

Brian Kirk  
Planner, Key Sites Assessment  
Industry and Infrastructure Assessment  
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Brian Kirk  
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18 Apr 2018

Dear Mr Kirk,



**Project [20170005] = Pemulwuy Precinct 3 Public Domain  
Response to DoP - Consultation**

In response to the Department of Planning email dated 1<sup>st</sup> February 2018 relating to Social Impact Study plus Consultation Report and more specifically Item 1 Consultation.

Following on from the Aboriginal Housing Company [AHC] public consultation evening held on 9<sup>th</sup> March 2017 at the Redfern Community Centre, the AHC were determined to ensure the public were well informed in relation to their 15<sup>th</sup> June 2017 Precinct 3 modification as submitted to Department of Planning.

To ensure transparency and the broadest range of engagement, a formal consultation and multimedia programme was adopted. Furthermore, a meeting with officers of Planning NSW agreed the forward consultation and media consultation program and the Government Architects Office [GAO] were informed of the process and status of the multimedia programme as part of the Design Excellence Review Panel pathway..

The multimedia campaigns which was coordinated by Heard Agency included the following media strategies:

1. New Releases via news papers
2. Video Interviews
3. Community Vox Pops
4. AHC meeting
5. AHC website updates

Please refer to "Annexure A" which includes a comprehensive schedule of multimedia programme to date.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Andrew Turnbull', with a long horizontal flourish extending to the right.

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

## **Annexure “A”**



# Aboriginal Housing Company

## *Media engagement summary*

### News Releases

<b>Aboriginal Housing Company Statement</b>	Company statement release: clarifying the status of the proposed government grant.	9 <sup>th</sup> March, 2017
<b>The Pemulwuy Project set to open opportunities for the Aboriginal and Torres Strait Islander Community</b>	Community Engagement release: summary of new funding model and plans for the community opportunities	27 <sup>th</sup> March 2017
<b>Aboriginal Housing Company announces the launch of 'Leading the Way' Fund</b>	Leading the Way release: the unveiling of the new initiative supporting employment and educational opportunities for the community.	25 <sup>th</sup> May 2017
<b>'Leading the Way' Cultural Race Day successfully launches</b>	Leading the Way release: Summary release of the successful launch event for The Leading the Way initiative.	20 <sup>th</sup> June, 2017
<b>Aboriginal Housing Company submits DA to Department of Planning for Precinct 3, Pemulwuy Project, Redfern</b>	Project update release: Summary of submission details for the DA of Precinct 3, student accommodation.	30 <sup>th</sup> June 2017, 3 <sup>rd</sup> July 2017
<b>Aboriginal Housing Company commences work at Pemulwuy Project, Redfern</b>	Community engagement release: summary of project, community impact and link to community Vox Pops	25 <sup>th</sup> August, 2017
<b>Construction commences at the Pemulwuy Project, Redfern</b>	Project update release: summary of 2017 progress and forward looking to 2018 plans. Link to the Fly Through video of development	17 <sup>th</sup> January, 2018

The below content has been published on the AHC website as well as incorporated in distributed media releases.

### *Friends of Pemulwuy interviews*

Alisi Tutuili: published 14<sup>th</sup> November, 2017

<http://www.southsydneyherald.com.au/community-qa-alisi-tutuila/#.Wgo-xxOCxTY>

<https://youtu.be/WJHaMrhIB-0>

Mary Lynn Pidcock: 25th January 2018

<https://pemulwuyproject.org.au/mary-lynne-interview/>

Aunty Beryl

<https://youtu.be/NldTzScMGNO>

### *Fly Through*

Published September 13th 2017

[https://www.youtube.com/watch?time\\_continue=3&v=IEP9yVjCwKw](https://www.youtube.com/watch?time_continue=3&v=IEP9yVjCwKw)

### *Community Vox Pops*

Published August 24<sup>th</sup> 2017

<https://www.youtube.com/watch?v=eB1tpTHooVA>

#### VOXPOPS QUESTIONS

- Do you live in the Redfern area?
- Have you heard about the new Pemulwuy Project at the Block?
- Are you familiar with the Aboriginal Housing Company, and their work within the Redfern community?
- What do you know about the Pemulwuy Project? - How do you feel about the Pemulwuy Project?
- Do you know anything about Aboriginal and Torres Strait Islander history and its connection to this area?
- What do you think about the redevelopment of this area?

- Do you feel there is a need for more affordable housing in the inner city?

- The Pemulwuy Project will provide housing, jobs, childcare facilities, and a community gymnasium -

Do you feel the Pemulwuy Project will be a positive thing for the Redfern Aboriginal and Torres Strait Islander community?

-How might the development impact you? If you have children, do you see your children gaining any benefits in the future from the project?

