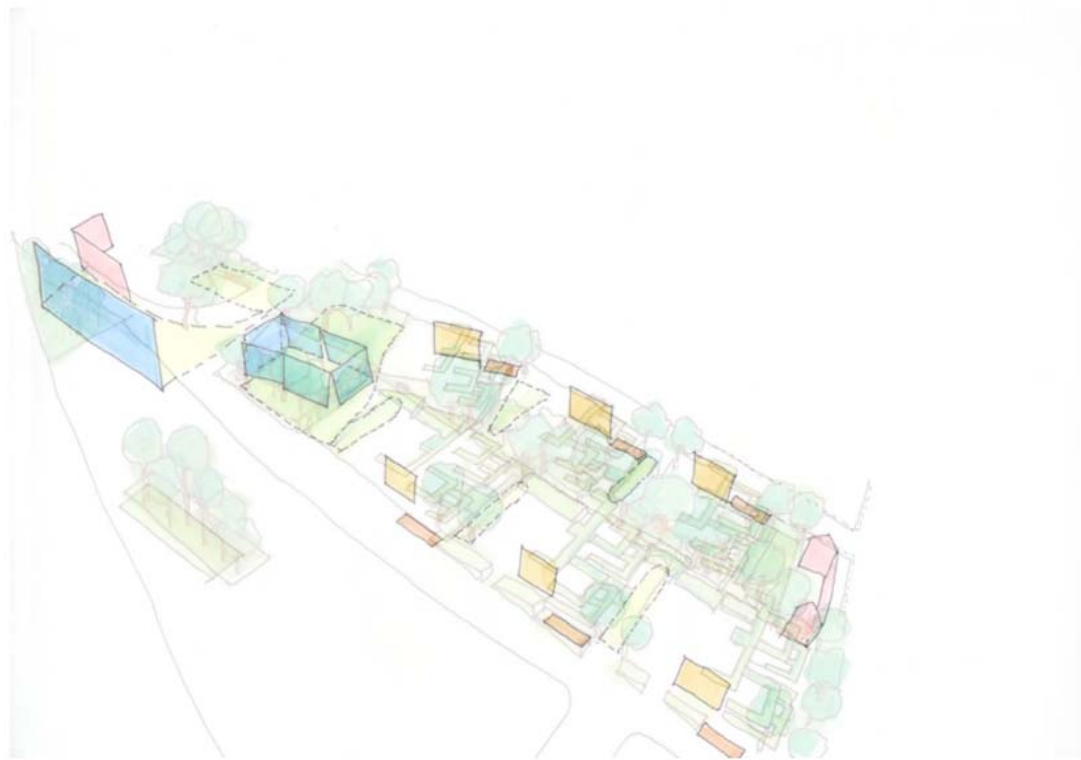


Fig 34. Landscape and Public art

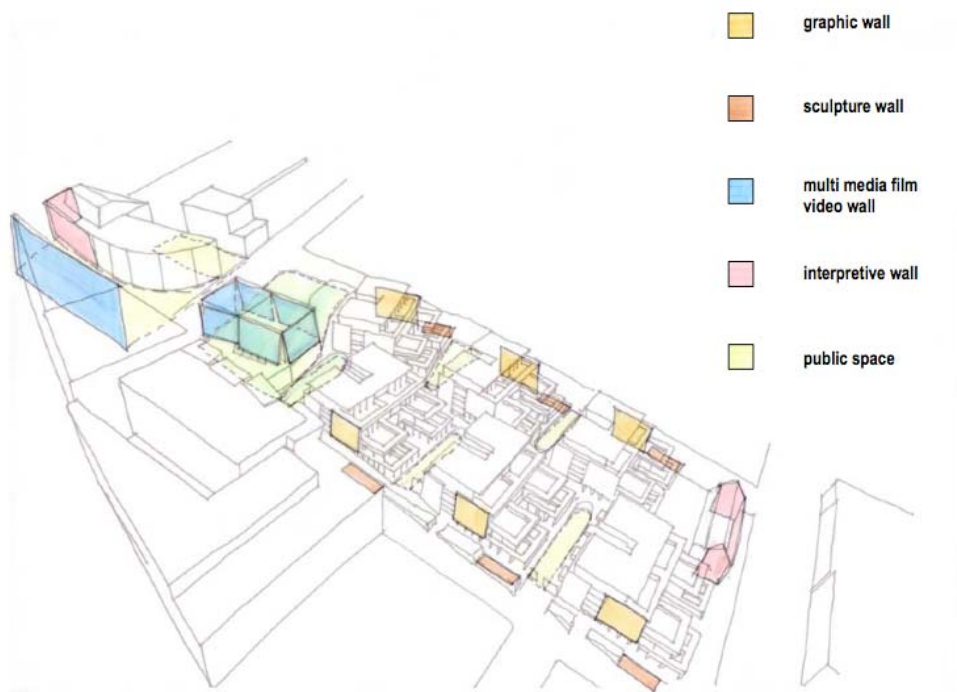


Fig 35. Public art sites

There is a sustainable resource and service management proposed (refer to Appendix 7 and 8) including a network of rainwater (and OSD) storage and the possibility of 6 x 10 x 2kW solar arrays to the residential components. The design complies with a detailed social plan developed with the community and police (refer to Appendix 6).

The heritage values have been assessed in accordance with the Heritage Office guidelines. It is noted that the place is on the Commonwealth register and listed on the former SSLEP as a conservation area. The significance of the site arises from its social history, not the physical form of the buildings and is assessed in detail (refer to Part 3.5 in this report and Appendix 5) and documents the history and development of the subject site and in particular its historic and social value.

There is little or no physical or fabric significance. The site is adjacent to the Darlington Conservation Area, and will have no adverse impact on the setting or fabric of the conservation area.

The development incorporates the conservation and adaptive re-use of the Railway View Hotel and the terrace row on the corner of Vine and Louis Streets as previously defined.

The development will constitute the physical embodiment of the significant aspirations of the community and provide for a mixed use community which has been designed to meet the social and economic objectives of the proposed users, whilst achieving the aims and objectives of the built environment plan, and the social and economic objectives of the RWA.

3.4 SEPP 65 Assessment Summary

The DGRs include consideration of the proposal against the provisions of the State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development (SEPP 65). The aims of SEPP 65 is to ensure Design Excellence for Multi unit residential housing

The test of Design Excellence is against the 10 principles set out in the SEPP. The SEPP is informed by the accompanying Residential Design Code, and “Rules of Thumb” that provide some empirical standards to guide design towards “Excellence”.

The Pemulwuy Project includes a relatively large component of housing (62 apartments) within a one hectare consolidated site, amongst a non-residential development designed to compliment, support and enhance the residential community.

The priority is to locate all living spaces to the north, in the optimum position for light and amenity. The adjacent private outdoor living spaces also benefit from the northern orientation.

The apartments ensure effective natural heating and cooling all year round. The use of masonry materials to the east and west increases stored heat capacity avoiding the requirement for additional heating in winter. The use of solar arrays provides an additional low energy feature. The dual aspect to all apartments utilises cross ventilation and with the integration of eaves and covered open spaces avoids the requirement for air conditioning in the summer (the apartments comply with Basix)

The variety of balconies accessible from all parts of the apartments (living and bedrooms spaces) locates surveillance on all facades of the apartment buildings but also facilitates cross ventilation and provides a variety of private open spaces. All laundries have access to natural daylight and ventilation.

