
Pemulwuy Community Engagement

Date **12.2011**

Reference
Number **20100104**

Client **Aboriginal
Housing
Company**



pemulwuy

Prepared for

The Aboriginal Housing Company P/L

CJ- DeiCorp Constructions

Shop 5/140-152 New Canterbury Rd

Petersham NSW 2049

Submission Status

Final for DA

H:\2010\20100104 Pemulwuy Project, Redfern\Consultation\Report\Consultation Report v1.indd

Approved by

Andrew Turnbull

09.12.2011

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Executive summary

The report summaries the process of engagement with key stakeholders and community information program relating to the Pemulwuy – Mixed Use Development, Redfern, NSW, as required by the NSW Director General's Requirements.

Scott Carver Pty. Ltd. was engaged by the Aboriginal Housing Company (AHC) in 2011, to assist in the delivery and facilitation of a Community Information Program. This included the pre planning, key stakeholder engagement and facilitation of the Community Information Session conducted on 22nd November, 2011 at the Redfern Community Centre, Redfern.

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

A high level of engagement was required with the City of Sydney, in particular with the Legal and City Property sections, to enable land transfers to be effected between the City and the Aboriginal Housing Company as an integral part of the development proposal. Accordingly, this process necessitated the City of Sydney to resolve the land transfers and grant land owners consent to advance the statutory processes.

The AHC has been progressively implementing its Social Plan which has strongly informed the management of the social dimensions of the project which has included the aboriginal community and engagement with the NSW Police (Redfern) to ensure that a due process has be followed and that social planning and cultural interpretation has be considered in the site planning and product mix. Accordingly, the AHC has adopted a clear branding strategy and positioning of the project.

The Community information Session (22.11.2011) was hosted by the AHC with participation by the City of Sydney. The purpose of the public engagement was to allow;

“The Aboriginal Housing Company will provide information to the community on the Pemulwuy Mixed Use Development proposal which will include a presentation by the City of Sydney about the land transfer and reconfiguration of Caroline Lane”

The session was received positively by the community with 166 participants. The community invitation allowed participation at the Community Information Evening and for feedback to Scott Carver via feedback forms (post and electronic media) prior to, during and post event to capture community issues. Of note was a further meeting was convened (28.11.2011) between Caroline Lane Residents, The City of Sydney and AHC representatives to further explore the development proposal and configuration of Caroline Lane.

The report outlines the community engagement process, participation of the City of Sydney and key stakeholder engagement during the course of the project development and Development Application lodgement.



Project location

1.0 Introduction

1.1 The Pemulwuy Proposal

The Aboriginal Housing Company has prepared a visionary Development Application for the Pemulwuy project. (Refer Appendices for further details & community presentation)

The Pemulwuy Mixed Use Development comprises of affordable housing, gymnasium, commercial, childcare, student accommodation, gallery, and modification of Caroline Lane.

The public domain and streetscape works establish visual and physical linkages between Redfern railway station and Redfern Community Centre. Cultural interpretive elements have been incorporated to define the character of the project.

To enable the Pemulwuy development, lands transfers are required necessitating close working relationships with the City of Sydney and other key stakeholders. Accordingly the City of Sydney is an active participant in key stakeholder liaisons and in presentation of information to the community to fulfil their statutory and exhibition obligations.

1.2 Engagement Objectives

The consultation program was designed to ensure that key stakeholder groups, owners and tenants have the opportunity to attend a formal, community information session. The objective was to promote the exchange of ideas and information, and to understand the views of the community and stakeholders. Specific objectives were to:

- Ensure the consultation process provided the community with access to relevant information about the proposed project;
- Ensure members of community, including Aboriginal residents, have an opportunity to raise issues, questions and concerns, and express their views and comments on the proposed project;
- Provide a mechanism to respond to issues, questions and concerns raised by the community, listen to views expressed; and
- Develop consultation processes that helped to counter any misinformation and/or misunderstanding in the community about the proposed development.

A full list of the people consulted can be found in Appendix D.



Community Information Session - audience



Community Information - presentation

2.0 Engagement Program

The Aboriginal Housing Company has conducted a community engagement program engaging Scott Carver P/L to assist in the program formulation, facilitation of the Community Information Session and reporting to support the Development Application and NSW Planning – Director Generals Requirements (DGR's - 2010).

A fourfold approach for consultation was adopted;

- The aboriginal community – via the AHC
- Government and key stakeholders;
- The City of Sydney; and
- The Redfern community.

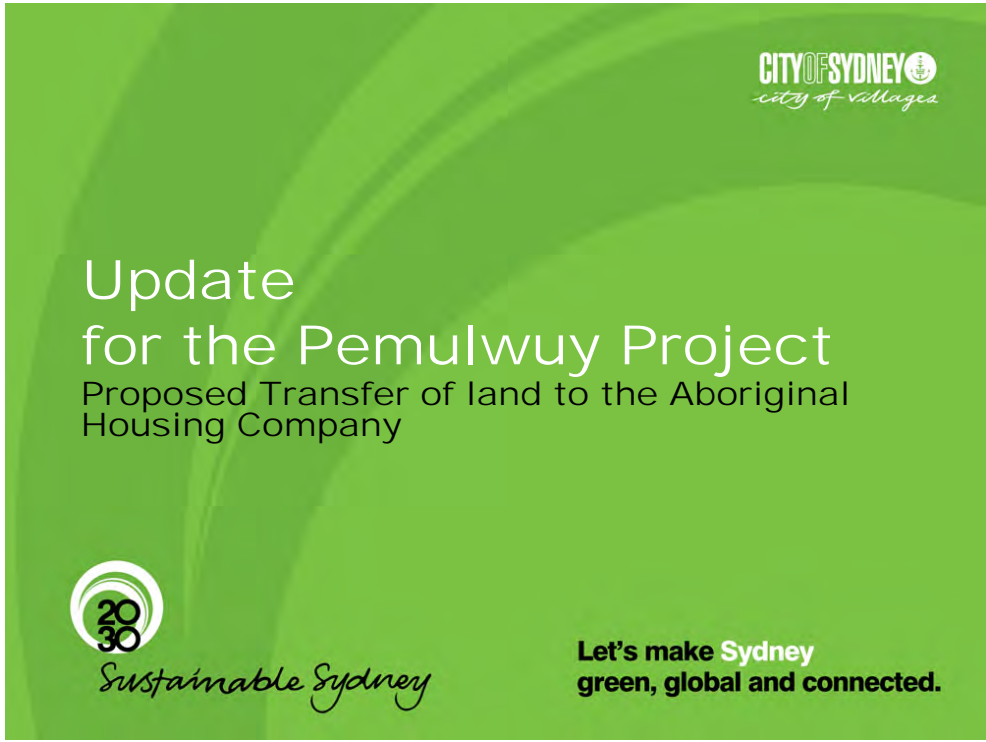
2.1 Aboriginal Community

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

2.2 Government & Stakeholder Communication

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

- NSW Planning;
- NSW State Government – Ministerial Briefings;
- NSW Police;
- Housing NSW;
- City of Sydney – Full Councillor Briefing Session;
- City of Sydney – Council Staff Briefings: Legal, City Property, Planning, Public Domain, Transport;
- Redfern Waterloo Authority (RWA);
- Railcorp;
- Roads Traffic & Marine (formerly RTA); and
- Sydney University.



City of Sydney presentation



Community Information session

2.3 City of Sydney Involvement - Proposed transfer of land

Information on the proposed Pemulwuy Development was provided by the AHC to the City of Sydney (Property Section) to support exhibition of;

Proposed transfer of land on exhibition from 1 August 2011 to 19 September

- The original exhibition documents included:
- Report to Council dated 27/6/2011;
- Resolution of Council 27/6/2011
- Council report dated 19/7/2010
- Resolution of Council 26/7/2010
- Plan of Land to be transferred
- Precinct Plan

Additionally, the City of Sydney were an active participant in the Community Information Session to further update the community of the land transfers and reconfiguration of Caroline Lane with the presence of the Lord Mayor - Clover Moore MP, Monica Barone City of Sydney | General Manager and a presentation by Mr. Michael Leyland - Acting Director | City Property.

The City of Sydney assisted the Community Information Session by; coordination and provision of the venue (Redfern Community Centre) and technical media support, presentation by Mr. Michael Leyland – Acting Director City Property and representation during the Question and Answer session.

2.4 Redfern Community Information Session

Scott Carver assisted the AHC in the implementation of a program to engage with the community culminating in a Community Information Session held at the Redfern Community Centre (22.11.2011).

It was agreed between the AHC and the City of Sydney to extend the invitation to include the whole of Redfern. The City of Sydney took responsibility for the distribution of the Community Invitation via postal mail out and “walkers” in accordance with their protocols to ensure that the invitation was distributed to the Redfern Community at large.

The agenda (refer Appendix B) allowed for presentation of information to the community by the AHC consultant team and by the City of Sydney. Information to be presented included:

- Aboriginal Housing Company – Introduction
- Aboriginal Housing Company – Vision for Pemulwuy
- The City of Sydney – Lord Mayor (Clover Moore MP) – Introduction
- Development Management
- Social Response
- Architecture
- Land Transfer | Caroline Lane – City of Sydney
- Traffic Management
- Planning
- Public Domain | landscape

2.5 Question and Answer Session

Once the information on the development proposal and key facts had been presented, a facilitated question and answer session was conducted to capture as many views and questions as possible in the allotted timeframe. Questions would be addressed to the presenter panel for response.

2.6 Feedback

The community was provided with various options to communicate their responses via the initial invitation & response form, during the Community Session – response form and post community event for a two week period directly to Scott Carver by post or by email to hello@scottcarver.com.au.

The community were advised that there would be further opportunity to comment on the proposed development during the exhibition period associated with the Development Application.

3.0 Engagement Summary

The Community Information Session attracted 166 attendees including the local resident community, business representation, government, City of Sydney; officers and Councillor Representation as a cross section of the community.

For those that could not attend and post the Community Information Session there was opportunity for individuals or organisations to provide feedback to Scott Carver. All of the responses received on the evening of the information session and post event are provided for the record in the Appendix G.