## COMMUNITY DISCUSSIONS AND MEETINGS CHART

Stakeholder Group	Organisation	Name	Verbatim Feedback	Stance
Aboriginal Community	Individual (Elder)	Uncle Darby McCarthy (former celebrated jockey)	Supportive of AHC and the positive impact Pemulwuy will have	Supportive June 2017
Church community	Southern Cross Ministries	Reverend Lindsay McDowell	Given a presentation in-house. Impressed with vision/progress of Pemulwuy	Supportive March 2018
Aboriginal Community	Individual (Elder)	Aunty Beryl Van-Oploo	Expressed support for the project and interested in "Leading the Way" Program". Provided an interview.	Supportive April 2017, February 2018
Local Police Command	Redfern Local Area Command	Luke Freudenstein and other police officers	Given an update on the Pemulwuy project.	N/A February 2018
Local community	Local resident – Eveleigh Street, Redfern	Rodney Molesworthy	Voiced concerns about when the housing is going to happen and questions about height. Wanted to initiate "Friends of Pemulwuy:	Supportive community member September 2017, October 2017
Local community	Individuals	Residents of Holden Street, Redfern	Expressed concerns about shadowing. Discussed the DA, relayed there would be no shadowing.	Supportive September 2017
Redfern Business Community	President of South Sydney Chamber of Commerce	Mary Lynne Pidock	Updated with 3D design images of the project, provided positive feedback.	Supportive
Local community	Individual	Trustee	Concerns from the Nuns at the Gathering Place, St Vincent's Church, Redfern. Satisfied with information from the discussion.	Conveyed that he had a better understanding October 2017
Local Community and Housing Sector	Housing expert and local resident	Karine Shellshear	Wife of the late Col James, Architect. Supportive of the whole project.	Supportive October 2017

Stakeholder Group	Organisation	Name	Verbatim Feedback	Stance
Local Business Community	Pride of Redfern Cafe	Danny and Melissa owners	Supportive of the Pemulwuy Project, believe area needs to be revitalised.	Supportive
Aboriginal Community	Individual	Di Herrington	Had questions from the general public regarding Pemulwuy. Updated her.	Supportive September, December 2017
Aboriginal Community	Individual	Jason Roberts	Expressed support for the project. He has worked in the Aboriginal/Redfern community for many years.	Supportive
Aboriginal Community	Waterloo Precinct	Liaison officer	Was given an update of the project.	Voiced that she was better informed. September 2017
Business Community	Gondwana Wines	Ben Hasberry	Given a full presentation of the project as Gondwana is working with us	Supportive May 2017
Business community	Australian Turf Club, Randwick	Business/Events/ Media Mangers	Full presentation given. Outcome was that they gave us full support for the "Leading the Way" Race Day 2017. Provided full coverage of day through their media.	Supportive May 2017
Aboriginal Community	Armstrong Indigenous Property Group	Glenda Roberts	Updated on the Pemulwuy Project, very positive response. Believes there is a huge need for Aboriginal housing.	Supportive October 2017, April 2018
Local Community	DOCS	Case worker	Updated on Pemulwuy, so they were more informed about the project	Supportive June 2017
Local Community and Government	Empowered Communities	Eula Rohan – Inner city Regional Co-ordinator	Attended several meetings in-house, and was fully updated on	N/A March 2017, April 2017



			developments with the project	
Local Community/Business	South Sydney Herald	Lynn Turnbull, Andrew Collis	As they are keeping the community informed they required a full update of the project. They have been running editorials on Pemulwuy on a regular basis	N/A  March 2017, ongoing
Local Community/Aboriginal Community	Individuals	Ashleigh Siu, Molly Siu	Ex-residents of Redfern, updated on the project. Believe it has been a long struggle, can't wait for the community to be back on the Block.	Supportive  September 2017
Aboriginal Community	St Augustine's College	Students	Students given a tour of the land and Redfern. In-house presentation, students felt better informed after hearing from the AHC first-hand.	N/A  March 2017
School community	Local high school	HSC student	HSC project – held interview with CEO regarding the future of Pemulwuy	N/A  March 2018
University	University of NSW	Architectural student	Held interview with General Manager – “How is Aboriginal culture embedded in the design of Pemulwuy?” Wanted understanding of funding model. He felt informed and voiced support.	Supportive  August 2017



Aboriginal Housing Company Limited

Level 1, 29 Botany Road WATERLOO NSW 2016

PO BOX 374 STRAWBERRY HILLS NSW 2017

ABN: 28 001 154 481 ACN: 001 154 481

## ***Leading the way in housing, business and property development.***

***Volume 1: Issue 1***

### **DID YOU KNOW?**

*The AHC has not received any government subsidies since 2004. We rely solely on the rental income of our 41 properties.*

*Most social housing and community housing companies receive subsidies to contribute to running costs e.g. repair and maintenance.*



### **AHC OFFICE RELOCATION**

In August 2016 we relocated our office to 29 Botany Road, Waterloo NSW 2017 (Level 1, just along from IGA).

The office is a 5 minute walk from Redfern Station, and the 309, and 310 buses stop a few doors up from IGA.

Unfortunately it has stairs like our office at Redfern, so it is not accessible for everyone. Please contact us if you need us to come to you instead if you are unable to use the stairs.