It is useful to tabulate compliance with the 10 design principles; the “Rules of Thumb” have been illustrated throughout the report.

Fig 36. Residential Design Code Rules of Thumb table

<p>Principle 1 context</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The proposal complies with the desired future character articulated in the BEP Part 4.4 and is illustrated on drawings CA 01 and CA 02.</p> <p>Taking the development as a whole, which is a mixed business, cultural and community precinct with a limited component of housing.</p>
<p>Principle 2 scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of</p>	<p>The proposal meets the FSR and height controls other than a minor technical breach of the height controls due to the existing site topography, access to parking and the technical restrictions of calculating the site areas of consolidated sites.</p>

existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	The scale of the development mediates well from the town centre high scale to the adjoining Darlington Conservation Area
<p>Principle 3 built form</p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The north facing stepped form and small building footprints result in good open space at the ground and an active silhouette. At the ground the buildings define a graded public to private domain. The form provides for a range of views distant and confined</p>
<p>Principle 4 density</p> <p>Good design has a density appropriate for a site and its context; in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The BEP defines a max density and mix for the two zones (F + D) and the proposal generally complies. In some respects the detailed disposition of density and use is better than what the BEP anticipates</p>

<p>Principle 5 resource energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>These matters are satisfied and compliance demonstrated in the reports attached and the assessment against the residential design code. Sixty apartments have full northern exposure to living rooms and private open space.</p> <p>Rainwater is collected and stored for reuse, solar arrays to the roof and roof terraces. Buildings are adapted where appropriate (AHC offices + Elders). Some materials and elements will be retained and reused</p>
<p>Principle 6 landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of</p>	<p>There is a full landscape proposal that grades space from public to private integrated with a water management strategy.</p> <p>The stepped roof gardens ensure a 3D landscaped setting. Gardens in the air will integrate built form with the sloping garden setting.</p> <p>Refer to the landscape drawings CA 13 and CA 14</p> <p>The detailed design and the graduation of landscaped space and access in accordance with the design objectives of</p>

<p>development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>the BEP</p>
<p>Principle 7 amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>There is a mix of apartment types with 60% on the ground, 100% disabled access, all with outdoor living space equal to or greater than indoor living and good access to open public outdoor space, and community facilities for a range of age groups.</p> <p>Room sizes comply with the Residential Flat Design Code, and all interiors are adaptable. Refer to the architectural plans CA 10 – CA 12</p>
<p>Principle 8 safety and security</p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing</p>	<p>The design was developed in consultation with the local police. There is a good "eyes on the street" approach.</p> <p>Outdoor space is graded from public to private with clear and defensible delineation.</p> <p>There is a full safety and security plan at</p>

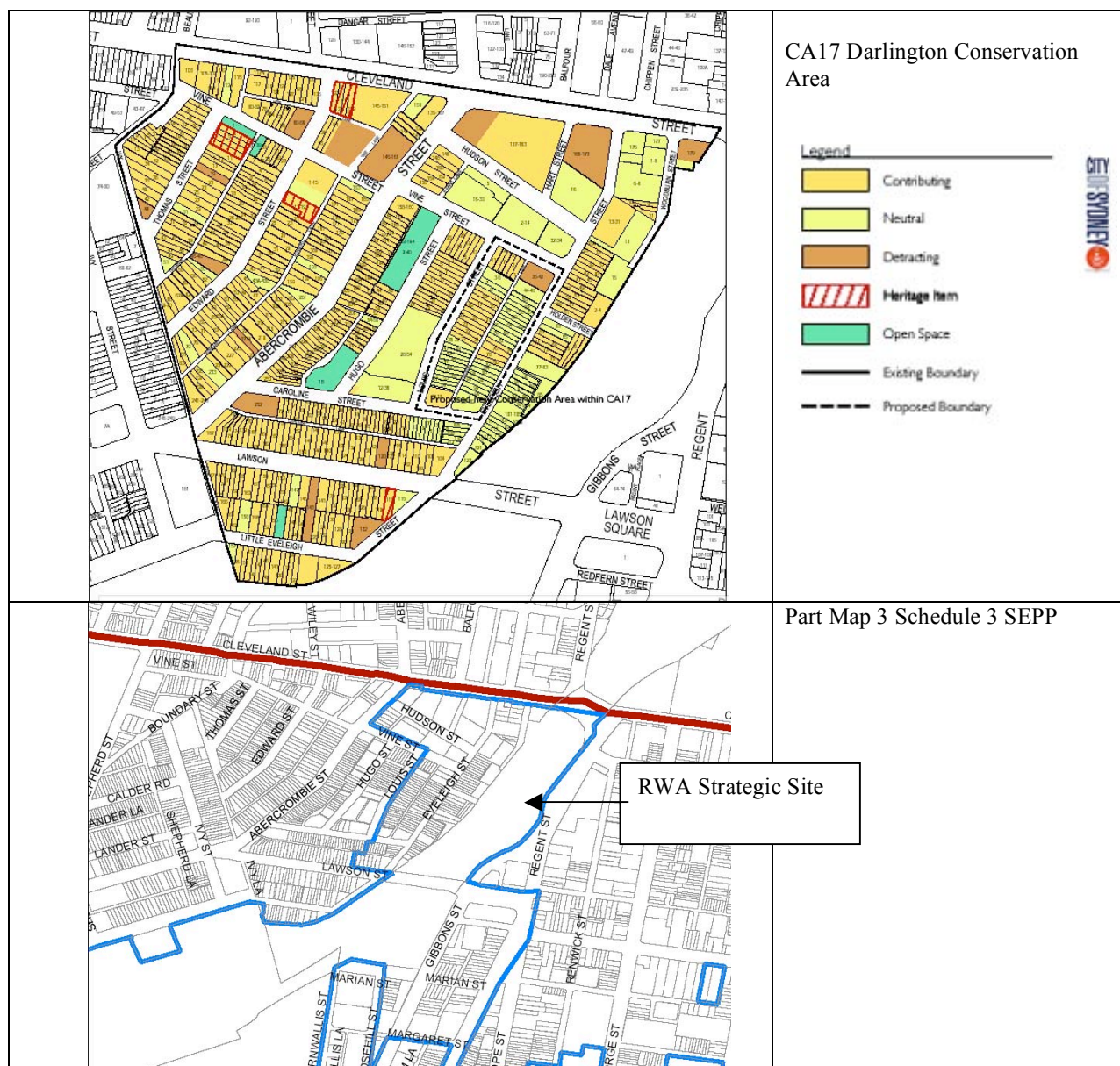
<p>clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>Appendix 6</p> <p>There is a diverse housing mix designed for a wide range of household sizes and needs that will integrate well into the existing residential stock</p>
<p>Principle 9 social dimensions</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p>	<p>The unique aesthetic is a product of the bulk and scale, landscape and public art component. The general aesthetic is recognisably contemporary whilst conservative more a product of the control of the programmatic requirements of the brief</p>
<p>Principle 10 aesthetics</p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>Given the desired active context, the aesthetic is robust, with a good proportion of solid to void, and colour contrasting the soft landscaped setting, and an exciting public art component.</p>