Summary of responses;

- Of note, was a further meeting was convened (28.11.2011) between Caroline Lane Residents, The City of Sydney and AHC representatives to provide specific information on the development proposal and reconfiguration of Caroline Lane (Refer post event correspondence - Appendix F between DeiCorp - Mr. Greg Colbran and the City of Sydney - Mr. Michael Leyland who both attended the meeting)
- The project represents a significant urban infill development for Redfern within close proximity to the Redfern Railway Station and close connections to Sydney University. The City of Sydney is supportive of the provision of student accommodation to build student housing capacity for the Sydney University as an integral offer of the development, which was largely supported by the community participants.
- The proposal to integrate “community interpretive” elements as part of the design solution and approach to the “branding” of the public domain was positively received.
- Information was provided on the funding mechanisms to be adopted by the AHC and it was clearly communicated that the relationship of DeiCorp PL is as Development Managers and that they had no financial interest beyond the delivery of their contracted services. There were questions from the audience specific to the funding arrangements and capacity of the AHC to manage a project of this scale. These were responded too by the panel.
- There was a general appreciation of the need for the AHC to diversify its income streams from a mixed use development to provide a sustainable business plan and positive income stream. A minority were of the view that the development should be for aboriginal housing only.
- There were limited responses in relation to traffic, planning and architectural offer.
- Policing & Behaviour Management; A number of feed back responses made comment on the need for continued community management and policing to provide a safe and positive environment.
- There were suggestions for an Aboriginal Museum | Cultural Centre which is beyond the capacity of the Pemulwuy development proposal, however the project has embraced a cultural interpretation program and is proposing a Gallery to promote the arts community. The AHC is reviewing how space can be provided within the development for the aboriginal “elders”.

The AHC are having continued dialogue with government stakeholders, with the aboriginal community and have fulfilled their obligation of the Director Generals Requirements in actively implementing a community engagement program.

Appendices

Appendix A -

**Community Information Session - AHC
Invitation and City of Sydney letter attachment**

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



14 November 2011

Dear Resident/Occupier

Transfer of land in Redfern

From 1 August to 19 September 2011, the City of Sydney exhibited a proposal to transfer City-owned Eveleigh Lane, part of Caroline Lane and 91-99 Eveleigh Street, and 119-121 Eveleigh Street to the Aboriginal Housing Company.

The transfer will help provide much needed affordable housing and other facilities for the Aboriginal and Torres Strait Islander community.

During the exhibition, the community told us it wanted more information about the transfer and the opportunity to discuss the proposal, especially in relation to Caroline Lane.

On Tuesday 22 November the Aboriginal Housing Company will hold a Community Information Event on the proposal. The City will make a presentation about the land transfer and the reconfiguration of Caroline Lane.

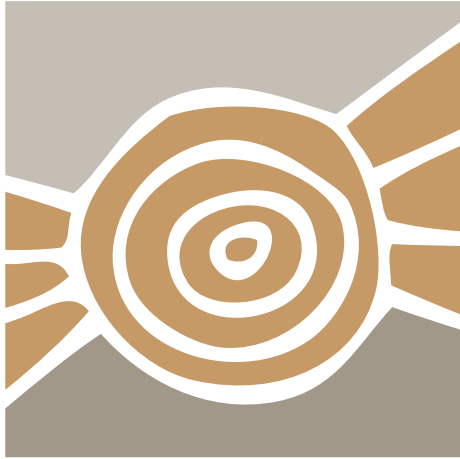
The event will be held at Redfern Community Centre, 29-53 Hugo Street, Redfern. Please arrive at 6.30pm for a 7pm start.

For more information on the land transfer or the Community Information Event, please contact Samantha Urquhart, Property Officer, on 9265 9333 or email surquart@cityofsydney.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. M. Barone'.

Monica Barone
Chief Executive Officer



pemulwuy

Pemulwuy

Mixed Use Development

Redfern



Invitation to Attend Community Information Event

Tuesday 22nd November 2011

Doors open at 6:30pm for a 7.00pm start

Location : Redfern Community Centre

29-53 Hugo Street, Redfern



The Aboriginal Housing Company (AHC) has prepared a visionary development application for the Pemulwuy project.

We welcome your opinions regarding the proposed redevelopment of the Pemulwuy site. The development comprises of affordable housing, gymnasium, public car park (with 150 spaces), commercial, childcare, student accommodation, gallery, and modification of Caroline Lane.

The public domain and streetscape works establish visual and physical linkages between Redfern railway station and Redfern Community Centre. Cultural interpretive elements have been incorporated to define the character of the project.

If you can not attend and would like to comment, please complete the feedback form over the page and return to hello@scottcarver.com.au. There will be further opportunity to comment during the exhibition period associated with the Development Application.

RSVP: hello@scottcarver.com.au

Appendix B -

Community Information Session - Agenda

AGENDA FOR PEMULWUY COMMUNITY INFORMATION EVENING 22.11.2011

No.	Item	Speaker	Time	Running time
1.0	Housekeeping / rules of engagement and outline proceedings	Andrew Turnbull - Scott Carver	2mins	7.00pm
2.0	Welcome and introduction	Mark Spinks - AHC	3mins	7.02pm
3.0	Aboriginal Housing Company Vision	Mick Mundine - AHC	5mins	7.05pm
4.0	Lord Mayor address	Clover Moore	5mins	7.10pm
5.0	Development Management & model	Greg Colbran - DeiCorp	5mins	7.15pm
6.0	Social Response	Lani Tuitavake	5mins	7.20pm
7.0	Architecture	Stephen Nordon - Nordon Jago Architects	5mins	7.25pm
8.0	Caroline Lane modification	Michael Leyland - City of Sydney	5mins	7.30pm
9.0	Traffic Management	John Coady - Coady Traffic Consulting	5mins	7.35pm
10.0	Planning	Andy Ludvik - Ludvik & Associates	5mins	7.40pm
11.0	Public Domain Landscape	Craig Tennant - SCAPE	5mins	7.45pm
12.0	Montage images presented and vision conclusion	Greg Colbran - DeiCorp	5mins	7.50pm
13.0	Q & A Panel Panel to include: Greg, John, Craig, Andy, Lani, Stephen, Mick, Michael, Roy	Chaired by Andrew Turnbull and questions to panel	30mins	7.55pm
14.0	What's next?	Greg Colbran - DeiCorp	3mins	8.25pm
15.0	Close meeting	Andrew Turnbull - Scott Carver	2mins	8.28pm
				8.30pm

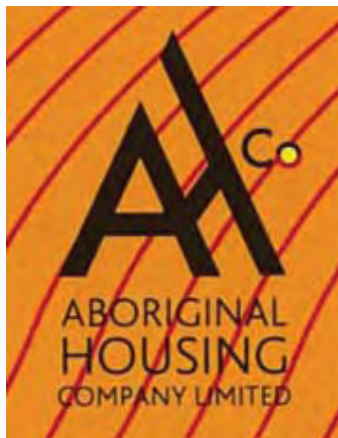
*AHC = Aboriginal Housing Company

Appendix C -

**Community Presentation Package –
Redfern Community Centre Presentation**



pemulwuy



Community Information Evening



7.00pm – 8.30pm

Tuesday 22nd November, 2011



WELCOME

Facilitator

Andrew Turnbull from Scott Carver engaged by the Aboriginal Housing Company.

Please turn mobile phones off or to silent mode



PURPOSE

The Aboriginal Housing Company will provide information to the community on the Pemulwuy Mixed Use Development proposal which will include a presentation by the City of Sydney about the land transfer and reconfiguration of Caroline Lane



LOCATION PLAN



SESSION FORMAT

Welcome

Project Background

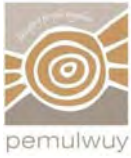
The Vision

Caroline Lane modification

Pemulwuy development

Question and Answer session

Feedback



INTRODUCTION



Aboriginal Housing Company

Mr. Mark Spinks

Chairperson



VISION



Aboriginal Housing Company

Mr. Mick Mundine



LORD MAYOR ADDRESS



Clover Moore MP
Lord Mayor of Sydney



DEVELOPMENT MANAGEMENT



DeiCorp P/L
Mr. Greg Colbran



DEVELOPMENT MANAGEMENT

Project Management | Design & Construct Contract

Planning Direction

Business Models

New Development Strategy & Delivery



SOCIAL RESPONSE



Aboriginal Housing Company

Mrs. Lani Tuitavake



S O C I A L R E S P O N S E

Social Plan vision statement

“ That Aboriginal People enjoy the same standard of living as all other Australians”



S O C I A L R E S P O N S E

Operating at best practice and proving high quality and culturally appropriate affordable housing

Restoring and promoting independence by building on cultural values and purging the crippling welfare mentality

Forming partnerships and alliances to strengthen our community

Delivering a showcase redevelopment based on best practice planning, design and construction, and by setting new benchmarks in social, economic and environmental sustainability for community housing.