*AHC Office hours: - Monday to Friday*

*10.00am – 5.00pm*

### **CHAIRPERSON'S MESSAGE – ALISI TUTUILA**

I would like to start by thanking the members who attended our AGM in September, or sent in their proxies which enabled us to conduct business. It was great to meet everyone and it was valuable to have the members' contribution on the evening.

As the Chair and representative of the board, we may all come from different walks of life, but what we have in common is that we are committed to the AHC and this community. We wish to better our people's lives through affordable housing. During the board's time here we are all dedicated to guiding the strategic direction of the AHC.

It is with much excitement and anticipation that we welcome 2017 as we embark on this journey, and share in the opportunity to pave a strong foundation for us as Aboriginal and Torres Strait Islander people, through the Pemulwuy Project.

During the course of the year we will be communicating with you via our newsletters on a quarterly basis, and through our website and social media, and of course at our annual general meeting.

The Board of Directors would like to encourage our country members to be more involved. At the next AGM two members from the country will be eligible to travel to Sydney for the 2017 AGM, with their travel and accommodation expenses paid for by the company.

**AGM RAFFLE:** *The 2016 raffle prize, a Myer's gift voucher, was won by our tenant Daisy Fernando.*



## PEMULWUY UPDATE

Our Project team has been hard at work to come up with an innovative financial solution for the Pemulwuy Project, with the aim of building all three precincts together.

We have received the SEARS for the amended changes to Precinct 3 which is the site of the student housing along the railway line site.

We will hold a Public Consultation on Thursday, 9 March 2017 at the Redfern Community Centre starting at 7pm. Please come and support the team on the evening.



### Upcoming Events 2017

9 <sup>th</sup> March 2017	AHC Public Consultation
16 <sup>th</sup> March 2017	National Sorry Day
27 <sup>th</sup> May 2017	Anniversarty of the 1967 Referendum
27 <sup>th</sup> May 2017 – 3 <sup>rd</sup> June 2017	Reconciliation Week
3 <sup>rd</sup> June 2017	Mabo Day
1 <sup>st</sup> July 2017	Coming of the Light
2 <sup>nd</sup> July -9 July 2017	NAIDOC Week
23 <sup>rd</sup> July 2017	AHC Birthday

### KIDS ALIVE – DO THE FIVE

1. Fence the pool
2. Shut the gate
3. Teach your kids to swim –it's great
4. Supervise – watch your mate and
5. Learn how to resuscitate



## MEET THE BOARD

### BERNI MUNRO- TREASURER



Berni is from Gulargambone/Coonamble – Wailwan Wiradjuri Nation. She works as a Business Analyst in the finance sector. Berni has a background in operational risk and compliance and many years working in project management. Her strengths are in organisational development, policy analysis and finance management. She brings a wealth of knowledge of the corporate sector to strengthen governance within the AHC.

Berni came to AHC in late 2010 on a volunteer placement via Jawun and was inspired by what the AHC team had achieved over the years and the passion they have for the Pemulwuy redevelopment. Berni sees the AHC as an exciting community housing company, supported by a strong and experienced team that is making positive changes to the community. She is also excited about the progress of the Pemulwuy Project.



## Leading the way in housing, business and property development

Volume 1: Issue 2

### DID YOU KNOW?

*The AHC's current rent calculation is based on overall cost rent.*

*Currently we do not assess it based on your household income. In the future we will be moving towards assessing rent using household income which will be no more than 74.5% of market rent.*

*We do not receive any Commonwealth Rent Assistance.*

### HAPPY NAIDOC – FROM MICHAEL MUNDINE

We would like to wish a Happy NAIDOC to all our tenants and members.

On behalf of the company we have included a book from our local school- "Alexandria Park, We are on Gadigal Land Welcome to Country". We bought the books to support the school and to encourage children and families in learning about their culture.

### "LEADING THE WAY" FUND LAUNCH

The Aboriginal Housing Company (AHC) successfully held the "Leading the Way" Cultural Race Day on Saturday, 10 June 2017, at the Royal Randwick Turf Club, which aimed to raise awareness of, and launch the AHC's "Leading the Way" Fund.

The core focus of "Leading the Way" is to encourage Aboriginal and Torres Strait Islander people to enhance their career paths through further education, training, and employment opportunities, by offering assistance, scholarships, foundational studies, apprenticeships, and student accommodation at Pemulwuy.

Over 300 people attended the event, including community members and elders from the Redfern Community, the La Perouse community, sponsors, as well as guests. There was a very positive community response on the day. One of Redfern's elders, Shirley Lomas, delivered an impromptu speech in which she honoured Mick Mundine's vision throughout the years and she expressed her full support for the initiative.

"Leading The Way" – the first Aboriginal and Torres Strait Islander event to take place at the Royal Randwick Turf Club, opened the day on the racetrack with a heart-warming and lively Welcome to Country by Bidjigal elder and entertainer Uncle Vic Simms, he then proceeded to provide a Welcome to Country for everyone attending the event in the Grand Ballroom.