3.5 Heritage Assessment Summary

Statement of Heritage Impact: The Pemulwuy Project

Executive Summary

1. The Applicant seeks Concept Application Approval under Part 3A for the Redevelopment of *The Block* streets as described in the Concept Application.
2. The Director General Requirements specify that the Applicant prepare a Statement of Heritage Impact of the project on the site, buildings and existing archaeological items in accordance with the NSW Heritage Office guidelines: 'Assessing Heritage Significance', and specifically the design and form of the proposal need to respond and assess any impact on the character of the adjacent Darlington Conservation Area.
3. The assessment of significance refers to the listings prepared for the South Sydney Council (adapted by Sydney City Council) and the Australian Heritage Commission as well as to the 'Documentary Evidence' that is attached (Appendix 5) that sets out the chronological development of the place and the influences that make the place significant.
4. The place is significant for its social value even though much of the associated fabric, remnant structures and the like have been removed or are in such poor condition that they have no integral links to the significance of the place.
5. The place is of national social and historic significance and the proposal acknowledges and enhances this as a significant place by its identity with Aboriginal people and events.
6. The Darlington Conservation Area identified as CA17 in the former South Sydney LEP includes the subject site, however in 2005 the Selected Heritage Areas Draft Study effectively excised the subject site from the Conservation Area as an area of significance that is different to the CA17 Darlington Conservation Area.
7. There are no specific guidelines by the Heritage Office, or in practice, of impacts on an adjacent conservation area. However the design is such that, in form it mediates the fine grain pattern of the conservation area of terrace rows and tight streetscape and landscape with the more dense and larger development anticipated by the RWA Plan and the existing development around the station and town centre.
8. Physically, there is a separation between the subject site and the adjacent Conservation Area provided by Louis Street, the Community Centre and associated open space and the rear of adjacent terrace housing, so that there is no direct link. However the heights are compatible and the landscape setting of the proposal will enhance the domestic scale of the Conservation Area.
9. The proposal is unique in this respect due to the consolidated sites allowing a more sympathetic disposition of residential and non-residential uses and facilitating a mediating use and development form, as described in the application summary.
10. A remnant terrace row is retained for adaptive reuse at the NW corner of the project site as well as the former Railway View Hotel, corner Eveleigh and Lawson Streets, and the attached terrace row.
11. It is well documented that the Housing stock has been systematically demolished due to the inappropriate physical and social failure of the buildings.



1.0 History of Heritage Significance Controls

- 1.1 The project site is included in the Darlington Conservation Area identified as CA17 in the former South Sydney LEP 1998 (Amendment No.3 – Heritage Conservation) and is included in *Planning District 7 Erskineville / Alexandria* in the South Sydney Heritage Study 1995 (Tropman & Tropman Architects).
- 1.2 The project site was listed (1983) in the Australian Heritage Commission Register of the National Estate, updated with description and history (after the South Sydney Heritage Study) in 2000. *The Block* is listed in the Class of *Indigenous* significance, within the *Darlington Conservation Area*, which is separately listed on the Register in the Class of *Historic* significance. The Australian Heritage Commission was abolished 2003 and the register abolished 2006 by the Federal Government.

- 1.3 In 2004 the State Government amalgamated South Sydney Council with the City of Sydney Council, which adopts the South Sydney Heritage studies and planning controls for Conservation areas within the local government area.
- 1.4 From Dec 2004 the Redfern-Waterloo Authority overrides Council authority over sites of 'State significance'. The project site is included within the Redfern-Waterloo Authority's boundaries (Strategic Site D: Eveleigh Street) as a site of State significance (Part 3A SEPP (Major Projects) 2005). The Redfern-Waterloo Operational Area is located within the Sydney Economic Corridor (from the CBD to the Airport and Botany Bay).
- 1.5 The City Council Selected Heritage Areas Draft Study 2005 recommended excision of the area known as The Block (bounded by Eveleigh, Caroline, Louis and Vine Streets) from the Darlington Conservation Area as an area of significance, referred to as the 'Eveleigh Street area', that is different to the (now adjacent) CA17 Darlington Conservation Area.
- 1.6 The Redfern-Waterloo Built Environment Plan (Stage One) August 2006 (2.1 History and Heritage) includes the Aboriginal history and heritage of The Block in the Redfern-Waterloo Operational Area, which brings The Block into the domain of Redfern (as opposed to the Darlington Conservation Area) in terms of its significance.

2.0 The Project Site and Surrounds

- 2.1 The project site is situated in Darlington (commonly referred to and recognised nationally as Redfern), south of Cleveland Street on the eastern side of Abercrombie Street and bounded on the east by the railway line from Redfern to Central Station. The project comprises of all properties bounded by Vine, Louis, Eveleigh & Caroline Streets (referred to as The Block), as well as some properties on the eastern side of Eveleigh Street (north of Holden Street), the southern side of Caroline Street and includes properties on the corner of Lawson Street and Eveleigh Streets (the Aboriginal Housing Company offices, formerly the Railway View Hotel). Generally the project site comprises of properties owned by the Aboriginal Housing Company acquired over 20 years. Other property owners within the project site, outside of 'The Block', include the City Council and Murawina Ltd (east side Eveleigh Street) and Aboriginal Medical Service and NSW Land and Housing Corporation (north side Caroline Street).
- 2.2 The project site is adjacent to the Darlington Conservation Area. The area referred to as 'The Block' is defined in the Council heritage map as a separate conservation area within the bounds of the Darlington Conservation area (CA17). This area also has particular significance as the original Housing Company project site conceived in 1973 (discussed in the history).

3.0 Physical description

- 3.1 The area known as *The Block* is approximately 8000 sqm and rises from the north at Vine Street to the south at Caroline Street. The terrace rows on Eveleigh and Caroline Streets have been demolished,

now a grassed open area referred to by the local young people as the 'Eveleigh Street Paddock'. A substantial eucalypt on the north-east corner of *The Block* can be seen from the main street in Redfern. There are no remaining buildings on Eveleigh Street, except the Elouera Gym (a brick 2-storey industrial building constructed c.1951) on the corner of Vine Street. A mural of the Aboriginal Land Rights flag covers the rear (southern face) of the building making a landmark statement, as viewed with the city backdrop from Lawson Street, that symbolically declares the significance of the place. Along the northern boundary adjacent to the Elouera Gym the original terrace row remains, its form retaining integrity but condition poor. This low area of the site around Vine Street is a water catchment area that originally fed into the Blackwattle Swamp before the 1880s development.