SOCIAL RESPONSE

Affordable housing

Safety | Security

Cultural interpretations

Student housing

Childcare

Gymnasium



ARCHITECTURE

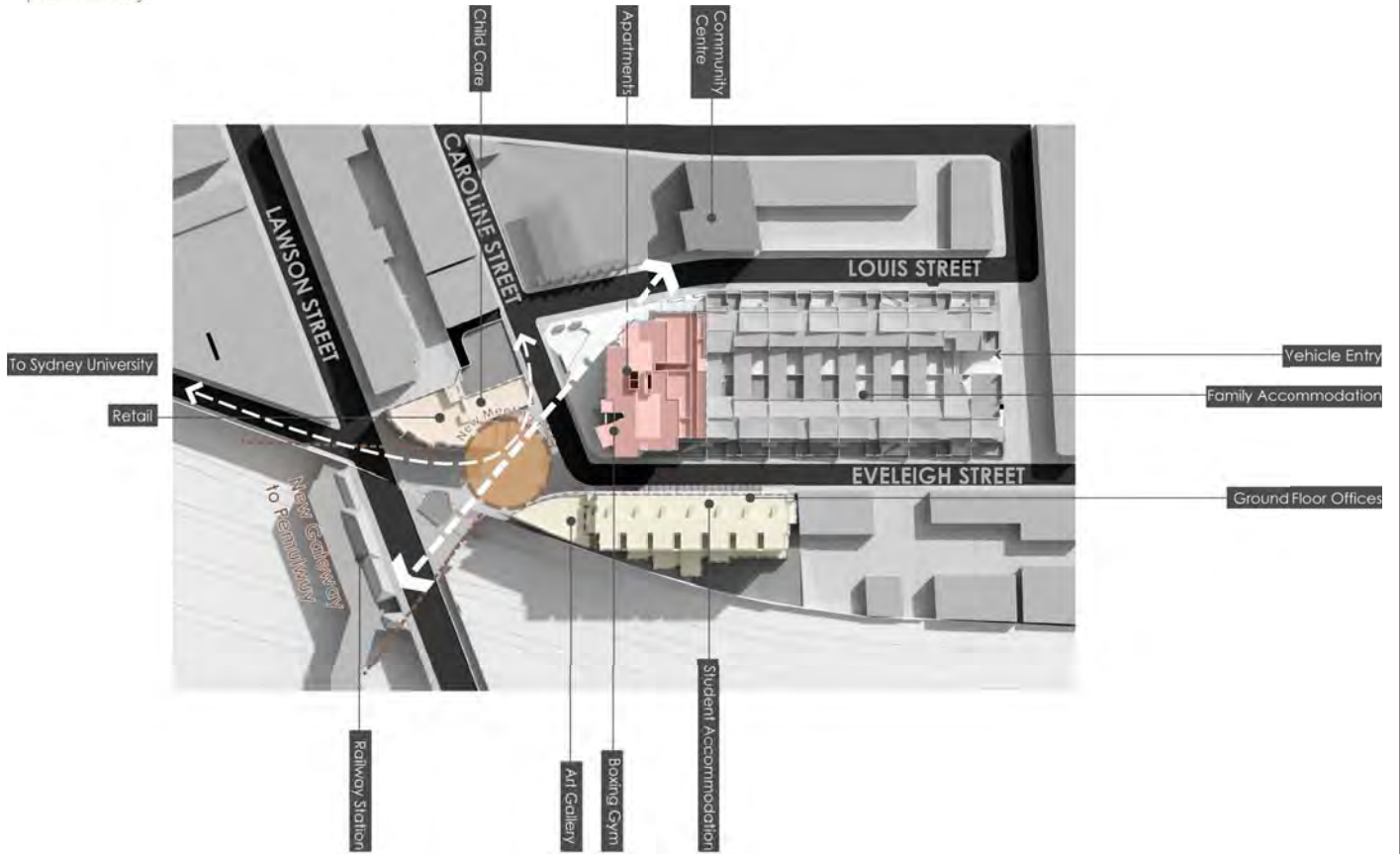


NORDON JAGO Architects

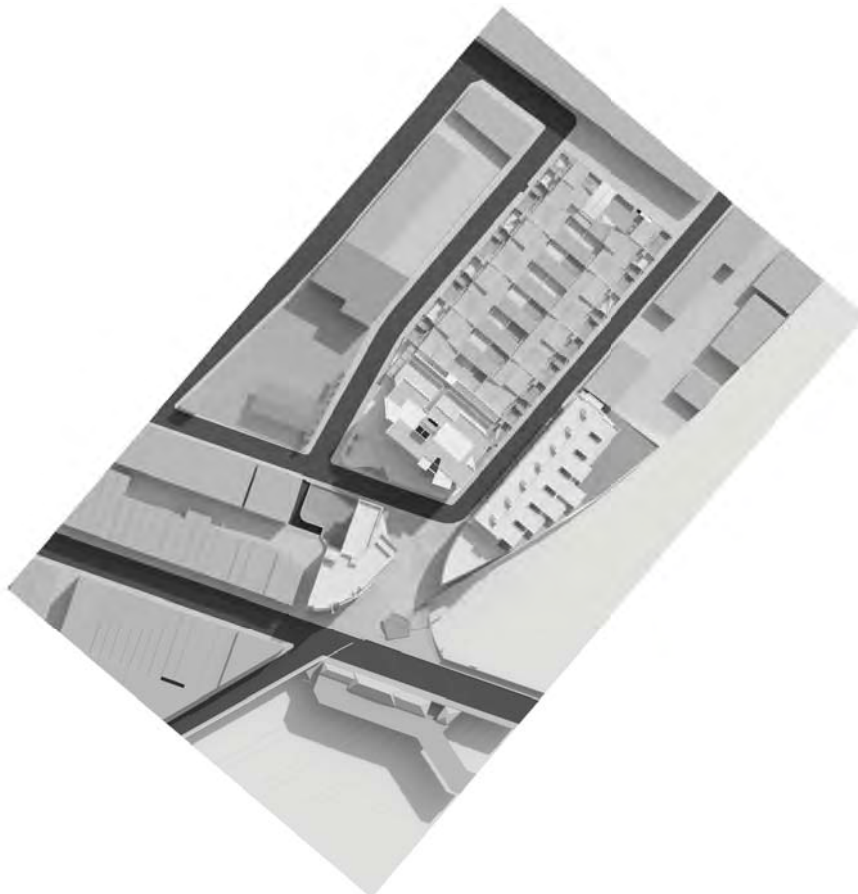
Mr. Stephen Nordon



ARCHITECTURE

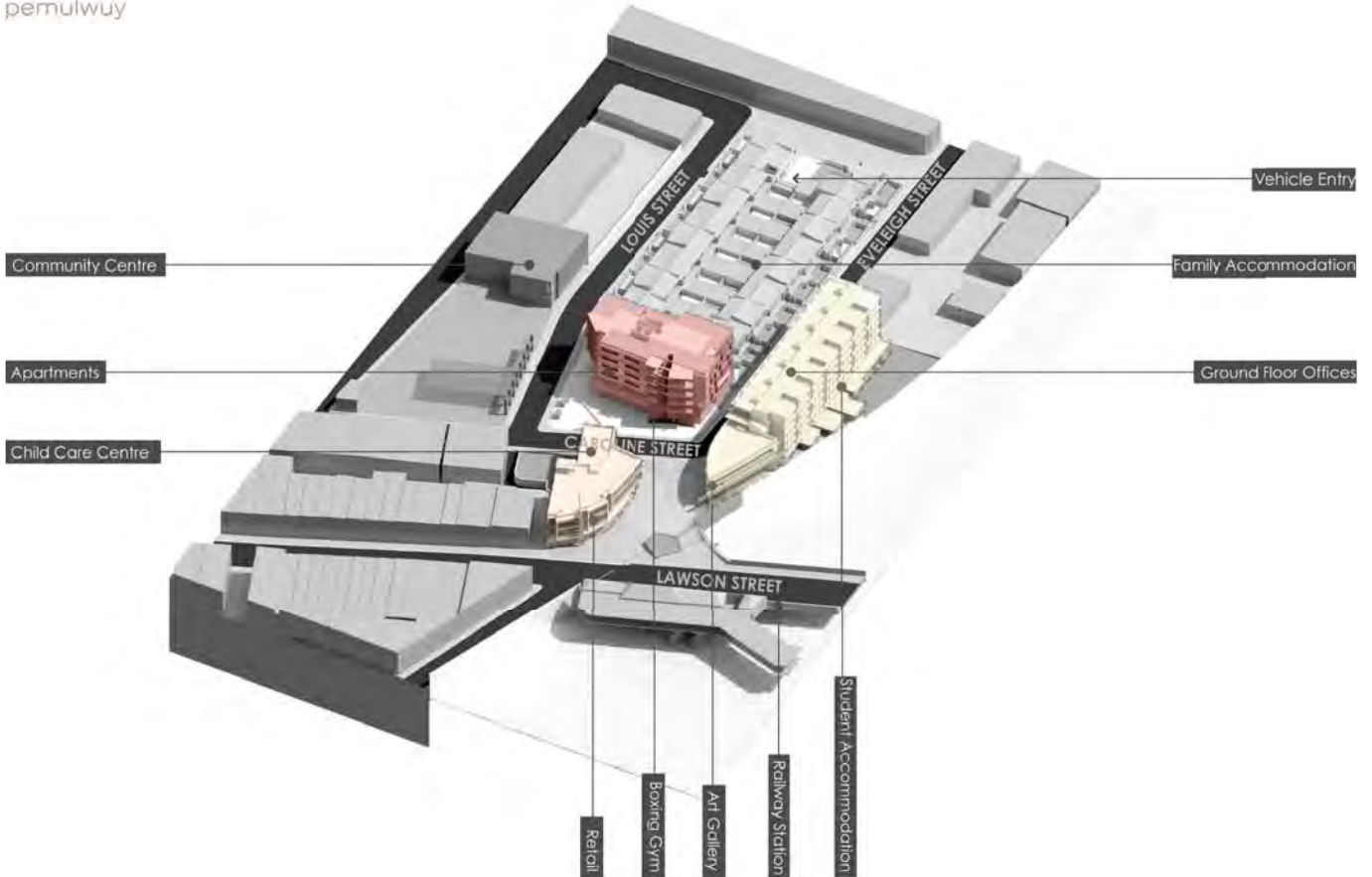


ARCHITECTURE





ARCHITECTURE



LAND TRANSFER CAROLINE LANE



City of Sydney

Mr. Michael Leyland

Acting Director – City Property

Update for the Pemulwuy Project

Proposed Transfer of land to the Aboriginal
Housing Company



Sustainable Sydney

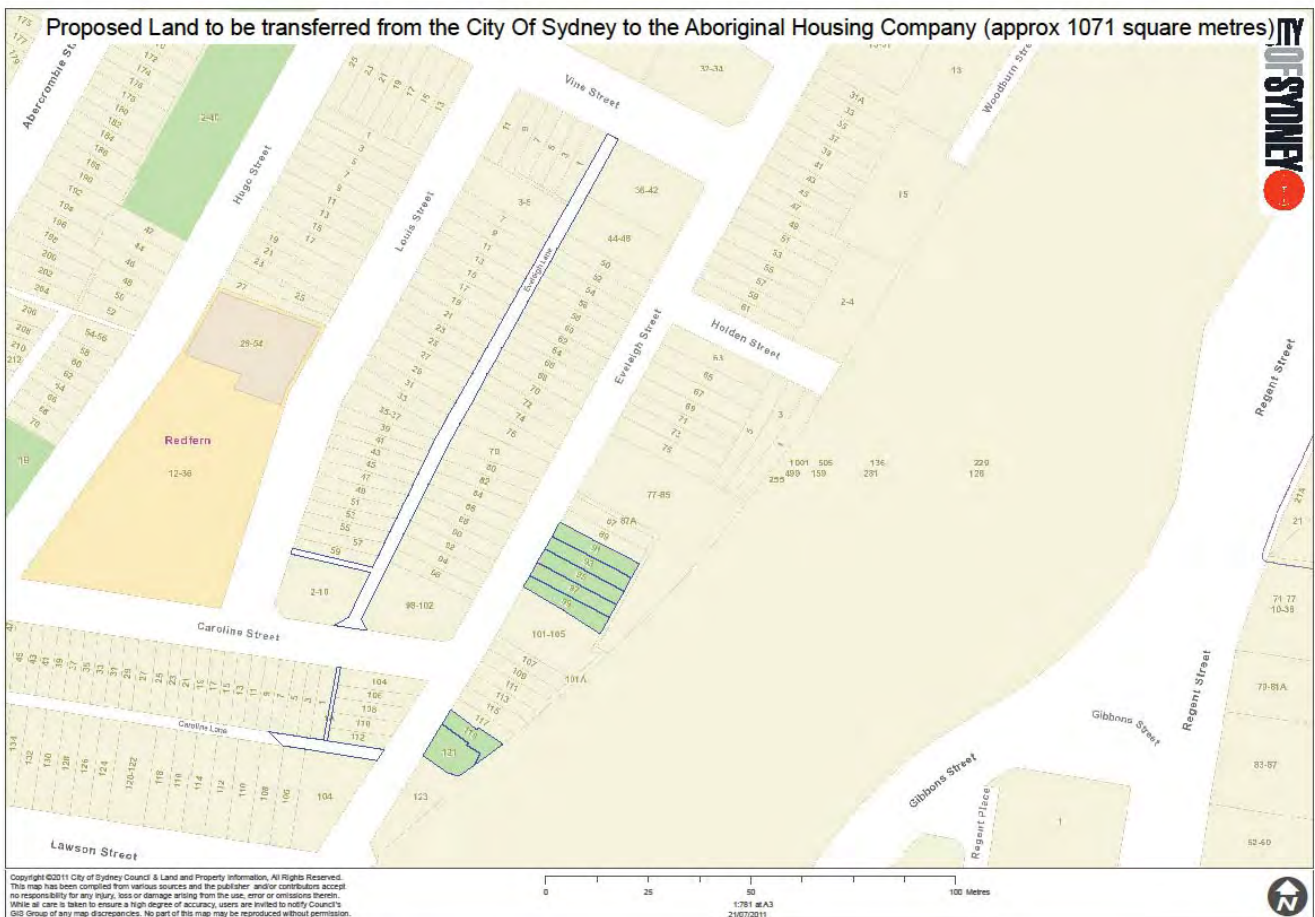
**Let's make Sydney
green, global and connected.**

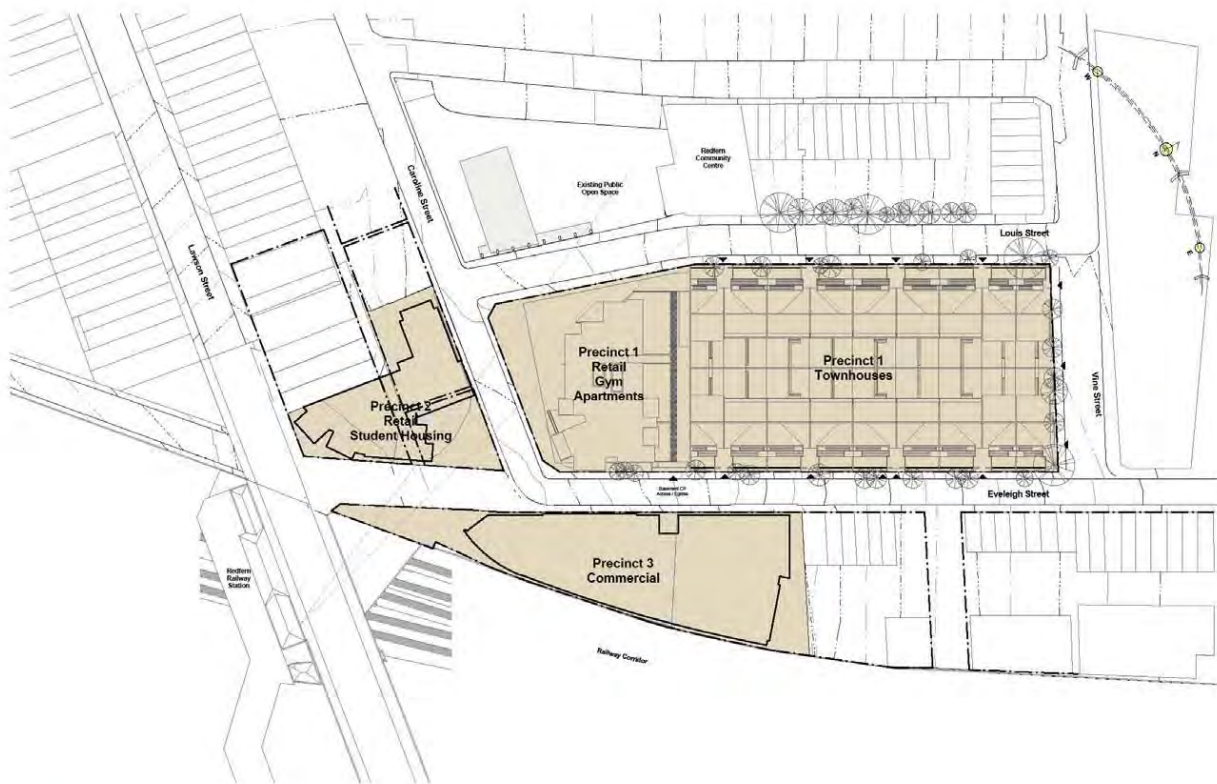


Background

- On 27 June 2011, Council resolved to
- approve public exhibition of the proposal to transfer Eveleigh Lane, part of Caroline Lane and 91-99 and 119-121 Eveleigh Street, Redfern to the AHC for a nominal sum;