Hosted by popular TV and radio commentator Brad Cooke, event highlights included traditional Aboriginal dances by a group from Lewisham Boys and songs from Uncle Vic Simms. Seven unique silks designed by Aboriginal artists national-wide were worn by jockeys then auctioned off in the afternoon. The horse "Heavenly Anna", whose jockey wore the specially designed silks won race six - The Pemulwuy Handicap.

Of the initiative, the AHC Chairperson Alisi Tutuila says, "We're extremely proud about what this fund stands for and we're thrilled to have received an abundance of support".

The AHC would like to thank Gondwana Wine and Aruma Water who were partners in the Cultural Race Day, the organisations, and companies who supported the event, as well as the Australian Turf Club who provided a wonderful venue and staff on the day.



Darby McCarthy signing the Pemulwuy silks





Photo: Bradley Photographers

### NAIDOC Events in your Community

#### NAIDOC in the City

Monday 3 July, 11am–3pm Hyde Park, Sydney

#### NAIDOC Family Fun Day

Tuesday 4<sup>th</sup> July 2017 11am -4pm

Blacktown Showground, Richmond Rd, Blacktown

#### Family Fun Day at Grafton Showground

Thursday 6<sup>th</sup> July 9.30 am -2.30pm

#### NAIDOC Family Fun Day - Taree

Friday 7<sup>th</sup> 9.30am – 2.30pm at Fortheringham Park

#### NAIDOC Family Sports day

Friday 7<sup>th</sup> July 12-6pm at NCIE

#### BURRAMATTA NAIDOC

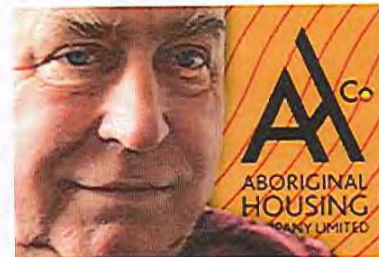
July 8, 2017 1:00pm - 7:00pm

Parramatta River, near Barry Wilde Bridge

*If you would like to contribute to the newsletter or have any ideas about what you would like to include please contact the office on 9319 1824.*

## **BOARD OF DIRECTORS – MEET THE BOARD**

### **BRUCE GALE-SECRETARY**



Bruce is from the Dharug People.

Bruce has been Chair of Parramatta City Council for 13 years and a committee member for 17 years. He was the Secretary of the Sydney Region Aboriginal Legal service for 10 years.

Currently Bruce is the Secretary of Sydney Region Aboriginal Corporation, and have been the Secretary of the AHC Board for 6 years. Bruce has also been a committee member of RailCorp Aboriginal and Torres Strait Islander Committee for 14 years and Chairman for the last 4 years, and a board member of the (IDAS) Indigenous Disability Advocacy Service.

Bruce brings many years of experience in local government and Aboriginal services to my role as Company Secretary. He foresees a great future with the development of the Block for all Aboriginal and Torres Strait Islander people.



## Leading the way in housing, business and property development.

Volume 1: Issue 3

### DID YOU KNOW?

*On the 25<sup>th</sup> July 1973 the  
Aboriginal Housing  
Company Ltd was  
registered.*

*"Tuesday 25<sup>th</sup> July 2017"*

*The AHC has been in  
existence for 44 years.*

*Our company has continued  
to provide affordable/social  
housing for Aboriginal and  
Torres Strait Islander  
people in NSW for all these  
years.*

### AHC CELEBRATES 44<sup>TH</sup> BIRTHDAY!

We celebrated 44 years of the AHC with a morning tea on Tuesday, 25<sup>th</sup> July. Our staff enjoyed the get together for this special day.

#### *Moment of reflection from Uncle Micky Mundine*

Micky acknowledged the founders and all the people past and present who have contributed to the company, and its journey.



He reflected that it hasn't been an easy road over the years, but today we are standing strong, and about to embark on an exciting new chapter with the Pemulwuy Project. Micky said he can't wait for the next 50 years!

## LEADING THE WAY

*Do you know any family or friends looking for work?*

The AHC has launched our new employment strategy, **Leading the Way**, which aims to encourage Aboriginal and Torres Strait Islander people to enhance their career paths through further education, training and employment opportunities. There are a number of upcoming job roles available including:

- Labourers e.g. concreting, steel fixing, brick laying,
- Apprentices e.g. carpentry, plumbing, electrical, traffic control, form work
- Junior cadetships e.g. architectural, engineering,

We would like to extend an invitation to our members and tenants to be the first people to take up training and employment opportunities. For more details please contact us ASAP: - [Lizzie@ahc.org.au](mailto:Lizzie@ahc.org.au) or (02) 9319 1824

**NEWSLETTER FEEDBACK:** -In response to our last newsletter we received some feedback from our members which we appreciated. Feedback will be tabled at our next Board of Director's meeting.