- 3.2 A remnant portion of the terrace row on Louis Street, on the western boundary, remains at the northern end of the site, also in poor habitable condition. On the southwest corner (Caroline and Louis Streets) a 2-storey brick complex of 3 residential units remains as the first (and only completed) stage of a redevelopment proposal of the 1980s. At the southern end of Eveleigh Street at 104 Lawson Street, the former Railway View Hotel (constructed c.1912, renovated 1990s to accommodate the Aboriginal Housing Company) marks the highest part of the site where the view across the site extends to the city. The 2-storey (originally face brick) building is a landmark corner building that can be viewed on approach from Redfern. A portion of the terrace row along the south side of Caroline Street, which forms part of the project site, has been demolished providing a grassed area at the rear of the Housing Company offices.
- 3.3 All existing (remaining) buildings on the project site are colour-coded on the City Council map (2005) as 'contributory' to the heritage significance of the area, except the Elouera Gym, coded as 'detracting'. The Murawina building, on the east side of Eveleigh Street is also marked 'contributory'.
- 3.4 East of Eveleigh Street, houses south of Murawina are demolished. The concrete framed Murawina building, constructed c.1980 is in a state of disrepair, having been unoccupied for a number of years and fenced off. A brick wall, also painted with a mural, constructed c.2000 by the Housing Company, marks the eastern boundary, along the railway, of the project site and the boundary of the Darlington Conservation Area. The railway line makes a deep cut in the land, separating the Conservation Area from Redfern, the connection being a bridge extension from Lawson Street. Redfern Station, at the top of Eveleigh Street on the south side of Lawson Street, is listed as an item of heritage significance in the NSW Heritage Register (Redfern Railway Station group¹). South east of the project site, multi-storey buildings are a dominating presence as viewed from the site. These comprise of the twin towers constructed c.1974 and a number of residential apartment buildings c.1990s - 2000 on Lawson Street and Regent Street. The land falls again to the south beyond Lawson Street, which once overlooked a series of swamps and creeks that drained into Botany Bay.

¹ Note: Exemptions to allow work March 2006

- 3.5 On the west of the project site the former factory buildings between Louis and Hugo Streets, have been partly demolished to form a public open space and community market area at Caroline Street and partly adapted to house the Redfern Community Centre. The (City Council) Community Centre and grounds form a transitional zone between the project site and the Victorian streetscape of the Darlington Conservation Area, characteristic of the pocket on the west to the boundary of Sydney University and along the south side of Caroline Street (west of the project site) and south of the Community centre to Vine Street. The buildings on the north of Vine Street are generally industrial or warehouse type providing another 'buffer' zone between the project site and Cleveland Street.

4.0 Site History

Refer Documentary Evidence (Appendix 5) for references

- 4.1 The project site is part of 95 acres granted to William Chippendale in 1819, which extended both sides of (present) Cleveland Street, bounded on the east by Botany Road (marking Redfern's 100 acre grant) and on the west by the Black Wattle Swamp Creek and Shepherd's grant (which became Darlington). In 1821, Chippendale's grant was transferred to Solomon Levey, who had interest in neighbouring land to the south, originally granted to William Hutchinson, where Levey established a watermill at the Waterloo Swamp. Levey's partner, Robert Cooper was granted land on the northwest (Parramatta Road) where he established Cooper's Distillery Brewery at the Blackwattle Swamp Creek. After establishing land acquisition and business interests, Levey returned to England where he died in 1833.
- 4.2 In 1844 William Hutchinson, who was also granted 52 acres on the west of Chippendale's grant (to Newtown Road – developed from a Cadigal track) and was a partner of William Redfern, purchased over 62 acres of the Chippendale grant from Levey's son (also in England), containing the subject site. Hutchinson's purchase extended from Cleveland Street (marking Macquarie's southern boundary of the town) to the northern boundary of his own grant. The area became known as Hutchinson's Paddock, divided into large Blocks, possibly leased as market gardens. Abercrombie Place, established about this time, divided Hutchinson's Paddock, following more or less the direction of the Blackwattle Swamp Creek.
- 4.3 When Hutchinson died in 1846, his son-in-law John Rose Holden, city alderman, administered the estate and built 'Everleigh' (Eveleigh) House (after his mother's maiden name), located just north of the present Community Centre. He returned to England in 1853.
- 4.4 In the 1850s the railway was carved through Hutchinson's paddock and Chisholm's farmland, the first station named Eveleigh, opening 1855 with the railway.

- 4.5 In 1860 John Rose Holden died in England and his son, George Holden (a Medical Practitioner living in England) gave his power of Attorney to Thomas McCulloch, solicitor. Thomas Shadforth (lieutenant & company director) may have lived at Eveleigh House at this time. He died there in August 1862. McCulloch lived at Eveleigh House 1865-69.
- 4.6 In 1876, the registered proprietor (PA 4281) of the land comprising *Eveleigh House* and grounds (value £7000) - bounded on the west by Abercrombie Street, the east by Eveleigh Street, the north by present Vine Street and the south by a fence line (along the rear of the present Community Centre) was *Hugo Louis* Beyers. (who lived at Hill End). In August 1878 Hugo Louis Beyers subdivided the property into 37 allotments for sale (DP 374).
- 4.7 In 1880, land south of the Eveleigh estate (DP 530), between Abercrombie Street and Eveleigh Street and bounded on the south by Wells (later Lawson) Street was owned by William, John and Tom Bakewell, bricklayers (PA 4899), and valued at £10,500.
- 4.8 In 1882 clearance began for the Eveleigh workshops on Chisholm's grant, the railway line cutting through Hutchinson's Paddock (Chippendale's grant). Brick 2-storey dwellings in terrace rows were constructed by developers and investors over the Eveleigh Estate, occupied by workers of the Eveleigh Workshops and local industry, into the mid 20th century, when the area was zoned Light Industrial.
- 4.9 In the 1930s it was characteristic of the local area that tenants suffering effects of the Depression were evicted from their houses. In the 1940s, whole rows of terraces became the legacy of the Public Trustees. Another wave of purchasing occurred in the 1950s and 60s, either of terrace rows by investors or individual terraces often by local migrant labourers.
- 4.10 Some Victorian houses were demolished to build factory buildings on the subject site: c.1921 (at 1-3 Louis Street, factory demolished 1990s) and c.1951 (corner of Vine and Eveleigh Streets – present gym), both for Bootmakers. (No other industrial use has existed on the subject site.)
- 4.11 The housing generally remained cheap rental accommodation, managed without substantial repair and by absentee landlords into the 1970s.
- 4.12 In 1973 the Aboriginal Housing Company acquired 27 derelict houses on the 'Block' bounded by Vine, Eveleigh, Caroline & Louis Streets, after application by Judge Robert Belleair to the new Whitlam government. The houses, nos.7, 11-31, 33-39, 49-59 Louis Street, 2-6 & 10 Caroline Street, 66&72 Eveleigh Street, had some front verandahs removed, tumble-down sheds at the rear, and windows and doors boarded up by the recent purchaser (IBK Constructions / Tierra del Fuego 1972-73)
- 4.13 Renovations were undertaken with Aboriginal employment and training by the Housing Company in the 1970s as houses were

acquired. Project morale was tested by local resident objection, police curfew practices, Council obstruction, negative media and crowding by the influx of people from reserves in regional areas looking for family, accommodation and work. Because of the mainstream perception of the Aboriginal presence and poor condition of the buildings, property was cheap and often purchased by other investors, if funding wasn't readily available for the Housing Company. In the late 1970s and 1980s the Company began purchase of houses on the north side of Caroline Street and the east side of Eveleigh Street with the intention to renovate and mortgage or sell to complete the purchase and renovation of the Block, a practice prevented by the government. Further sales were missed as funding was intermittently denied. Dr Charles Perkins, who was active at the Department of Aboriginal Affairs and the Aboriginal Development Commission (later ATSIC) facilitated funding for purchases, including the purchase and renovation of the Railway View Hotel 'to turn a social blight into an Aboriginal enterprise'.