 - commence negotiations with the AHC to enter into a deed; and
 - after exhibition prepare a further report to Council for consideration of the transfer of land, the deed and the granting of owners consent for DA.

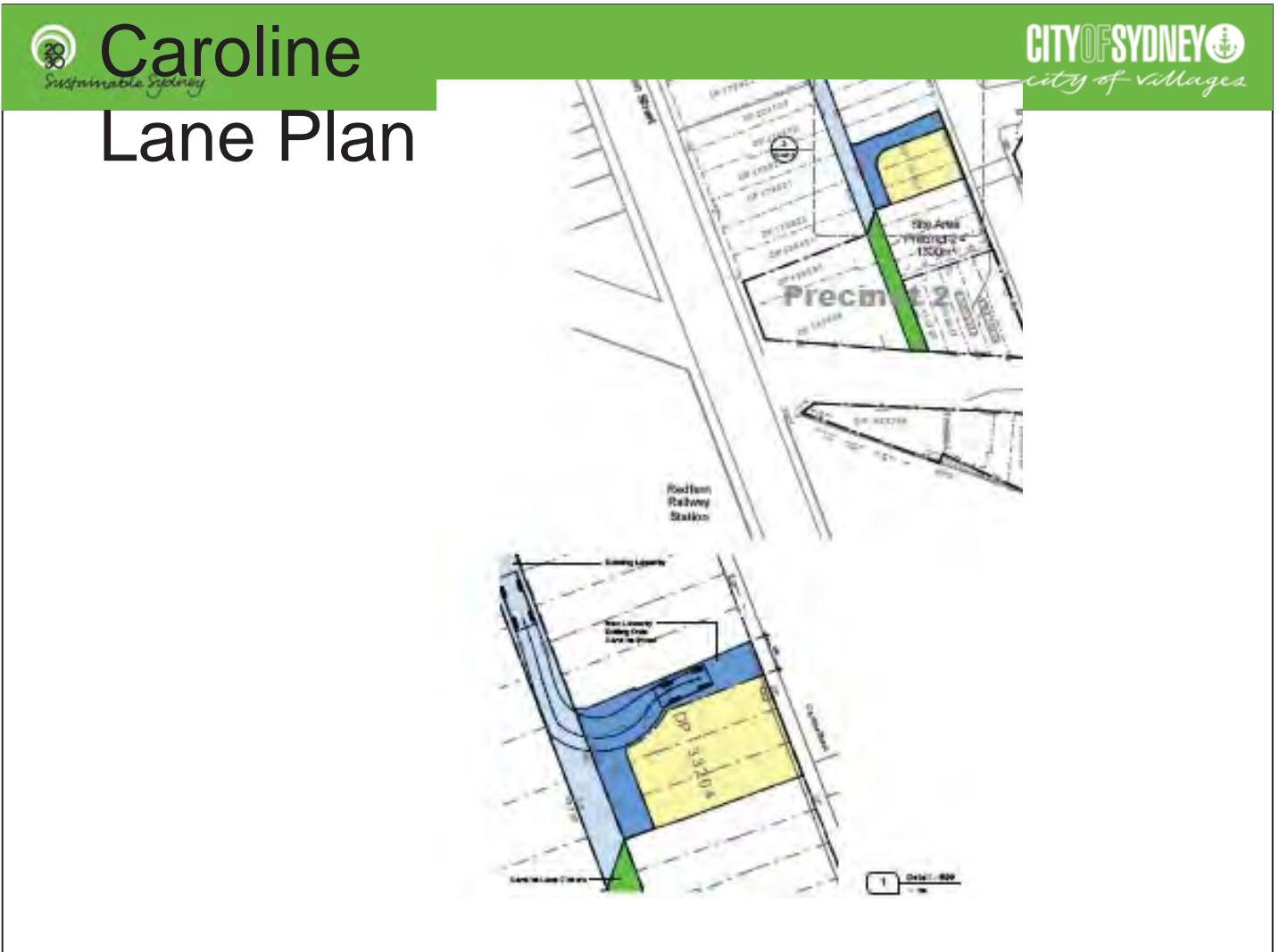
- Proposed transfer of land on exhibition from 1 August 2011 to 19 September
- The original exhibition documents included:
 - Report to Council dated 27/6/2011;
 - Resolution of Council 27/6/2011
 - Council report dated 19/7/2010
 - Resolution of Council 26/7/2010
 - Plan of Land to be transferred
 - Precinct Plan





Exhibition Cont'd

- The City received several phone calls from residents about the City's plans for Caroline Lane
- The AHC provided a public domain plan and a sketch of Caroline Lane showing how the lane is proposed to be configured.
- These plans were placed on exhibition and the exhibition period extended for a further 2 weeks (until the 19th September 2011).





