

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: ___/___/___

Modification No. 06-0101 MOD1

1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency
ABORIGINAL HOUSING COMPANY

ABN
28001154481

Mr Ms Mrs Dr Other

First name

GREG

Family name

COLBRAN

Position

PROJECT MANAGER

STREET ADDRESS

Unit/street no.

104

Street name

LAWSON STREET

Suburb or town

REDFERN

State

NSW

Postcode

2016

POSTAL ADDRESS (or mark 'as above')

P.O Box 3744

Suburb or town

STRAWBERRY HILLS

State

NSW

Postcode

2012

Daytime telephone

(02) 8507-5600

Fax

(02) 8507-5688

Mobile

0418-234-076

Email

gcolbran@deicorp.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

SEE ATTACHED SCHEDULE

Local government area(s)

State Electorate(s)

REAL PROPERTY DESCRIPTION

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached:

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

Mixed use development including Residential, Commercial, Retail, Community, Landscaping & Development Staging.

What was the original project application no.?

What was the date of the approval?

What was the original application fee?

06_0101

30th June 2009

NIL

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the development

Describe the proposed modification

Demolition of existing improvements on the land. The redevelopment for a mixed use development which includes Residential, Commercial, Retail, Childcare, Student Accommodation, Gymnasium & Gallery, Open space & Landscaping.

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

Concept \$60 Million

Modification \$70 Million

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE) -

Operational jobs (FTE) -

6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land
SEE ATTACHED

Signature

Name

Date

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

- Yes
- No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature



In what capacity are you signing if you are not the proponent

C. F. O

Name

Name, if you are not the proponent

Date

Pemulwuy Project - Site Lot & DP Table

Louis Street

No,	DP	Vol-Fol TdF *
1-5	Lot 21 DP434387	6520-144
7	14/33299	7438-210 *
9	13/33299	9966-197
11	12/33299	9984-241 *
13	11/33299	9984-240 *
15	10/33299	9884-239 *
17	9/33299	8459-211 *
19	8/33299	9884-238 *
21	7/33299	9884-237 *
23	6/33299	9984-236 *
25	5/33299	6559-118 *
27	4/33299	9884-235 *
29	3/33299	9884-234 *
31	2/33299	6559-117 *
33	1/33299	7356-3
35	1/206799	9142-103 *
37	2/206799	9142-104 *
39	1/33106	12458-59 *
41	2/33106	7102-177
43	3/33106	12973-134
45	4/33106	8032-21
47	5/33106	7732-173
49	6/33106	9818-152 *
51	7/33106	8217-220 *
53	8/33106	7873-213 *
55	9/33106	8217-223 *
57	10/33106	*
59	11/33106	7739-137 *

Caroline Street

No,	DP	Vol-Fol
2	1/33107	9818-151 *
4	2/33107	8217-221 *
6	3/33107	8217-224 *
8	4/33107	8217-222
10	5/33107	7456-102 *

Eveleigh Street

No,	DP	Vol-Fol
	29/374	12054-138
	1/975453	12421-188
44	Lot 3130	v.12500-
46	DP975455	133
48		
50	321/131476	5795-207
52	1/525094	10622-225
54	322/131476	8290-15
56	B/975111	1684-241
58	A/975111	1684-242
60	A/107218	7946-42
62	B/107218	11850-112

64	C/107218	8239-152
66	Y/440163	7213-138 *
68	X/440163	13477-186
70	A/437340	6752-2
72	B/437340	6984-35 *
74	C/437340	7409-54
76	1/981953	500-167
78	1/906105	498-55
80	X/107216	8380-124
82	Y/107216	7947-66
84	Z/107216	8120-213
86	1/724080	574-100
88	A/444916	7853-30
90	B/444916	7853-29
92	E/441990	8474-79
94	D/441990	8360-128
96	C/441990	8088-33
98	B/441990	7397-84
100	A/441990	7397-93
102	1/510425	9769-232

Vine Street

No,	DP	Vol-Fol
1	6/436836	6888-19
3	5/436836	6968-122
5	4/436836	6792-13
7	3/436836	11110-53
9	2/436836	7982-212
11	1/436836	7675-115

Caroline Street, south side

No,	DP	Vol-Fol
1	A/33204	13848-143
3	B/33204	8312-206
5	C/33204	14084-232
7	D/33204	14084-233
9	E/33204	14084-234
11	F/33204	12144-167
13	G/33204	12144-167
15	H/33204	12144-167