AHC Project team 1974



Renovations 1974 rear Caroline Street

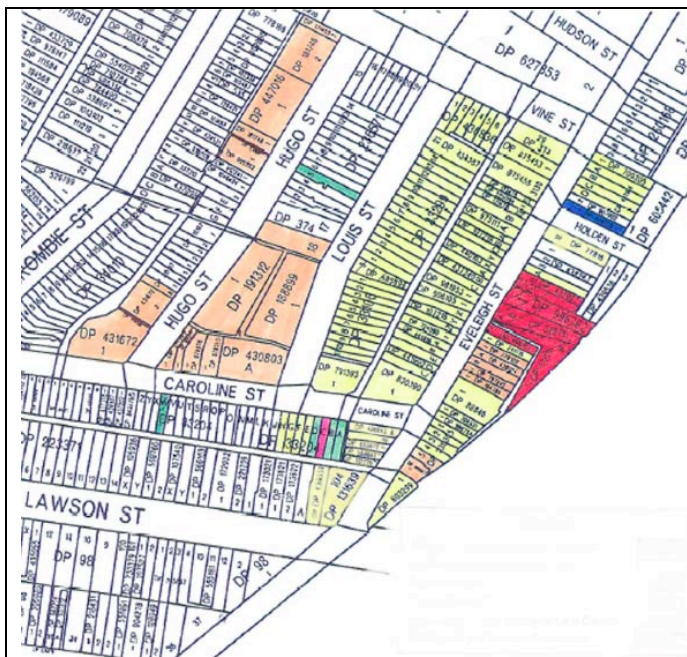
- 4.14 The houses on The Block were acquired over a period of twenty years, the last house on the Block purchased 1994. Over the 3 decades of asserted Aboriginal ownership of the project area, numerous reports and plans for redevelopment have been undertaken. The continued disadvantages exacerbated by mainstream attitudes left the dilapidated area open for drug abuse and exploitation by 'outsiders'.
- 4.15 A new residential development comprising of 3 dwellings was constructed c.1989, replacing 5 terraces on Caroline Street. The Railway View Hotel (corner Eveleigh & Lawson Streets) was purchased by the Company in the late 1980s and renovated in the early 1990s. Most of the Victorian houses have been demolished over a period c.1990 -2004, associated with the purchase of properties in other suburban and regional locations, in preparation for pending development of appropriate and healthy housing and a short-lived alternative non-residential proposal. A terrace row remains on Vine Street and the north end of Louis Street.



Louis Street houses 1973



Louis Street houses 2005



Land Ownership 2004

LEGEND	
Aboriginal Medical Services Co-op Ltd	
Aboriginal Housing Company Ltd	
Murrawina Ltd	
City of Sydney Council	
Metropolitan Local Aboriginal Land Council	
NSW Land and Housing Corporation	



Project site

Project area outlined

Adaptive reuse

Proposed demolition

5.0 Statement of Significance: Darlington Conservation Area

Australian Heritage Commission (1983 revised 2000)	Notes for the purpose of this report
<i>Darlington Conservation Area is historically significant as a representative area of mid 19th century residential subdivision and mid to late 19th century working class housing. It illustrates the principal characteristics of a working class district of the period 1860 -1890 (Criterion D.2).</i>	The Darlington Conservation area, previously part of the Eveleigh estate and Hutchinson's Paddock on Chippendale's grant of Cadigal land, was occupied by the actual 'land owner' from the time of the grant in 1819 for a maximum of 7 out of 63 years when the railway carved through the land and developer investors constructed the working class Victorian housing for rent.
<i>The Area demonstrates the impact of the Eveleigh Railway Workshops on the development of the surrounding area. The establishment of the Railway Workshops introduced a unique and powerful influence, which stimulated development, particularly housing to meet the requirements of employees of the Workshops.</i>	The Area is also important for the social value facilitated by the development and influence of the Eveleigh railway Workshops that stimulated a multicultural community by the provision of otherwise unavailable work, also for the employment of Aboriginal people (however discriminatory) from the 1880s.
<i>The Conservation Area illustrates the impact of the railway line, Cleveland Street and the topography of the area on the street pattern, which is dominated by narrow twisting streets with changing views ending in t-intersections and long bent through streets.</i>	
<i>The Area's basically residential character is intact and consists of rows of terraces hugging the curving streets. There is a complementary mix of light industrial buildings, largely sympathetic in scale and alignment to the terraces. The residential buildings are low scale and austere in their presentation, occupying narrow deep allotments.</i>	The gentrification of the predominantly working class area is reflected in the adaptive reuse within the envelope of the terrace form that is able to accommodate a small number of persons per dwelling.
<i>The form, layout and location of the buildings demonstrate the urban forms of the pre-motor car, pre-electricity era for working class people in Sydney and express the social conditions and environment of that time. (Criteria A.4 & B.2) (Australian Historic Themes: 4 Building settlements, towns and cities; 5.2 Organising workers and work places).</i>	The form, layout and location of the buildings reflect the tradition of accommodation for the working class that does not respond to site advantage or aspect in the way that the earlier villas did before their grounds were subdivided. The social conditions where overcrowding of large families in small terraces is often overlooked as a historical fact of pre-gentrification.
<i>The Area is significant as a relic of mid to late 19th century urban development and illustrates the principal characteristics of a working class district in this period (Criterion D.2).</i>	The working class (low income) history of the Area, although on the immediate outskirts of the CBD has meant that the characteristics of a working class district (however neglected until recent times) is available for gentrification and heritage (aesthetic) rejuvenation.