- Main submissions:
 - lack of information about the through access of Caroline Lane;
 - lack of information about the overall Pemulwuy development in the exhibition documents
- Tonight's meeting arranged by AHC to address some of the concerns.



TRAFFIC MANAGEMENT



John Coady Consulting Pty Ltd

ABN: 99 001 929 219 | ACN: 001 929 219

John Coady Consulting

Mr. John Coady



TRAFFIC MANAGEMENT

Vehicular Access and Circulation

Access – Lawson St / Eveleigh St

- Abercrombie Street / Vine St

- All other access options retained – no street closures (except Caroline Lane)

Circulation – Existing circulation options retained

Shared zones

-Eveleigh Street between Lawson Street – Caroline Street

- Vine Street between Eveleigh Street – Eveleigh St

Caroline Lane closure

-Continuity of Caroline Lane

- New T-Junction in lane

Parking

-New 115 private car park

- Retain 385 on-street parking spaces

Traffic Activity

-Projected Traffic Generation

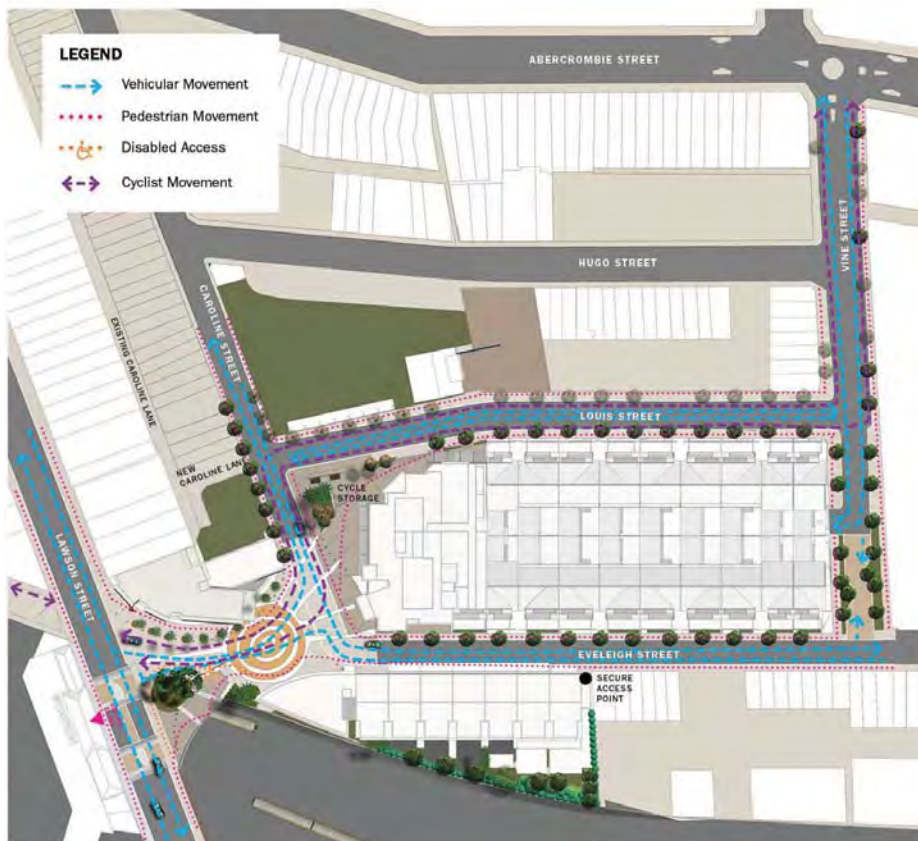
AM peak hour 150 vtp (80 in; 70 out)

PM peak hour 160 vtp (75 in; 85 out)

- Offset by loss of existing / former development

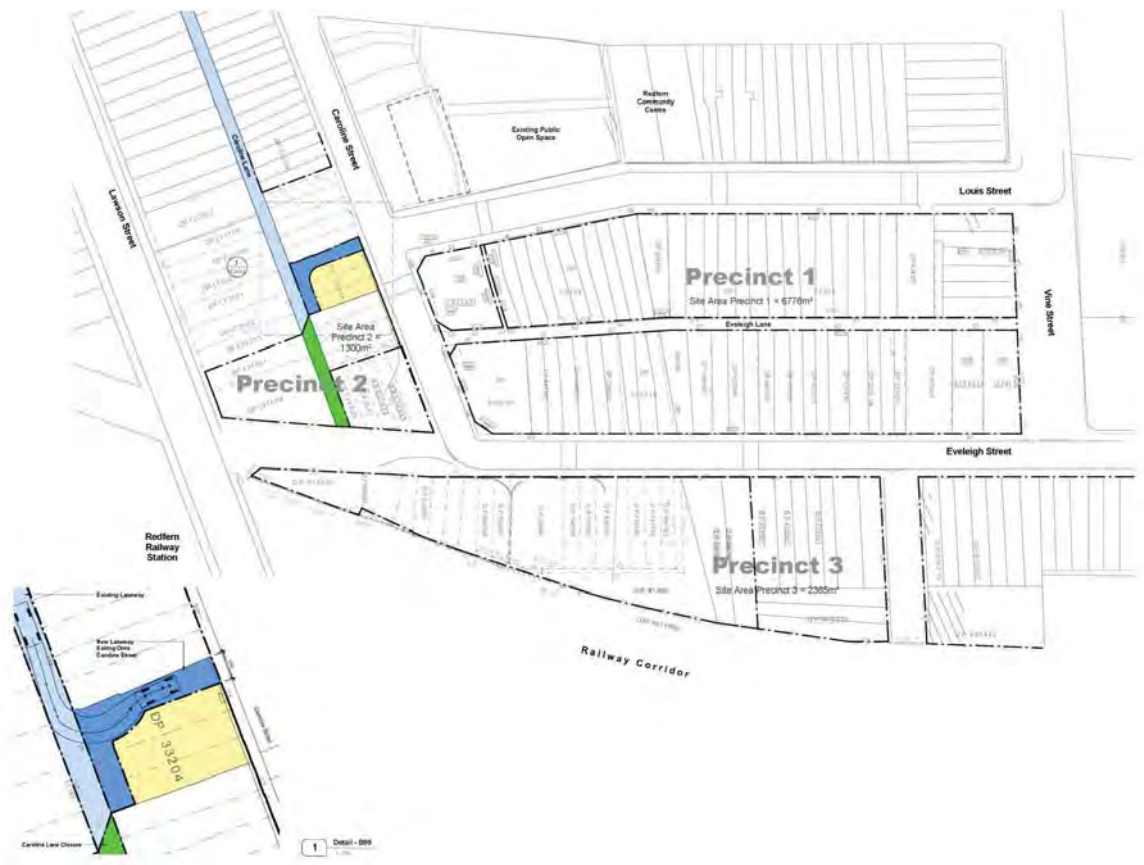


TRAFFIC MANAGEMENT





TRAFFIC MANAGEMENT



TRAFFIC MANAGEMENT





PLANNING



Andy Ludvik & Associates

Mr. Andy Ludvik



PLANNING

Land is within the Redfern-Waterloo Area designated as a State Significant Site under State Environmental Planning Policy (Major Development) 2005.

Minister for Planning & Infrastructure is responsible for determining the proposed applications under Policy.

Minister has delegated authority to the Planning Assessment Commission to determined applications for State Significant Development;

- Controls for the development contained in the State Policy
- Land is zoned Business Mixed Use under the Policy
- All of the uses proposed in proposed development plans are permissible



PLANNING

Concept Plan was approved for redevelopment on 30 June 2009

Design of development reviewed and refined to ensure fundability and deliverability by the AHC

Extensive consultation with relevant public authorities concerning modifications to approved Concept Plan

2 applications required:

- Approved Concept Plan Modification
- Project Plan Approval



PLANNING

Director-General of Department of Planning & Infrastructure on 12 August 2011 issued requirements for matters and issues to be addressed in the applications.

Applications will be submitted to the Department together with Environmental Assessments and specialists reports

Department will conduct a formal community consultation program after the submission of the application

Department will prepare an assessment report on applications and applications are to be determined by the Commission



PUBLIC DOMAIN | LANDSCAPE

SCAPE

SCAPE

Mr. Craig Tennant



PUBLIC DOMAIN | LANDSCAPE



bringing people together



PUBLIC DOMAIN | LANDSCAPE



Visual connection to Redfern Community Centre



PUBLIC DOMAIN | LANDSCAPE



Visual connection to Redfern Station



PUBLIC DOMAIN | LANDSCAPE



Shareway



PUBLIC DOMAIN | LANDSCAPE



Meeting Place



PUBLIC DOMAIN | LANDSCAPE



Cultural Interpretation

The Aboriginal Housing Company will appoint a cultural interpretation artwork curator to advise and manage the process and delivery of 8 elements.