## REPAIRS AND MAINTENANCE

- There are currently a number of our properties undergoing major works as part of our asset management plan. Please bear in mind that these renovations can take time, we ask for our tenants' patience
- We would like tenants to realise that repairs and maintenance can be very expensive, and in many cases we have to use a whole year's rental income to cover the repair or renovation. For example we replaced a roof that cost over \$20,000, rental income from the property was less than half that amount.
- Tenants ARE responsible for any damage to their properties, agents will obtain quotes for the repairs, and arrangements will be made to pay the bill for the tradesperson, on top of rent.
- It is the tenant's responsibility to report any issues in the property. Please call your agent to report anything as it is important that we are aware of any issues, and that tenants have a comfortable, safe environment e.g. water leaks,
- If you have old white goods etc, please be reminded that all councils have free pick up days. Keeping your property clean and tidy is part of your tenancy.

## Cultural Insight

NAIDOC 2017

The motto is Our Language Matters.

AHC property stock is throughout NSW. We have attached a picture of the Aboriginal map of NSW with the Tribe and Nations that the properties fall into.

**Western Sydney:** Dharug

**Inner Sydney:** Eora

**North Coast:**  
Gumbainggir/Bundjalung

**West Coast:** Kamilaroi

**Mid north coast:**  
Biripi/Daingatti



## BOARD OF DIRECTORS – MEET THE BOARD

### AUNTY BARBARA KENNEDY



#### Wiradjuri Nation, Cowra

I have lived in Sydney most of my adult life and I have been employed with the Aboriginal Medical Service Redfern since 1993 as a Mental Health Coordinator. My role also involves dealing with homeless people who find it difficult to secure affordable housing.

I have been an AHC board member for over 20 years and have seen a lot of change. I wanted to become a part of the AHC because I felt I could contribute my experience by networking between health and housing. "The Block" holds a special place for me as I have been involved with Redfern for many years.

I believe my knowledge gives me a greater understanding of the difficulties that Aboriginal people deal with on a daily basis, trying to sustain affordable housing while dealing with social and emotional issues. Over the years I have gathered vast experience working within the complexities of all types of housing providers and government agencies.

*If you would like to contribute to the newsletter or have anything you would like to include please contact [dom@ahc.org.au](mailto:dom@ahc.org.au) or (02) 9319 1824.*



## *Leading the way in housing, business and property development.*

*Volume 1: Issue 4,*

*August 2017*

### **DID YOU KNOW?**

*In 1974 the AHC received its first grant from the newly elected Whitlam government of \$530,000.*

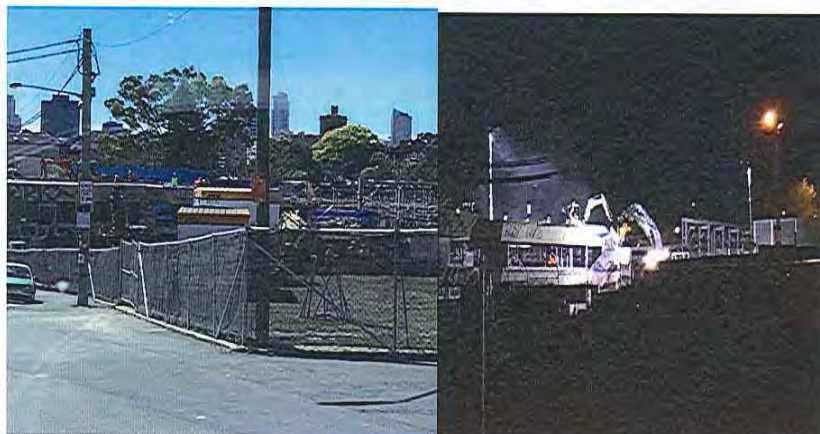
*This allowed the AHC to purchase and renovate the first six houses in Louis Street, Redfern. Then the company continued to purchase more properties throughout the years,*

*The last property that made up the Block was bought in Louis Street, 1994.*

### **WORKS COMMENCED**

Everyone here at the AHC, and many community members were very excited to witness a milestone moment - on Saturday the 25<sup>th</sup> of August, 2017, the first phase of the demolition of the remaining buildings on our land commenced.

Demolition of the old Murawina site took place from the Saturday through to Sunday 26 August. Sydney Rail had to shut down the two train lines next to the site for the weekend, rather than shutting them down during the week.



### **ACTIVITY ON THE BLOCK – SOUTH SYDNEY HERALD**

REDFERN: On July 19 as I got my morning cup of tea, the sound of chainsaws close by made me rush back upstairs to see what was happening. Seeing workers on the railway side of Eveleigh Street on the Aboriginal Housing Company (AHC) land where student housing is to be built as part of the Pemulwuy Project, I quickly changed, grabbed

the camera and hurried around the corner to The Block.

When I arrived a number of workers with a couple of trucks were cutting down trees planted on the former Pemulwuy Park in the last 10-15 years during the stalemate between former Minister Frank Sartor and the AHC before the Pemulwuy Project was approved by the Department of Planning and Environment in 2012. By lunchtime the trees were all cleared.



*Clearing site for student housing: Lyn Turnbull*



## Cultural Insight

Pemulwuy, was a Bidjigal man from the Botany Bay area of Sydney. He was a warrior, and a hero to all people throughout the country, by naming the redevelopment after Pemulwuy we pay respect to him. Pemulwuy fought against colonisation which was a threat to his people and culture.