Eveleigh Street, south of Caroline

No,	DP	Vol-Fol
104	A/438843	14277-242
106	B/438843	6958-47
108	1/653472	11099-223
110	1/583847	13064-218
112	1/113726	13890-133

Lawson Street

No,	DP	Vol-Fol
104	104/131639	6572-224
106	B/439351	7050-210


Eveleigh Street, east side

No,	DP	Vol-Fol
49	1/709305	494-108
51	A/437614	12691-126
53	B/437614	14237-188
55	C/437614	6730-186

57	D/437614	6730-185
59	2/907002	
61	1/906776	11602-117
63	18/77816	3997-146
(65)	1/438267	
(67)	2/432867	
(69)	3/432867	
71	A/437987	6848-240
(73)	B/437987	
75	C/437987	6848-242
77- 79	1/996782	CA73674 3175-609
81- 83	B/326761	4461-213
85	B/81200	4493-228
87	1/996783	CA73673 3378/619
89	1/741715	CA13757 3688/160
91	1/779120	CA28619 3729/236
93	A/439127	7063-210
95	B/439127	11361-71
97	1/797845	CA41051 3779/437
99	1/194785	CA46301 3809/306
101 105	1/88846	7551-185
107	1/708931	CA1137 3460/418
109	1/996784	CA63626 3345/140
111	1/230305	14928-28
113	2/230305	12477-37
115	3/230305	12477-38
117	4/230305	CA51937 3853/28
119	5/230305	CA66401 4091/842
121	1/995857	CA62844 4053/615
123	1/803299	CA46577 1102/552

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details					
Name of person making this disclosure statement			Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
MICK MUNDINE.			MP 06 - 0101.		
Person's interest in the application (circle relevant option below)					
You are the APPLICANT		<input checked="" type="radio"/> YES / NO	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION	
				YES / NO	
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).					
* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR					
* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
	No DONATIONS HAVE BEEN GIVEN.				
Please list all reportable political donations and gifts—additional space is provided overleaf if required.					
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.					
Signature(s) and Date  14/12/2011					
Name(s) <u>Michael Mundine</u>					

City of Sydney

ABN 22 636 550 790
GPO Box 1591 Sydney NSW 2001 Australia
Town Hall House 456 Kent Street Sydney NSW 2000 Australia
Phone +61 2 9265 9333 Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



15 December 2011

Our Ref: 2-11/366481
File No : S072236.007

Attention: Mark Schofield
Department of Planning and Infrastructure
GPO Box 39,
Sydney NSW 2001

Dear Mr Schofield,

**Development Application - Pemulwuy Project
Concept Plan No. MP 06-0101**

The City of Sydney is the owner of land which is intended to form part of the Pemulwuy Project. That land includes Eveleigh Lane, Caroline Lane, 91 -99 Eveleigh Street, and 119-121 Eveleigh Street.

On 5 December 2011 the Council of the City of Sydney resolved to grant Owners Consent to the lodgement of a Development Application for the Pemulwuy Project as per the enclosed Council report and its Attachments, dated 28 November 2011 and subsequent resolution of Council, dated 5 December 2011.

City staff look forward to participating in the review of the Development Application during its assessment.

Should you need any further information, please contact Samantha Urquhart on 9265 9333 or by email at surquart@cityofsydney.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. Barone", with a long horizontal flourish extending to the right.

Monica Barone
Chief Executive Officer

City of Sydney



ASIC

Australian Securities & Investments Commission

Our Ref: RIR 2010/30206
Your Ref:

3 June 2011

David Greenberg
Blake Dawson
Locked Bag No 6
Grosvenor Place
SYDNEY NSW 2000

Commonwealth Bank Building
240 Queen Street, Brisbane
GPO Box 9827 Brisbane QLD 4001
DX 322 Brisbane

Telephone: (07) 3867 4700
Facsimile: (07) 3867 4725

Dear Mr Greenberg

MURAWINA LTD ACN 001 244 257 (Deregistered) ("The Company")

I refer to my previous letter to you today.

After posting the above letter, I received confirmation that ASIC has provided an "in principal" approval for the transfer application to proceed upon the basis it will be for nil consideration. This will be conditional upon any issues with the Department of Aboriginal Affairs NSW (now Human Services) being resolved.