Elements:

1. Turtle Wall
2. The hands of reconciliation
3. Art gallery
4. Flag pole
5. 'The Meeting Place'
6. Gymnasium - Aboriginal flag
7. The wall of Aboriginal Nations
8. Existing wall to railway interface



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: Turtle Wall



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: The hands of reconciliation



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: Art Gallery



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: Flag pole



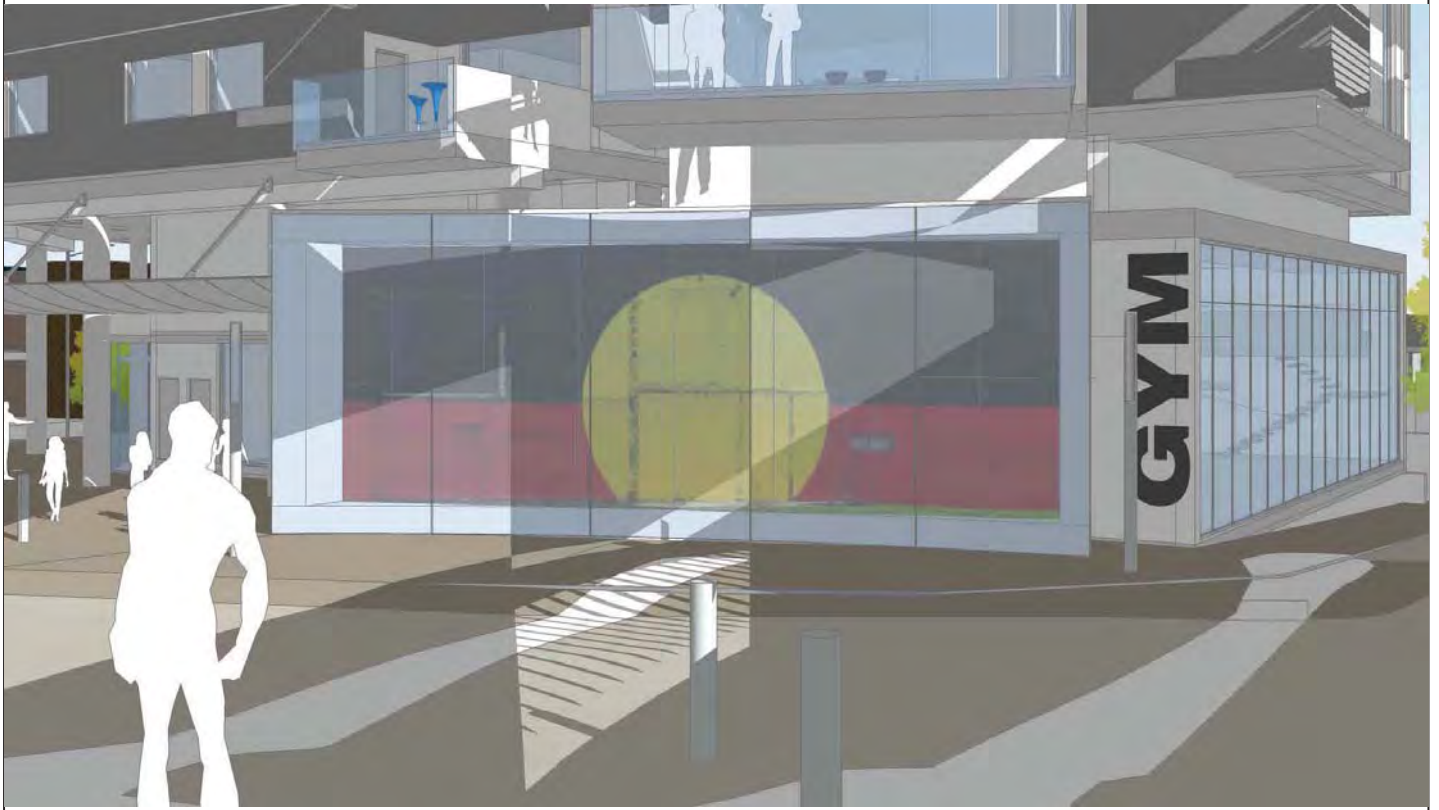
PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: The Meeting Place



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: Gymnasium Aboriginal flag



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: The wall of Aboriginal nations



PUBLIC DOMAIN | LANDSCAPE



Cultural interpretation: Existing wall to railway interface



REALISATION



DeiCorp P/L
Mr. Greg Colbran



REALISATION



REALISATION





REALISATION



REALISATION





REALISATION



QUESTION & ANSWER

Panel

Mick Mundine	Aboriginal Housing Company
Lani Tuitavake	Social Response
Greg Colbran	Development Management
Stephen Nordon	Architecture
Michael Leyland	City of Sydney City Property
John Coady	Traffic Management
Andy Ludvik	Planning
Craig Tennant	Public Domain Landscape
Roy Wakelin-King	Sydney Metropolitan Development Authority



WHAT'S NEXT?

Feedback forms – By 6th December to Scott Carver
Collate data & Response information
Report to Director General

Scott Carver contact details

Post: Level 8, 71 Macquarie St

Sydney NSW 2000

Email: hello@scottcarver.com.au



SESSION CLOSURE

Thank you for participating



pemulwuy

Appendix D -

**Community Information Session –
Attendance Record**

SIGN IN REGISTER

Pemulwuy Community Information Evening
Redfern Community Centre, 22nd November 2011



NAME	SIGNATURE	ORGANISATION RESIDENT
Lani Tuitavake	[Signature]	AHC
Mick Mundine	[Signature]	AHC
Mark Spinks	[Signature]	AHC
Clover Moore	[Signature]	City of Sydney
Greg Colbran	[Signature]	DeiCorp
Stephen Nordon	[Signature]	Nordon Jago Architects
Michael Leyland	[Signature]	City of Sydney
John Coady	[Signature]	John Coady Consulting
Andy Ludvik	[Signature]	Ludvik & Associates Consulting
Andrew Turnbull	[Signature]	Scott Carver
Amy Barnes	[Signature]	Scott Carver
Craig Tennant	[Signature]	SCAPE
Niedette Seahans	[Signature]	Resident
Lena Pieklohn	[Signature]	RUN
FOUAN DEIRI	[Signature]	Deicorp.
MARIE INGRAM	[Signature]	WYANGA
NEVILLE PERKINS	[Signature]	ARRUKA ABORIGINAL CORPORATION
JULIA PRESSICK	[Signature]	CoS.
Aaron Jutherland	[Signature]	CoS.
Sukanto	[Signature]	Student from GEA
DAVID JENKINS	[Signature]	ULTIMO
JENNIFER KHAN	[Signature]	ULTIMO (FORMER HUBO ST)
P. Cannings	[Signature]	10 Little Redder Kempster
M. RICHARDS	[Signature]	NORDON JAGO ARCHITECTS,
J. Heath	[Signature]	rml Edswath.
M. SPINKS	[Signature]	
KAM OJONGON	[Signature]	RESIDENT
KATE TEXILAKE	[Signature]	RESIDENT
DOXISA	[Signature]	RESIDENT
Monica Barone	[Signature]	C.O.S
Louiana Mundine	[Signature]	AMS Redfern.
LISA BROADLEY	[Signature]	Resident
BRIAN SMITH	[Signature]	RESIDENT - VINE ST LOUIS
GEORGE DAVIDSON	[Signature]	City of Sydney
COLIN SHARP	[Signature]	RAIAD
AMANDA ROWELL	[Signature]	RESIDENT
GINA MURPHY	[Signature]	RESIDENT
TONY TWIGG	[Signature]	RESIDENT HOME OWNER
J. Lume	[Signature]	42 Gange Lane St-Louis
JASON DEIRI	[Signature]	DEICORP.
BELINDA DNEY	[Signature]	RESIDENT
LIDY MADDEN	[Signature]	RESIDENT
Jessica James	[Signature]	"

SIGN IN REGISTER

Pemulwuy Community Information Evening

Redfern Community Centre, 22nd November 2011



NAME	SIGNATURE	ORGANISATION RESIDENT
Adam Pinto	[Signature]	DevCorp
Dominice Sw	[Signature]	Aboriginal Housing Cor.
RENE DOUTNEY Ellen King	[Signature]	RESIDENT / CITY OF SYDNEY MHSU
JASON PITT	[Signature]	COS
Julie Myers	[Signature]	Alex Park / C.S.
Veronica Button	[Signature]	Tenant.
BARBARA GREEN P-DAVIS	[Signature]	Community MEMBER
Elizabeth Tuitavake	[Signature]	resident.
Melodie Gibson	[Signature]	City of Sydney.
Kim Merritt	[Signature]	City of Sydney Resident
JIM BERTAPARK Hanley Williams	[Signature]	Parliament Resident. Blakdance Australia
Koreno Maweneo	[Signature]	Resident - caroline st
KEON ROUSSAKI	[Signature]	DEVLAND PROPERTY SERVICES
JOSHUA READER	[Signature]	RESIDENT
REBECCA THOMAS	[Signature]	RESIDENT
Jason Marshall	[Signature]	CITY Hub / resident
P. STAFFORD	[Signature]	M.O.V.I.S.K.
Manel Roussakis	[Signature]	DEVLAND PROPERTY SERVICES.
Col James	[Signature]	
Shokarathartnett	[Signature]	
JASMIN ESTHOMAS	[Signature]	
Ashleigh Craig	[Signature]	PEEWA
FRANNE RAVE	[Signature]	RESIDENT
PETER SARABATE	[Signature]	ILL ELsworth.
JOSEPH CASTLEY	[Signature]	AND AB. Justice Support Group
Mark Mann	[Signature]	Resident
Ann Hoban	[Signature]	City of Sydney
BOB HAYES	[Signature]	RESIDENT
Ben Peckey	[Signature]	City of Sydney
N. BATH	[Signature]	RESIDENT.
C. MURRAY	[Signature]	RESIDENT.
R. Redd.	[Signature]	C
S. Law	[Signature]	City of Sydney
CHICKAMADDES	[Signature]	A.M.S. REDFERN
C. MADDEN	[Signature]	CITY OF SYDNEY.
TELI SA-TUI	[Signature]	
Justice Tuye	[Signature]	Resident

SIGN IN REGISTER

Pemulwuy Community Information Evening
Redfern Community Centre, 22nd November 2011



NAME	SIGNATURE	ORGANISATION RESIDENT
Jenny Smith	[Signature]	Community
Abdelna Dixon	[Signature]	Community
Carolyn Tennant	[Signature]	Community
Keith Brichita	[Signature]	Redfern
Rhonda Carr	[Signature]	community
DENISE CARR	[Signature]	community
MARCELLO ALAUX	[Signature]	RESIDENT
NORRIE	[Signature]	Resident
George & Barbara CARRARD	[Signature]	community
Beryl Carr	[Signature]	Resident
IAN TESTER	[Signature]	RESIDENT
Robin Hocking	[Signature]	RESIDENT
B. RUDASILL	[Signature]	RESIDENT
Hong Keong	[Signature]	SEICORP
Yvette Andrews	[Signature]	City of Sydney
MICHAEL TEXIAKIS	[Signature]	RESIDENT / SSA
Rachel Healy	[Signature]	City of Sydney
Jamirah	[Signature]	resident
Michael Chapman	[Signature]	City of Sydney / Resident
Leota Roberts	[Signature]	
ELIE ROBERT	[Signature]	
Ricky Lyons	[Signature]	METRO LANDS COUNCIL
Henry Anuwai	[Signature]	Reconciliation Unity Network Inc
CAROLINE PIDLOCK	[Signature]	RESIDENT
Mariame Bakulic	[Signature]	Campbelltown Resident
NONIE HODGSON	[Signature]	STUDENT SYD. UNI. ARCHITECTURE
PAUL Morris	[Signature]	METRO WTRC
MARY L PIDCOCK	[Signature]	ISB Chamber
Pemika	[Signature]	student
P. Gallagher	[Signature]	Resident
T. BOWRA	[Signature]	RCC
V. Manly	[Signature]	Community
Maggie Roche	[Signature]	
D. mandre	[Signature]	RESIDENT
E. Coomes	[Signature]	Resident
Johanna	[Signature]	Resident
Sung Yun Byn	[Signature]	Resident
Susie Williams	[Signature]	resident
Shane Phillips	[Signature]	Resident
Robyn Butt	[Signature]	RUN
H. HESSENBERGER	[Signature]	
BARBARA STEPHEN	[Signature]	RESIDENT