His spirit lives on in this urban development. His legacy



ensures that the identity and culture of Aboriginal and Torres Strait Islander people continues to be handed down to future generations.

## LEADING THE WAY

### INFORMATION SESSION

AHC will be hosting an information session for members who have expressed interest in the great job opportunities through the Pemulwuy Project. We encourage all our members that have school leavers and young adults that may be residing with you to take up this opportunity.

This is a great opportunity for members who live in our properties to also work on our company's project which is a major milestone for the company. We are offering a range of job options in construction including:-

- **Labourers** e.g. concreting, steel fixing, brick laying
- **Apprentices** e.g. carpentry, plumbing, electrical, traffic control, form work
- **Junior cadetships** e.g. architectural, engineering.

Please contact - [Lizzie@ahc.org.au](mailto:Lizzie@ahc.org.au) or (02) 9319 1824

**SCAMS – BEWARE!** Protect yourself—sign up to Scamwatch To stay one step ahead of scammers, learn more by visiting the ACCC's Scamwatch website—[www.scamwatch.gov.au](http://www.scamwatch.gov.au)—where you can sign up for free email alerts on new scams targeting consumers and small businesses.



*If you would like to contribute to the newsletter or have any ideas about what you would like to include please contact the office on 9319 1824*

## BOARD OF DIRECTORS – MEET THE BOARD

### AUNTY DEBORAH DALEY



Gamiliroi nation, Tingha.

I have lived and worked in Redfern for over 20 years and I am an Aboriginal Education Officer at Alexandria Park Community School. I wanted to become part of the AHC because I believe it is important to have housing for Aboriginal people run by Aboriginal people.

As an Aboriginal person I believe I have a deep understanding of the needs of my people and how to best serve those needs. Aboriginal housing is an important element of self-determination and I am proud to be a part of securing a future for my people.

I have extensive experience in education and working with Aboriginal students, their families and the community. This means I am aware of the needs of Aboriginal families in terms of resources that their children need to be successful including adequate housing.



## PRESS COVERAGE

### PEMULWUY UPDATE – SOLVING A FUNDING PROBLEM

[Lyn Turnbull](#) · Wednesday, August 2, 2017 · South Sydney Herald

REDFERN: The Aboriginal Housing Company (AHC) has submitted a new Development Application (DA) for the Col James Student Accommodation, Precinct 3 of the Pemulwuy Project, to the Department of Planning and Environment (DPE). No changes are sought for Precinct 1 (62 affordable homes for Aboriginal families and the gymnasium on The Block), nor Precinct 2 (the AHC office, shops, commercial space and child care centre). The change will go on exhibition through the DPE Major Projects website in coming weeks to allow for comment.



*Pemulwuy student housing – Eveleigh Street towards the railway station (artist's impression) Image: Supplied*

The 2012 approved Precinct 3 building was for a three- to six-storey mixed-use building containing retail, commercial, gallery spaces, and student accommodation of 154 beds in 42 units.

Unable to get funding to deliver the affordable housing (Precinct 1), the AHC proposed to increase the student housing to a 16-storey building with 522 rooms. A paid-upfront 99-year lease with student housing provider Atira would then fund the balance of the Pemulwuy Project (Atira will fund its own construction).

In response to the changed scale of the student housing building, DPE set design excellence requirements, to be facilitated by the Office of the Government Architect. A new architect was appointed by the AHC who worked with an independent Design Review Panel over six separate sessions to address issues raised by the panel and produce the design now submitted.

The revised proposal retains 522 rooms split into two buildings. The height of the building along Eveleigh Street has been reduced to three storeys to respond to the overall height of the adjoining terraces and the lower-scale AHC housing opposite. Behind it, separated by a central north-facing courtyard, will be a building with 23 floors of student accommodation located to the centre of the site and alongside the railway line. A landscaped public meeting space with public art, retaining a railway wall mural, will face Lawson Street.

Karine Shellshear, Col James' wife and fellow housing activist, said: "It is important to see how much of a landmark it is for the AHC to achieve its social and cultural vision by leveraging the value of some of its inner-city land to provide housing and other services for the rest of the site, while remaining accountable, not to government funders but to their own people, achieving a model of independence."

As he was a Sydney University academic who spent many years expanding architecture students' notions of housing, she considered that "Col would have loved to see a student village provide the financial means to build homes for Indigenous people on The Block". Acknowledging opportunities for students from the country "to achieve their dreams for higher learning within a sense of place and belonging", she envisioned a thriving Indigenous community "with independent means for ongoing sustainability".



The SSH sought the reaction of people who live in the immediate vicinity. Bev Baker, who lives in Eveleigh Street, said: "I have been very supportive of the proposed development of a cultural hub including housing, an art space, a cultural centre, student accommodation and an elders' space for Aboriginal people in the heart of the city ... This massive increase in height, however, does raise some concerns." Among them she questions why the magnitude of the increase in student accommodation has not brought with it any increase in the number of houses to be built on The Block.