5.1 Statement of Significance: The Block

Australian Heritage Commission (1983 revised 2000)	Comments / Revision for the purpose of this report: refer Documentary Evidence
<i>The Darlington Conservation Area lies within the lands of the Gadigal (Cadigal) people, part of the Dharug Nation.</i>	The landform is significant as the north-facing slope where views to the Blackwattle Bay and Parramatta River were important for Cadigal information and communication. The location is important as the rise between significant water sources that provided food and recreation, on the north being the Blackwattle Swamp Creek and waterways leading to the Parramatta River and the south being the Waterloo Swamp and waterways leading to Botany Bay (a cultural corridor), marking important Cadigal stops en-route as the alternative to the coastal track.
<i>The area within the Darlington Conservation Area referred to as The Block is significant as one of the bases for Aboriginal people in Sydney; it was one of the first pieces of land in urban Australia owned by Indigenous people when it was purchased for Indigenous housing in 1973.</i>	The area adjacent to the Darlington Conservation Area referred to as The Block is significant as an important urban place where Aboriginal rights to land were first acknowledged by an Australian government in response to a proposal of the first urban Aboriginal housing project with a plan to purchase the whole block. The project was initiated in 1973 when the federal government facilitated the purchase of 26 (derelict houses) out of the 68 on the Block and the AHC was established.
<i>The Block has provided Indigenous people moving to Sydney with the opportunity to remain living in a community environment with the extended family, living together, providing a support network. The sense of community is partially maintained by the time residents spend in the public spaces of the verandahs and Eveleigh street. The layout of the houses and the streets facilitates this community atmosphere.</i>	The Block has been a meeting place, a place to seek family (after generations of Child Removal practices), a first port of call from regional areas to the city in the search for work or accommodation. The 19 th century housing was subject to overcrowding and the open spaces represented some freedom after mission life. The community atmosphere facilitated by the public spaces of the verandahs and Eveleigh street has been the subject of local resident complaint and media attention since inception of the original project proposal (1973) and has facilitated police raids over 3 decades.
<i>The media attention and visibility of the Block has helped in the national acknowledgment that it is a significant Indigenous place. The Block is important to all Australia as a symbol of the ability of Indigenous people to maintain their identity in an urban situation.</i>	The Aboriginal Housing Company as manager of The Block has survived negative mainstream media attention since inception of the Aboriginal project: 1970s in protest to the 'ghetto', 1980s youth action against police raids, 1990s infiltration of drug abuse, 1990s-2000 against the Company by the community in protest of Aboriginal enterprise proposals and perceived responsibility for the poor condition of housing. Because of the determination of the Housing Company the Pemulwuy project has the support of the community.
<i>The struggle to gain ownership and control of the Block by the Indigenous community was part of the movement by Indigenous people during the 1970's towards self-determination.</i>	The Block is associated with significant local events that have changed the course of Aboriginal affairs where activism has taken instruction from Pemulwuy (1809), the first Day of Mourning (1938), the Freedom Ride (1965) ... towards mainstream acknowledgement of self-determination that is a continuing struggle. The issues that have determined the story of The Block are reflected in every Aboriginal community in the country at any historical point of time since imposed land occupation and government intervention.
<i>The Block is also significant for its association with many famous Indigenous people who have been residents or associated with the Block including Shirley Smith (Mum Shirl), and Kevin Gilbert.</i>	The Block is significant for its association with the late Judge Robert Bellefleur, the first Aboriginal judge, for the proposal inception; the late Father Ted Kennedy, social justice advocate of St Vincent's Church; the late Dr Charles Perkins who facilitated continued funding over almost 3 decades ...

6.0 Redfern-Waterloo Built Environment Plan

2.3 History & Heritage	Comments
<p><i>Redfern-Waterloo has a rich built history that is evidenced by the late 19th century terrace housing, industrial buildings and warehouses, all of which still characterise the area today. Redfern has a strong industrial history dating back to the mid 1800's. It attracted a wide range of industries such as tanneries, brickworks, wool washing and market gardens. Much housing was constructed for the workers of these industries.</i></p>	<p>The Victorian terrace housing of the area, largely built by developer-investors of the time to house the working class, is given significance compatible with gentrification by smaller families and heritage appreciation, reflected in increasing costs to renovate and purchase. The distribution of industrial buildings, to some extent, provides relief and interest in the potentially oppressive 19th century streetscape.</p> <p>The beginning of the industrial era in Redfern coincides with the introduction of segregationist policies under the Aborigines Protection Act that expelled Aboriginal people from the city of Sydney. Redfern, being on the outskirts, was one of the locations that accommodated Aboriginal people, at a time when large families lived in small houses.</p>
<p><i>The Eveleigh Railway Workshops, built in the 1870's, provided a unique influence to the development of the area. The Workshops attracted many workers to the area and at the height of operations employed over 3,000 skilled workers.</i></p>	<p>The establishment of the Eveleigh Workshops brought people of different cultural backgrounds to the area, enriching the social fabric of Redfern. Unskilled factory work was given to Aboriginal people from the 1880s into the post-war period (when ex-servicemen required work) at reduced wages and without name register (listed as 'boy').</p>
<p><i>The late 19th century terrace housing was largely constructed to provide housing for those employed at the Workshops. The Workshops closed in the late 1980's with railway operations and maintenance facilities still existing on the southern side of the railway line. Today the Australian Technology Park (ATP) has brought back employment and people to the southern part of Eveleigh with adaptive reuse of the Locomotive Workshop and new developments. The Eveleigh Railway Workshops is currently listed on the State Heritage Register. The adaptive reuse of significant heritage buildings such as the Locomotive Workshop at the ATP and the Contemporary Performing Arts Centre at the Carriage Workshops in North Eveleigh contribute to the unique character and setting of the railway yards, reinforces the industrial history of the area and preserves the heritage significance of the railway yards. The Chief Mechanical Engineers Office building that fronts Wilson Street is another fine example of a heritage building that lends itself to adaptive reuse.</i></p>	<p>The Workshops are significant for local social value defining the multicultural and working class character of the area reflected in the 100 year old fabric of the streetscapes before gentrification associated with heritage appreciation facilitated adaptive reuse.</p> <p>The Redfern Railway Station is listed on the State Heritage Register and is also significant as the central transport interchange especially from regional areas, making its association with The Block part of its significance for Aboriginal people.</p> <p>The development of the Workshops is also associated with the development of corner pubs in the area that have local aesthetic (landmark) significance. The Aboriginal Housing Company purchased the Railway View Hotel to transform a 'social blight' into an 'Aboriginal enterprise'.</p>
<p><i>The history of the area is also reflected in the former Local Court House on Redfern Street, some buildings on the former Redfern Public School site (along George Street) and various buildings on the former Rachel Forster Hospital site.</i></p>	<p>While the adjacent Conservation area is dominated by rows of 19th century terrace housing, the greater vicinity that is embraced in the Redfern Waterloo area is also significant for its monumental features, generally government buildings that express an authoritative form.</p>

<p><i>Further work will be undertaken to determine the heritage integrity of individual heritage items and appropriate measures to protect their relative importance with each development proposal.</i></p>	<p>The purpose of this report is to determine the particular significance of the project site with the intention to endorse that significance in the proposed Pemulwuy project.</p> <p>The social value of the project site transcends the built form represented in the Victorian terrace housing on the site now largely demolished.</p> <p>The particular cultural significance of the subject site is unique by its relationship with significant organisations in the RWA, the nature and characteristics of the local area and its representation in Aboriginal affairs across the country and across history.</p>
<p><i>Due to the poor condition of housing within Redfern-Waterloo in the mid [20th century], the County of Cumberland Plan (1948-1951) provided for the demolition of houses to be replaced with high-rise apartment blocks in a landscaped setting.</i></p> <p><i>The Housing Commission at the time played a key role in developing Redfern-Waterloo as evidenced by the public housing that remains today. The Department of Housing towers remain a strong built feature in the landscape and continue to reflect the very high proportion of public housing tenancies in the area. The State Government has given its commitment that there will be no reduction to the amount of public housing tenancies in the area; current residents will not be disadvantaged; and all public tenancies are secure.</i></p>	<p>The Redfern-Waterloo housing was largely rental accommodation from the time of its construction in the 1880s. In the post-Depression years owner-occupants were generally local migrant workers or labourers, a large number remaining rental accommodation owned by investors, with little or no maintenance. After the Cumberland Plan, the area comprising The Block was zoned Industrial, with a proposal for an expressway across its southwest corner. In the 1960s & 70s houses left derelict provided squatting accommodation for Aboriginal homeless. Many Aboriginal residents in the area have been clients of the Department of Housing.</p> <p>Since its inception the Aboriginal Housing Company has had a growing waiting list, as people left the Reserves and missions in regional areas to find work (as required by the assimilation policies 1940s-72), up to a list of 300 families by the 1990s. Housing provided by the Aboriginal Housing Company has reduced the burden on the public housing tenancies. Aboriginal families continue to represent the most disadvantaged in the community.</p> <p>The Housing Company has given its commitment to provide 62 family dwellings appropriate in design for healthy family living.</p>