SIGN IN REGISTER

Pemulwuy Community Information Evening
Redfern Community Centre, 22nd November 2011



NAME	SIGNATURE	ORGANISATION RESIDENT
Roy Wakelin-King		Sydney Metropolitan Development Authority
Joseph Castley		Comcen
Elizabeth Rice		Comcen
Gai Smith	<i>GMSmith</i>	Internode RRR
Tiffany McComsey		
Bob Hayes		
Jules Cure		Resident
Nichola Garvey		Maven Group
Mary Lynne Pidock		South Sydney Business Chamber
Kerry Graham	<i>KG</i>	Westpac Banking Corporation
Jason Marshall		
Matt McPherson		Westpac Banking Corporation
Kate Texilake		
Michael Texilake		
Tony Twigg		
Gina Fairley		
Peter Barakate		
Sara Burke		
Carole Korknay	<i>Carole Korknay</i>	Resident Reconciliation
Steve Korknay	<i>Steve Korknay</i>	Unity Network Inc
Ross Smith	<i>Ross Smith</i>	Resident
Colin Sharpe		Resident
Nadi Gaskell	<i>Nadi Gaskell</i>	Hillsong Citycare
Druvi		
Gary		
Julie Miles		Deputy Principal Alexandria Park Community School
Charlene Flood		P&C President Alexandria Park Community School
Geoff Turnbull	<i>Geoff Turnbull</i>	Redwatch / 1140 Lawson St
Lyn Turnbull	<i>Lyn Turnbull</i>	140 HAWKSWORTH etc
Kate Williamson	<i>Kate Williamson</i>	South Sydney Herald
NICK HESPE	<i>Nick Hespe</i>	City of Sydney
LINA SUTAN	<i>Lina Sutan</i>	
Steve Murray	<i>Steve Murray</i>	Resident
Roy Wakelin-King	<i>Roy Wakelin-King</i>	SMOA
VICKI GORDON	<i>Vicki Gordon</i>	1917 Cicada
Susan Clarke	<i>Susan Clarke</i>	Sydney University
Julia Medley	<i>Julia Medley</i>	CITY OF SYDNEY
Craig Hume	<i>Craig Hume</i>	Resident Caroline St
Susie Lockwell	<i>Susie Lockwell</i>	Resident
Alan McConnell	<i>Alan McConnell</i>	Resident
Michele Goodwin	<i>Michele Goodwin</i>	The Settlement
Esmev Herscovitch	<i>Esmev Herscovitch</i>	63 Cardinia St, Redfern
Kamille Shellshar	<i>Kamille Shellshar</i>	136B Shepherd DARLINGTON
FAMISH GINN	<i>Famish Ginn</i>	66 HINGO ST.

Appendix E -

**Community Information Session –
Question & Answer record of conversation**

Pemulwuy Community Information Evening

22.11.2011

Question and Answer time from 8.08pm

Panel:

Andrew Turnbull (AT)

Stephen Nordon (SN)

Mark Spinks (MS)

Michael Leyland (ML)

Mick Mundine (MM)

John Coady (JC)

Lani Tuitavake (LT)

Andy Ludvik (AL)

Greg Colbran (GC)

Roy Waklin-King (RW)

Craig Tennant (CT)

Clover Moore (CM)

Q = Question from audience member

Q. Will there be disabled access?

CT: Yes, there will be a ramp next to the stairs.

Q. I am a resident and represent the South Sydney Herald. You have talked about making the area safer with increased visibility, especially around the Lawson St area. However, Louis and Vine St are the most anti-social streets in this area. I notice there is no mixed use on Lawson / Louis St. Has any consideration been given to this area?

SN: There are a series of townhouses along the Louis St frontage. The townhouses backyards front Louis St instead of the front yards. By having people there during active hours should keep it safer through surveillance.

Q. There are broken bottles and rubbish and sharps in Caroline Lane. The bend in Abercrombie St I am concerned about visibility. The concentric circles and radiating lines are fantastic. Glass building is not the answer. Consideration in the design of this?

SN: We will take on board your comments and review Precinct 2 design as not to block line of sight down Caroline Lane.

Q. Congratulations. It looks fantastic. I am a resident of Caroline St / Lawson St. Have never been briefed. The line of sight is incredibly important and I have expressed concern to Council about losing this. There is an opportunity to use Caroline lane as green way and childcare space.

CM: For the development to proceed it needs owners consent from the City. We would need a meeting with Council and the architect to resolve these issues. A meeting would need to be arranged with the architect and Michael Leyland.

SN: A meeting would also provide the opportunity to explain what's currently proposed.

AT: Effort to resolve asap.

Q. I'm from WA. (Listed qualifications and experience). Pleased to see developments in NSW. In terms of practical aboriginal involvement, how successful is all of that? On computer programs etc.

LT: We have looked at staffing requirements of the AHC. Currently 3.5 people per week. As the project moves forward we will take that on board.

Q. I'm a resident of Caroline Lane. First time I've seen this scale. Thanks to CT for images. How many levels are the apartment blocks? How many people will be added to this area? Quite a large scale development.

GC: The AHC will have one level of retail, 2 levels of commercial. Precinct 3 will be a buffer to railway line and will be 6.5 levels. Precinct 1 62 houses; 36 3 + 4 bedroom townhouses, 26 2 + 3 bedroom apartments. 6 floors overall.

Q. Can I just ask will all of the stages be built in one go?

GC: All in one. 2 years completion project.

Q. Why is land given to Aboriginals? Need to focus on housing. We came here to live in backyards not apartments. If we wanted to live in high rise we would go to housing commission.

AT: Thank you for your comment.

Q. You talked about home ownership sustainability as the way forward. How is this happening?

LT: In the original plan yes. We need to secure land in Aboriginal ownership. This way we have a strong hold on ownership. We can control who lives in it and who owns it.

Q. Funding is in place for the first phase. Can you tell me what funding that is? Overall funding?

GC: NRAS - National Affordable Housing Scheme. Everyone can apply. AHC put together feasibilities. Supplies 70% of funding. Broken into 3 precincts. 3 major lenders. AHC will borrow money on their own for precincts 2 & 3. If they were to run on their own they would go broke. How do they maintain affordable housing? By diversification of income.

Q. Very impressed by project. Concerned by funding for the future. Like the Cross City tunnel. Some existing commercial cafes / retail - don't do very well. There are places like Carriageworks. More funding for more housing. What is the accuracy of funding projections?

LT: We wanted to run with realistic figures. Gone with NRAS as it is open to everyone. Money allows us to be able to make those changes. Community sustainability in all aspects. We will put in buildings but need to maintain history of 'The Block.' We haven't looked at how gallery will be run yet. Diversification of income.

CM: Student income is one of the key areas of income. Really exciting. When I met with them, a public car park was proposed. Instead there will be more student housing, in close proximity to University of Sydney and UTS. Student housing on Western side near rail line. This will be the principle income stream. Very good use of income for the Aboriginal Housing Company.

Appendix F -

Caroline Lane - Resident Meeting 28.11.2011

-----Original Message-----

From: Monica Barone [mailto:mbarone@cityofsydney.nsw.gov.au]
Sent: Tuesday, 29 November 2011 12:34 PM
To: Michael Leyland; Greg Colbran; Marcia Doheny
Cc: Clover Moore; lani@ahc.org.au; James Zanotto
Subject: RE: Public meeting

Great

Michael/Marcia can you make sure that once the report is adopted by Council next Monday all necessary paper work is provided to me and AHC asap Thanks m

-----Original Message-----

From: Michael Leyland
Sent: Tuesday, 29 November 2011 10:19 AM
To: 'Greg Colbran'; Monica Barone
Cc: Clover Moore; lani@ahc.org.au; Samantha Urquart
Subject: RE: Public meeting

Yes, I concur with Greg. I thought the meeting went well and ended very amicably.

I think the Caroline Lane closure issue can be addressed with residents as a potential shared zone, which could enhance community engagement and also aid safety by activation & surveillance of the Lane.

One further issue raised was about play equipment for younger children. I think we can sort that out too.

We will prepare a Relevant To memo for Council on Monday night.

M

-----Original Message-----

From: Greg Colbran [mailto:gcolbran@deicorp.com.au]
Sent: Tuesday, 29 November 2011 9:21 AM
To: Monica Barone
Cc: Clover Moore; lani@ahc.org.au; Samantha Urquart; Michael Leyland
Subject: Public meeting

Good morning Monica

Just an update on last nights meeting regarding Caroline Lane Closure

I believe the meeting was beneficial for the residents and that there where 2 major items to come out of the meeting

ITEM 1-DESIGN ISSUES OF PRECINCT 2 & CAROLINE LANE CLOSURE -Slight modification to our plans to enable clear line of sight from Eveleigh St down Caroline Lane was made prior to last nights meeting and where acknowledged by the attendees

-Security issues such as passive lighting and security cameras in Caroline Lane where discussed.

-A full description of how Precinct 2 was designed, the buildings function and the intention of how the diversion to the Lane Way is to operate was discussed and I believe to be understood by all attendees

-The approval process was also made very clear to all, especially that the project will be placed on Public Exhibition by the DoP early next year. I also made the point that the AHC will not be holding any further public meetings in relation to the Project. All attendees understood and accepted this discussion.

ITEM 2 COMPLETE CLOSURE OF CAROLINE LANE -It became quite clear that the attendees were using this meeting to express their thoughts on Council closing the full length of Lane In the end Michael Leyland made it very clear that this matter had nothing to do with the Pemulwuy Project and would be taken up by Council as a separate issue.