Ms Baker is also worried about the precedent set by approving a development west of the railway line so out of character with existing housing and commercial stock. "This current proposal exceeds both the height limits and the floor-space ratio enormously [and leaves open the way to] development proposals demanding the same height limits, destroying the amenity of people who have lived in the area for years or who have recently purchased a home in the area for its low-rise and sun-drenched outlook."

One resident who has lived in Caroline Street for the past 15 years had some apprehension about a 24-storey building at the end of the street, but was pleased it was not being built on the original Block. The resident understood the need for the AHC to have secure funding to build housing on The Block first, and welcomed the possibilities for community and understanding as Aboriginal students and students of other backgrounds lived together in the same building, able to interact with Aboriginal people living nearby. All agreed that housing for Aboriginal people needs to be built now.

## **ABORIGINAL HOUSING COMPANY COMMENCES WORKS AT PEMULWUY PROJECT, REDFERN**

**PRESS RELEASE: Sydney, Friday 25 August 2017** – The Aboriginal Housing Company will commence demolition works at Pemulwuy Project on Saturday 26th August, 2017 and begin the journey of bringing a vibrant, new community to Redfern.

Located opposite Redfern Station on Eveleigh Street, the primary purpose of the development is to provide much needed affordable housing for Aboriginal and Torres Strait Islander people, and will consist of 62 properties – 36 townhouses and 26 apartments.



With wide-scale support from the community, locals readily await the commencement of the Pemulwuy Project. When asked to comment on the redevelopment of the area, one local business owner commented that [the development] "is well overdue, and with the community base being one of the best in Sydney it needs the growth. The amount of people and businesses that will thrive [because of the project] is a good thing. I think it's great urban growth, I think it's a great idea and a good move for Redfern." Alisi Tutuila, Chairperson of the AHC, expressed her gratitude to the community for supporting the AHC and their vision for a sustainable, social, urban development that will create a strong community for generations to come.

"The AHC's vision is to create a positive future for our next generation. The Pemulwuy Project epitomizes this vision, and will provide Aboriginal and Torres Strait Islander people with the opportunity to live and grow up in a vibrant, safe environment in the heart of Sydney. We are happy that we continue to move forward with the support from our community" she concluded. The Pemulwuy Project will provide the AHC with a strong economic foundation, fostering the hopes and aspirations of the community, through housing, employment, training, and further educational opportunities.





**Aboriginal Housing Company Limited**  
Level 1, 29 Botany Road WATERLOO NSW 2016  
PO BOX 374 STRAWBERRY HILLS NSW 2017  
ABN : 28 001 154 481 ACN : 001 154 481

## *Leading the way in housing, business and property development.*

*Volume 1: Issue 5*

*October – December 2017*

### **OFFICE HOLIDAY** **CLOSURE**

**Our office will be closed  
from Wednesday 20th  
December 2017  
and will reopen on Monday  
8th January 2018.**



### **STAFF TRAINING**

In October our staff members completed a three day in-house training course with the Real Estate Institute of NSW. We chose in-house training as it allowed the trainer to tailor the course to our specific needs as a housing provider. Staff were updated on policies and regulations in property management in NSW.

### **PEMULWUY WEBSITE**

The AHC was excited to launch our brand new “Pemulwuy Project” website on 24<sup>th</sup> August 2017.

This website is solely for the “Pemulwuy Project”, the link to it is:-

<https://pemulwuyproject.org.au/>

You can find our latest 3D flythrough video which has just been released and showcases the new development.

### **PEMULWUY PROJECT**

#### **SSD 8135 PEMULWUY PROJECT REDFERN - NEW STUDENT ACCOMMODATION BUILDING**

The Aboriginal Housing Company propose to construct a 24-storey student accommodation building within Precinct Three of the Pemulwuy development.

The proposal comprises 522 rooms accommodating 596 student beds. It also includes associated public domain works. The Pemulwuy Project was on public exhibition with the NSW Department of Planning and Environment for 6 weeks, and came off exhibition on 27 October 2017.



Artist's impression: Eveleigh Street view



## PROGRESS ON THE PEMULWUY PROJECT



Demolition of Murawina was completed in October and demolition of the AHC office building 104-106 Lawson Street is currently underway

## AHC ANNUAL GENERAL MEETING 2017

**W**e held our 43<sup>rd</sup> AGM on Wednesday 6<sup>th</sup> December 2017, at Yaama Dhiyan in Darlington. It was a lovely venue and we were lucky enough to have the EORA TAFE art exhibition in-house. Many thanks to the members who attended and to those who sent in their proxies.

Our chairperson, Alisi, gave a detailed timeline of the progress of the AHC and the Pemulwuy Project over the past year. She was happy to inform the members that the student accommodation has locked in 100 guaranteed beds for Aboriginal and Torres Strait Islander students on a yearly basis. Alisi explained that as a result of the public exhibition by the Department of Planning, there were a number of submissions that are now currently being reviewed.

Our auditor, John Thompson from Crowe Horwath Orange provided a very informative overview of the AHC financials and governances, along with our Finance Manager Akuol Akuein.