Yours faithfully


Bernadette Jeynes
Analyst

Property Law Group

Tel: +61 7 3867 4729

Fax: +61 7 3867 4800

Email: bernadette.jeynes@asic.gov.au



Aboriginal Affairs NSW

Level 13 Tower B Centennial Plaza, 280 Elizabeth Street, Surry Hills NSW 2010

Tel 02 9219 0700 | Fax 02 9219 0790 | Web www.daa.nsw.gov.au | ABN 26 119 313 935

Our Ref: AAD11/0657
Your Ref: RIR2010/30206

Ms Bernadette Jeynes
Property Law Group
Australian Securities & Investment Commission
240 Queen Street
BRISBANE QLD 4001

Dear Ms Jeynes

I refer to correspondence regarding properties formally owned by Murawina Ltd (ACN 001 244 257, now deregistered) located at 75 – 87 Eveleigh Street Redfern and the transfer of title to the Aboriginal Housing Company.

Thank you for your advice and patience regarding this matter. As you would be aware the proposed Pemulwuy Project will have a significant impact on the Aboriginal community in the Redfern area and potentially other members of the community.

As discussed previously with Ms Kristy Masella and Mr Ross Pearson by phone, Aboriginal Affairs NSW did have some initial concerns regarding the proposed transfer but following discussions with relevant bodies these concerns have now been allayed.

In regards to the questions asked, Aboriginal Affairs NSW (Formerly the Department of Aboriginal Affairs) does not have any financial interest in the properties formerly owned by Murawina Limited nor does it hold the original title deeds.

Yours sincerely

James Christian
General Manager

10/08/2011
CC Mr Mick Mundine,
CEO, Aboriginal Housing Company





Family & Community Services

Mr Michael Mundine Snr
Chief Executive Officer
Aboriginal Housing Company
PO Box 374
STRAWBERRY HILLS NSW 2012

HOD11/385712

Dear Mr Mundine Snr,

Re: 1, 3 and 7 Caroline Street, Redfern

I refer to recent discussions between the Aboriginal Housing Company ("AHC") and Housing NSW regarding the possible inclusion of Lots 1, 3 and 7 Caroline Street, Redfern in the Pemulwuy Redevelopment Project and in particular your correspondence of 1st March 2011.

Housing NSW agrees to give the AHC consent to include these properties in the development application. This consent is based on the AHC proposal to provide housing to at least 10 social housing eligible Aboriginal persons in the Pemulwuy development.

This consent does not operate as a concluded agreement to transfer the properties. Future discussions on a transfer of title for these properties will be contingent on achievement of satisfactory milestones in the project development and a mutual agreement being completed to evidence AHC's housing obligations. A future transfer of title will also require Ministerial approval.

Should you wish to discuss this matter further, please contact Director of Central Sydney, Service Improvement Unit, Michael van der Ley on 02 9268 3522.

Yours sincerely,

Gemma Cooney (handwritten signature)

Gemma Cooney
A/General Manager, Central Sydney Region
Department of Human Services, Housing NSW

11/3/11

ACKNOWLEDGEMENT BY ABORIGINAL HOUSING COMPANY

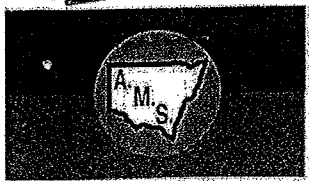
Aboriginal Housing Company acknowledges the matters contained in this letter:

(signature of authorised officer)

Michael Henry Munro (name of authorised officer)

C E O (position of authorised officer)

Date 13/5/2011 (insert date acknowledgment is signed)



ABORIGINAL MEDICAL SERVICE CO-OPERATIVE LTD.

Patron: Her Excellency Professor Marie Bashir AC CVO Governor of New South Wales

Address:
36 TURNER STREET
REDFERN NSW 2016

Phone: (02) 9319 5823
Facsimile: (02) 9319 3345
Email: amsredfern@amsredfern.org.au

Postal Address:
PO BOX 1174
STRAWBERRY HILLS NSW 2012

Mr Michael Mundine
Chief Executive Officer
Aboriginal Housing Company Limited
104 Lawson St
Redfern
NSW 2016

Dear Micky

We advise that at its meeting last night, the Board of the Aboriginal Medical Service considered the terms of your correspondence dated 2 August 2011.

Accordingly, as a result of the Board's deliberations, we now confirm that the Aboriginal Medical Service has no objection to the submission by the Aboriginal Housing Company of a development application affecting our property at 5 Caroline St Redfern.

Yours sincerely

Dr Naomi Mayers OAM
Chief Executive Officer
31 August 2011

Donations of \$2 dollars or over are Tax Deductible

Please make all cheques payable to the Aboriginal Medical Service Co-Operative Ltd.

ABN: 44 263 743 151