Also please see attached a copy of the evening's registration sheet If you require any further information please do not hesitate to contact me.

Regards,
DeiCorp Constructions P/L
Greg Colbran
Project Manager

Ph: +61 2 8507-5600
Fax: +61 2 8507-5688
Mob: 0418-234-076

Email: gcolbran@deicorp.com.au

-----Original Message-----

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

Appendix G -

Response Form - Community Responses

Feedback Form

Name Telesa Tuitavake ☺

Contact Details

I think Lani's speech
was the best ~~at the~~
~~needs~~



pemulwuy



**Scott
Carver**

Lodge at Community Information Event or
send to Scott Carver by 6 December 2011:
"Pemulwuy Community Event Feedback"
Level 8, 71 Macquarie Street, Sydney NSW 2000
or email hello@scottcarver.com.au

Feedback Form

Name Ross Smith

Contact Details 0408 260 180.



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Good Project and well overdue.

Congratulations to the AHA and their persistence in the face of adversity.



**Scott
Carver**

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Feedback Form

Name

Julie Myers.

Contact Details

* Looks amazing!

* A long time coming
and well deserved!



pemulwuy



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Carver**

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Feedback Form

Name

Rather remain

Contact Details

Anonymous.



pemulwuy

What a Stage managed meeting

How is ATC going to ensure
community membership, when no
community members/tenants can join
the ATC?

How will ATC be financial countable
for their management

Why nepotism - New Gymn.



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Carver**

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Feedback Form

Name BERNARD RUPASINGHE
Contact Details bernardr@9d9nsw.com.au



pemulwuy

Will you make any of
the presentations given tonight
available on the web (esp the
diagrams).



**Scott
Carver**

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Feedback Form

37 Caroline St

Name

JOSH TAYLOR

Contact Details

0402 137 647

→ To Council

* Will the restrictions on building backwards on your/my second level of your/my house be relaxed/extended when submitting DA's for private residences. In light of our neighbours now living in new large residences.

Effectively, can you allow us to build a decent home for our families in light of our neighbours building a nice home for themselves.



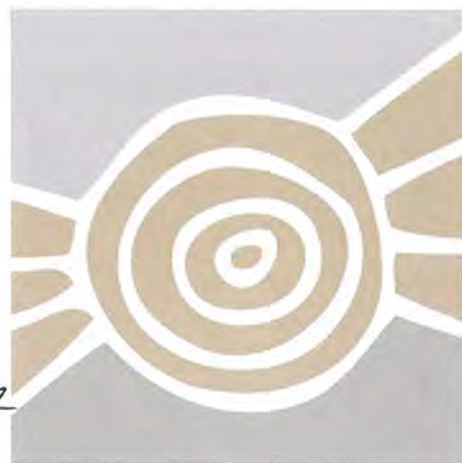
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Feedback Form



Name Lisa BROADLEY

Contact Details 0407651614

pemulwuy

Caroline St has become a pedestrian thoroughfare. Also, traffic management presentation didn't acknowledge the increased traffic thro Caroline St, or thro Cardine Lane, but implied it would go down Vine St.

What traffic management controls are planned for Caroline St? Traffic now goes thro the street to avoid Lawson. Many speed despite the 'speed humps'.



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Carver**

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Feedback Form

Name

Contact Details

~~the food was good~~



pemulwuy

Mark Spinks &
Mick Mundine

are

SPUNKS



**Scott
Carver**

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Feedback Form Telisa. Tui

Name

Contact Details

~~GOOD THINGS ABOUT
THE BLOCK
STREET ACCOM.~~



pemulwuy

NOBODY ELSE'S OPINIONS
MATTER ABOUT THE BLOCKS
REDEVELOPMENT BESIDES

* MICK MUN

* LANI TUI

* ~~AND~~ AND ALL PEOPLE
THAT WE'RE DETERMINED
TO

CHANGE

THE BLOCK!



Scott
Carver

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Feedback Form

Name Eunice Games

Contact Details

I did not like how caroline resident spoke about whether the new project was going to be safe and if drugs were going to be a problem again, Can I stress that the ATC had done a wonderful job wiping out the drug dealers and putting in alcohol zones.

without this our community wouldn't be as safer without these implements ie, removing all drug dealers & putting in Alcohol free zones. please have a meeting with caroline residents to

"Shut there Mouths up"

and go over the plan so that there aware of whats going on

"The Council needs to meet these people"



**Scott
Carver**

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Feedback Form

Name Ksmy Herscovich

Contact Details 63 Caroline St, Redfern
redfern@zip.com.au



pemulwuy

In an earlier plan there was provision for an elders' centre. This does not show up in the current plan. Is it ~~not~~ provided for in one of the other areas?

Thank you for tonight's information. I think we now have a much better idea of what is ahead.
EH



**Scott
Carver**

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Feedback Form



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Name Dr MARKEL ANNABLEE
Contact Details MARKABLEE@GMAIL.COM

This represents a gross overdevelopment
and over-commercialization
of the site

The priority should be low-rise, innovative
and people-friendly development for local
and aboriginal residents.



**Scott
Carver**

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Feedback Form

Name Susie Tuckwell / Alan McConnell

Contact Details 041 444 7870.



I have recently moved from the beach side suburbs & have been here 1 winter. I am struck by how cold most streets are & there is no grass to sit on & enjoy the sun.

The plan is great but is it possible to create green spaces to sit & enjoy & maybe a coffee cart to have a coffee at the same time?

The children's playground will be fenced off, & needs to be kept clean & safe. More open green space for everyone else would be really nice - perhaps with some water too? A pond or fountain?

I recognize ~~to~~ the potential maintenance costs but there are so few ~~new~~ open spaces here, this is a special opportunity for everyone in the community.



**Scott
Carver**

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Feedback Form

Name Robyn Butt

Contact Details buttrobyn@gahoo.com.au

Excellent project!!!

Any chance of having an
aboriginal museum?

? similar to the
Jewish Museum
in Sydney.

This would give an opportunity
to tell your stories

People want to hear

Could bring lots of tourists

Make it an 'aboriginal Icen'

where people come to be educated about your things

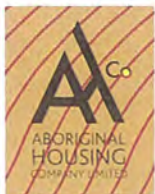
Lots of stories on plaques around etc.

Welcome people to your land.

Well done.



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**Scott
Carver**

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or email hello@scottcarver.com.au

Feedback Form

Name TONY TWIGG
Contact Details 38 SPENCER CANE
ALEXANDRIA 2015
03103108 - ttwigg@pacific.net.au



pemulwuy

PLEASE

SEE

ATTACHED.



**Scott
Carver**

Lodge at Community Information Event or
send to Scott Carver by 6 December 2011:
"Pemulwuy Community Event Feedback"
Level 8, 71 Macquarie Street, Sydney NSW 2000
or email hello@scottcarver.com.au

Tony Twigg
38 Spencer Lane
Alexandria

Pemulwuy Feedback

As a local resident and shop owner I support the city Council's stated goal of a culturally diverse and multi racial community. More broadly I feel that a polyglot population best serves Australia's future. I am opposed to the creation of radically and culturally exclusive precincts, or ghettos be they defined by instances of advantage or disadvantage. For this reason I am opposed to the Pemulwuy Project in it's current form because it maintains a culturally specific community segregated by racial nationalism.

At a practical level I question the financial viability of the project and so the capacity of the developer, the Aboriginal Housing Company (AHC) to deliver the project in a complete form. At the Community Information Event I was told that the project had 3 income streams:
Federal Government funding. The National Rental Affordability Scheme (NRAS) will provide houses with a market rent of \$900-\$1,000 per week at \$280 per week. Presumably the apartments that are also part of the project would be similarly subsidized.
Commercial lettings An existing gymnasium and the office of the AHC along with new rental properties, coffee shops, office space, art gallery and childcare facility will return an income.
Student accommodation This was identified as the principal income stream.

Considering these 3 streams I note first that this area already has a stockpile of un-let and under-utilized commercial rental space. In great part this is a consequence of the areas high incidence of economic disadvantage expressed as Social Housing. The Pemulwuy Project works to maintain this rather than alleviate it and consequently depress the viability of these commercial lettings. Like the proposed commercial lettings, the proposed student accommodation will be built with borrowed capital that will be serviced before an income can be realized. This maximizes the necessary return from groups generally considered economically disadvantaged yet socially worthy. It raises the question, will this accommodation be subsidized by Universities or a government authority and if so how will it be allocated? Finally the single income stream that is in place and potentially the highest earning is the "investment in the Pemulwuy Project through the Labour Governments NRAS" recently announced by Tanya Plibersek. It was suggested but not stated that this would be in the form of a cash advance and continuing payments that would allow Phase 1 of the project, residential accommodation for AHC clients to be constructed. This is not a self-sustaining component of the project. It is ongoing government funding that is dependent on continuing budget allocations throughout the entire lifetime of the project.

I feel that as affirmative action the Pemulwuy Project will not achieve it's goal of providing affordable housing with in the broad social parameters of Australian society. It is predicated on a financial model that is not self-sustaining leaving the long-term ownership of the site in jeopardy. Alternatives could be considered, for example offering the entire site at market value as a 99 year. The harbor authority has similarly offered residential properties it owns at Millers Point. This would generate a continuing income stream that could subsidize housing in the broader community for Aboriginal people while maintain an ever increasingly valuable asset in the hands of future generations of Aboriginal people.

Yours sincerely,



Feedback Form

RECEIVED
- 5 DEC 2011
BY:



Name NONIE HODGSON

Contact Details nhoda733@uni.sydney.edu.au

Thank you for the opportunity to attend as a student from Sydney Uni (architecture + background in social work)

pemulwuy

① It would seem that the Aboriginal people also need a meeting of their own, with no whites present to have their say + determine how they want things to proceed - criteria of entry etc.

② ~~Have~~ Has the use of Indigenous architects been considered? There are some great Aboriginal architects + designers working in Sydney. Could they still not be asked for their input?

③ I'm interested in the idea of walking paths down Eveleigh^{St + then}, maybe an overpass across Cleveland St into Chippen Ave, Meagher St → Balfour St + then the new Central Park development to the Broadway - a way that the two new developments can be connected. Both will have art galleries. Am raising this with City of Sydney also.

④ I think this Pemulwuy Development needs all the support possible from the surrounding community - congratulations on the lead.

Thank you,



Scott Carver

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