6.1 The Block

2.3 History & Heritage Redfern Waterloo Built Environment Plan	
<p><i>The Aboriginal community has continually occupied the Redfern-Waterloo area. Since the 1940's Redfern and the area known as the Block (bound by Eveleigh, Vine, Louis and Caroline Streets) has become an important base for Aboriginal people in Sydney.</i></p>	<p>The Aboriginal community has continually occupied the Redfern-Waterloo area before and since non-Aboriginal occupation of Cadigal land: representing a significant place when expelled from the city (early 19th century and 1880s) and removed from reserves and missions (1930s-1960s). Since the 1970s the area known as The Block has been both endorsed and criticised as an important base for Aboriginal people in Sydney.</p>
<p><i>The Block has been in Aboriginal ownership since 1973 when it was purchased for Aboriginal housing through a Commonwealth Government grant.</i></p>	<p>The Block has been acknowledged as an Aboriginal housing project area since 1973 when the Aboriginal Housing Company purchased 26 out of the 48 houses facilitated by a federal government grant. The purchase of the properties on The Block</p>

	<p>took 20 years. The application by Judge Robert Bellar to the Whitlam government marks the time when the government platform of Aboriginal self-determination replaced policies of assimilation. The Aboriginal Housing Company has been the longest owner-occupier of the place since the first government land grant of Cadigal land in 1819.</p>
<p><i>The struggle to gain ownership of the Block was part of the movement by Aboriginal people during the 1970's towards self-determination. Many of the original houses on the Block have been demolished. Of the remaining dwellings a number are derelict.</i></p>	<p>The struggle to gain ownership of the Block began in the 1970s with an application by Judge Robert Bellar to house Aboriginal families, including the homeless, in Sydney with a plan to purchase and renovate the block bounded by Louis, Vine, Eveleigh and Caroline Streets, which comprised of derelict Victorian terrace houses and 2 factory buildings. The actual purchase took 20 years commitment. Delayed proposals to redevelop the inappropriate and derelict housing has been delayed over 30 years.</p>
<p><i>The much-needed redevelopment of the Block must recognise the social and cultural importance of the area for Aboriginal people.</i></p>	<p>The 19th century characteristics of the layout and form of the original buildings on the Block (now largely demolished) reflected the social and cultural inappropriateness of the housing type for large families on low incomes (which is ironically imbued in the history of the Conservation Area that has given it the historic and aesthetic significance). The Pemulwuy proposal recognises and endorses the social and cultural importance of the area for Aboriginal people.</p>
<p><i>Redfern has a special status for Aboriginal people as evidenced by the various organisations in the area, including the Aboriginal Medical Service, Metropolitan Local Aboriginal Land Council, Aboriginal Legal Service, Wyanga (Aboriginal Aged Care), Aboriginal Dance Theatre and Aboriginal Children's Service.</i></p>	<p>The Redfern-Waterloo Operational Area brings The Block back into the nominal domain of <i>Redfern</i>, which is recognised nationally by every Aboriginal organisation or community in Australia as socially and historically significant - by its association with the establishment of the Aboriginal organisations in Redfern as forerunners to similar organisations around the country simultaneous with the first urban endorsement of Aboriginal land rights - as acknowledgement of the determination of Aboriginal and non-Aboriginal action to mend disadvantages imposed by generations of policies of disempowerment. Important organisations and events that have given the Redfern area its particular cultural significance include: the Aboriginal Medical Service, Metropolitan Local Aboriginal Land Council, Aboriginal Legal Service, Wyanga (Aboriginal Aged Care), Aboriginal Dance Theatre, Aboriginal Children's Service, Murawina, Black Theatre, Gadigal Radio (Radio Redfern), Boomalli Aboriginal Artists Co-operative, Aboriginal Housing Company, Tribal Warrior, the generosity of St Vincent's Catholic Church, the Settlement Neighbourhood Centre, the 1988 March for Freedom & Hope (26 January) and the 1992 Keating speech, for the Year of Indigenous Peoples, at Redfern Park.</p> <p>It should be noted that the Pemulwuy project is the symbol of hope for Aboriginal people locally and nationally at a critical time when the present federal government is renewing policies of disempowerment and intervention.</p>

6.0 Statutory Controls and Impact (NSW Heritage Office, *Statements of Heritage Impact*)

Proposed Change to Heritage Item	
<i>Have all options for retention and adaptive re-use been explored?</i>	All options for retention and adaptive reuse of the built fabric at the place have been explored, assessed and tried over a period of 30 years. The obstructions to proposals that have occurred form part of the history of the place. Most of the buildings on the project site have been demolished. It is proposed to retain the buildings that are appropriate for adaptive re-use as shown on the plans. Proposed removal of remaining buildings (Louis Street) will not adversely affect the heritage significance of the place.
<i>Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</i>	There are no heritage items on the proposed project site. The heritage significance of the place lies in the social value embedded in the land that is The Block, its location and purpose, which are significant locally and nationally, thereby supporting new development that champions the social value.
<i>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</i>	The staging of demolition of buildings on the project site is determined to facilitate occupant relocation from existing buildings into completed apartments. The condition of buildings to be demolished is such that significant fabric has been irrevocably removed. Reuse of sandstone from footings is recommended for landscaping purposes.
<i>Has the advice of a heritage consultant be sought? Have the consultant's recommendations been implemented? If not, why not?</i>	The Heritage Impact Statement is prepared by Cracknell & Loneragan Heritage Architects and the proposal prepared in consideration of the heritage significance of the place.

New development adjacent to a heritage item [or Conservation Area]	
<i>How is the impact of the new development on the heritage significance of the [adjacent Conservation Area] to be minimised?</i>	The adjoining Conservation Area is characterised by a combination of Victorian terrace rows, 20 th century industrial buildings and areas of open space. The project site is buffered from the Victorian terrace housing on the west by the Community Centre and open space. The proposed heights and detailing are compatible with the scale of the terrace housing at the north west of the site, a transition provided by the retention of the proportions and scale of the row on Vine Street. The landscape setting of the proposal will enhance the scale of the Conservation Area.
<i>Why is the new development required to be adjacent to a heritage item [or Conservation Area]?</i>	The new development is on land that is largely vacant through past demolition, that has fallen within the Darlington Conservation Area and that has recently been excised from that CA so that it is now adjacent. The project site has particular