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***Uncle Micky drew this year's door prize, Aunty Barbara won...  
She was in shock, and said "I never win anything".***

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## HIGH ENERGY BILL?

Due to the high energy rises you might be feeling like your bill is too high. Aboriginal and Torres Strait Islander people can go to EWON for assistance with many issues, including:

- high bills or disputed accounts
- poor customer service failure of providers to respond to problems opening and closing an accounts
- difficulties paying bills
- being disconnected or were facing disconnection
- facing debt collection

Please contact EWON to help review your bill **1800 246 545**. They can put you in contact with an Investigations Officer or an Aboriginal Community Engagement Officer.

***We would like to wish all our Members and Tenants a very Merry  
Christmas season and a wonderful New Year ahead!***



*If you would like to contribute to the newsletter or have any ideas about what you would like to include please contact the office on 9319 1824.*





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## *Leading the way in housing, business and property development.*

*Volume 2: Issue 1,*

*January 2018*

### **DID YOU KNOW?**

*The AHC has outgrown our temporary office and we are in the process of relocating a few doors down on Botany Road. The new office will have ground level access for our tenants and clients.*

*We will let you know when we have moved into the new premises. Our contact numbers will remain the same.*

### **MESSAGE FROM CEO – UNCLE MICK MUNDINE**

2017 was a year of progress with achievements on all levels for our company.

On a personal note I was able to celebrate my 70<sup>th</sup> birthday – it's only a number! I was also very happy seeing my youngest son Kieren complete Year 12, along with many more of our children out there who are achieving this milestone. This brings joy to our families and our community, and the future is looking strong

In 2018 our goal is to commence Precinct 1 in the first half of the year, which is the long awaited affordable housing for our people. I believe 2018 will be a year of more progress for our future.

I would encourage members to give us feedback and be involved in the company over the coming year. Please feel free to contact us directly if you have any concerns or would like more information about the Pemulwuy Project, our door is always open

### **2018 SIGNIFICANT DATES**

- Friday 26<sup>th</sup> January – Yabun Day
- Tuesday 13<sup>th</sup> February – Anniversary of Apology
- Thursday 15<sup>th</sup> March – National Close the Gap Day
- Saturday 26<sup>th</sup> May – National Sorry Day
- Sunday 27<sup>th</sup> May – Anniversary of the 1967 Referendum



### **HIGH RENTAL ARREARS**

With the holiday season coming to an end we would like to remind and encourage those tenants with rental arrears to make their extra payments to avoid high rental arrears. Please contact your agent directly ASAP to make arrangements so you do not continue to breach your tenancy agreement, or risk termination.



## THE ABORIGINAL HOUSING COMPANY SEES 2018 AS A LANDMARK YEAR FOR THE PEMULWUY PROJECT

**Sydney, 17th January 2018** - Following the DA approval in 2012, the Pemulwuy Project construction commenced in early September last year with the demolition of the Murawina building and the AHC office at 106 Lawson Street. Architectural and engineering plans have now commenced for Precinct 1, with the main focus being the inclusion of the gallery. It is anticipated that the construction of Precinct 1 will commence within the first half of 2018.



**Photo: AHC Office demolition site**

2018 will see a continued focus on the plans for recreational areas at the Pemulwuy Project, with the AHC remaining committed to providing a sustainable future for the Aboriginal and Torres Strait Islander community.

The Pemulwuy Project includes three adjacent precincts located on Eveleigh Street, opposite Redfern train station:

- Precinct 1 will feature 62 affordable houses and gallery
- Precinct 2 will feature commercial and retail spaces and childcare facilities
- Precinct 3 will feature student accommodation

AHC Chairperson Alisi Tutuila said, "Looking back on the year that has passed, we have made significant steps forward with the Pemulwuy Project. Following public exhibition in late 2017, we are even more committed to moving the project forward with the support of the community. During the AHC AGM in December we identified key areas of focus for the development in 2018 and will work closely with the architectural team to ensure these elements are included in our final design.

"We are excited to see the commencement of works of Precincts 2 and 3, and are especially motivated by the scheduled building of the affordable housing. Our board and staff have worked tirelessly on this project for many years and we are delighted to see that our plans for the future are underway." said Alisi.

**If you would like to contribute to the newsletter or have any ideas about what you would like to include please contact the office on 9319 1824**

## BOARD OF DIRECTORS – MEET THE BOARD



### CHAIRPERSON ALISI TUTUILA

Worimi, Karuah

I have been employed in numerous positions within Redfern area, which vary across health, community services and employment and lived in Redfern for over 10 years. My current role is working to address the issues relating to employment and training and to ensure Aboriginal people have equal opportunities within the workforce.

I wanted to become part of the AHC board because I was inspired by the journey and vision the AHC holds for the people of this community. I believe my knowledge and experience with health, community services and employment gives me a greater understanding of social disadvantages Aboriginal people deal with.

Through my career I have developed a wealth of knowledge around effective community engagement and dealing with strategies aligning to social inclusion policies. I have built strong networks and partnerships in various area across Indigenous Affairs and believe that this platform of networks can be instrumental in the success of AHC and its journey moving forward.