	social significance that complements the significance of the adjacent Conservation Area.
<i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	The project site is important for its social and historic significance. The adjacent Conservation Area is important for its aesthetic and historic significance. The area comprising <i>The Block</i> is contained by the original streets of the original housing (1973) proposal. The present proposal is arranged so that it provides a satisfactory transition between the different scales of building in, and in the visual vicinity of, the Conservation Area. Pockets of landscaped open space arranged within the proposal also provide transitional zones linking adjoining open spaces and contributing to the setting.
<i>How does the new development affect views to, and from, the heritage item [Conservation Area]? What has been done to minimise negative effects?</i>	From the north-west, the project site is viewed with a backdrop of multi-storey towers; From the south, the project site is viewed with a backdrop of warehouse buildings and the city beyond.
<i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i>	The project site is located on land that was subdivided and developed into terrace rows in the 1880s. Prior to that development, the land was used as market gardens or paddocks after subdivision of the Eveleigh Estate. Eveleigh (Everleigh) House (demolished c.1880) was located at the rear (north) of the present Community Centre, outside of the project site. The history of the site confirms that there is unlikely to be significant archaeological deposits in the project site area.
<i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting proportions, design)?</i>	The proposed project form is compatible by its transitional scale and proportioning that mediates the scale of the Victorian rows and other structures, facilitated by the separation provided by the open space and Community Centre on the west and the visual inclusion of the high rise developments (outside of the CA) on the east beyond the railway cut in the land. The proposal takes into consideration the landform and aspect of the site acknowledging early significance denied by 19 th century development of the place.
<i>Will the additions [development] visually dominate the [adjacent Conservation area]? How has this been minimised?</i>	The consolidation of sites, where most buildings are already demolished, allows a more sympathetic and appropriate disposition of residential and non-residential uses, facilitating a mediating use and development form, so that the character of the adjacent conservation area is not visually dominated by the proposed project.
<i>Will the public, and users of the item [Conservation area], still be able to view and appreciate its significance?</i>	The proposal will not affect the appreciation of the significance of the Conservation Area and will 'concretise' the social significance previously denied evolution by aspects of the history imposed on the place.

7.0 Statement of Heritage Impact

The project proposal respects and endorses the social and historic significance of the place.

The project proposal takes into consideration the qualities of the adjacent Conservation Area, the significant aspects of the greater Redfern-Waterloo area and their relationship to the subject site in terms of aesthetic, historic and social value, represented in the provision and arrangement of proposed uses and the proposed built form.

The proposal has taken steps to mitigate adverse effects on the adjacent Conservation area through the arrangement of interwoven landscaped areas that connect the adjacent Community open space. The proposed heights are compatible with the neighbouring heights and the landscape setting of the proposal will enhance the domestic scale of the Conservation Area.

The separation between the project site and the adjacent Conservation Area, and the imposed boundary formed by the railway, allows the proposal to respect the natural landform as an identifiable and important contribution to the Redfern Waterloo Operational Area that connects the CBD (Eora significance) to the airport (Botany Bay).

3.6 Statement of Design Excellence

MP 06.0101 Aboriginal Housing Company

In accordance with Clause 22(2) of State Environmental Planning Policy (Major Projects) 2005, the following statements are made in respect of the Pemulwuy Project.

For the purpose of this assessment these statements should be read in conjunction with the Environmental Assessment and note those parts of the report indexed that answer, or illustrate the particular aspects of the DGR in relation to “Building Design”, on the referenced DGR location table attached to this submission

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.

Only the residential component has been designed to detail. The Social Plan in consultation with the community and the Police have guided this design.

The community, commercial and cultural facilities are designed in concept form only to demonstrate compliance with the height, bulk and scale and to mitigate adverse amenity impacts to the occupants and visitors of the development. Further staged applications will be made for the detailed design of these components and the appropriate design statements will be lodged with those applications.

All of the buildings are designed using stone, brick and concrete. Windows and doors will be commercial quality sections and the colour and finish of the materials will reflect those materials in the surrounding conservation area. A public art project with specific sites is incorporated within the proposal.

62 residential apartments in 6 building blocks (10 apartments each and 1 with 12 apartments) make up the residential component. These buildings are further divided with five each side and 3 storeys which step down to the north maximising northern exposure to all private courtyards and terraces as well as all the living rooms.

Every home has a minimum of three elevations with windows and doors to gardens and terraces or balconies ensuring natural ventilation light and views. There is some parking in the buildings and on street parking will be available for the residents. The building basements will operate as a water recycling area, the product of which will be used for washing, toilets, and the gardens and terraces.

There is a graded system of access and security which transitions from the public spaces to the private homes in accordance with a detailed “Social Plan”.

The design of the residential component has been driven by the functional demands of the site, its role in this area of Sydney and the needs of the expected inhabitants. While the materials and finishes will complement the surrounding conservation area,

there has been no attempt to mimic the form or detailing of a terrace building. Indeed, the safety by design aspects determined a substantially different form than that of the traditional terrace, with its exits onto unsupervised laneways.

(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain

The existing public domain is dysfunctional and unsafe and is being fundamentally restructured for good reasons. The site at present is mostly open abandoned space, and the project consolidates all of the 98 existing terrace housing allotments. The existing public roads will not alter, although the area around the entrance from Lawson Street and the corner of Caroline and Eveleigh Streets will be treated to emphasise the priority to pedestrians. The existing public open space fronting the Council community centre will be enhanced by the adjacent location of the proposed public open space, which will be managed and maintained.

The existing laneways will be incorporated into the development site as in the past laneways have been a safety and security hazard. The proposal complies with the desired future character articulated in the BEP Part 4.4 and the mix of uses will create a vibrant and safe public domain. The scale of the development mediates well from the town centre high scale to the adjoining Darlington Conservation Area and facilitates good access and enjoyment of the public domain.

The current terrace form is no longer an appropriate form under the RWA, and at present, only 18 of the terrace houses remain standing and these are in very poor condition.

(c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,

The overall site planning places the public buildings along the rail line and across the road from the Redfern Station. As well as providing proximity to public transport, in this location they will shield the residential component from the acoustic problems associated with the rail. These buildings are 3-5 storeys in accordance with the rules of the Redfern Waterloo Authority to ensure that business cultural and community activities are accommodated and enhanced

The residential buildings are located near the existing houses so that the existing residential community will not be disturbed by the commercial components.

The proposal meets sustainable design principles by the implementation of the following within the project:

- Passive solar design principles, including building shape / orientation, eaves, thermal insulation of building fabric and solar tinted glass (low reflectivity);

- Access to sunlight via the external façade and internal courtyard, thus reducing the demand for artificial lighting;
- Sun screens will be provided to the north, west and east facades together with roof eaves to reduce the impact of solar glare and heat gain;
- Relatively small “punch” windows are used in the façade which facilitates visual and acoustic privacy for both the building occupants and adjoining properties;
- Low maintenance and low energy life cycle materials, such as, concrete, masonry and pre-finished metal roof sheeting;
- Recycling waste in accordance with SSWAHS policies;
- Provision of rainwater harvesting for WC flushing;
- Centralised mechanical plant offering good energy conservation, flexible design and good life cycle outcomes. All plant will incorporate appropriate noise reduction measures;
- Energy efficient light and sanitary fittings;
- Safety and security provisions in accordance with the Social Plan.

(d) if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.

The proposed building is not above 12 storeys in height and therefore a design competition was not required.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Peter Lonergan', with a stylized, flowing script.

Peter Lonergan