



COMMUNITY CONSULTATION REPORT

for

DeiCota Development

157 Redfern Street, Redfern

Prepared for:



Prepared By:

SCAPE

Contents

1. Introduction

Background

Proposal

Consultation Tools

Structure of the Report

2. Consultation Strategy

Objectives

Community Engagement

3. Conclusions

Government and Stakeholder Meetings

Aboriginal Community Meetings

Local Stakeholder Meetings

Appendix A – Community Consulted

Appendix B - Template of the invitation to the Community Information Event, Flyer and Feedback Form

Appendix C – Exhibition Boards

Appendix D – Presentation

Appendix E – Consultation Meeting Minutes

1. Introduction

Background

The purpose of this document is to report on the strategy and outcomes of the community consultation program conducted by SCAPE from May 4th to June 22, 2009. The community consultation program was undertaken to provide DeiCorp Construction P/L with an informed view regarding key stakeholder interests toward the, "DeiCota" proposal at 157 Redfern Street.

Community and stakeholder consultation is an important component of the NSW Government's environmental assessment process for projects under Part 3A of the Environmental Planning and Assessment Act (EP&A Act). It provides an opportunity for the decisions of Government to be informed by the views and knowledge of the community. Consultation is part of working openly with the community and other stakeholders and providing opportunities for their views and preferences to have input into the assessment process and decision making.

Proposal

DeiCorp Constructions P/L has proposed a mixed - use development for ground floor retail, a new RSL club, office and inner city residential apartments on the corner of Redfern and Gibson Streets (157 Redfern Street). The Director General's Requirements (DGRs) have requested that DeiCorp Constructions P/L undertake an adequate and appropriate community consultation program.

Consultation Tools

The consultation program focused on the views and issues of the immediate community relating to the mixed use development. SCAPE collected views through community meetings, stakeholder meetings and forums.

A three prong approach to the consultation was adopted:

- Government and Authority Stakeholders
- Aboriginal Community
- Local Stakeholders; Councilors and elected government members, Redwatch, The Chamber of Commerce and the local business community

Structure of the report

This report outlines the overarching community consultation strategy, including its objectives and communication engagement tools. A copy of all the consultation material is enclosed in the appendices.

2. Consultation Strategy

Objectives

The consultation program was designed to ensure that key stakeholder groups, owners and tenants have the opportunity to attend an informed, 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, had an opportunity to raise issues, questions and concerns, and express their views and comments on the proposed project;
- Provide a mechanism to respond to issues, questions and concerns raised by the community, listen to views expressed and have these views incorporated into the decision making process; 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 A.

Community Engagement

SCAPE undertook targeted community engagement in the following ways:

Government and Stakeholder Meetings

SCAPE and DeiCorp held planning focus meetings with state and local government stakeholders and member groups so that all government issues could be identified. Minutes from these meetings can be found in Appendix B.

Aboriginal Community Meetings

Separate focused discussions were held with the Aboriginal community. There were two meetings with leaders of the local aboriginal community and an information session arranged by the Aboriginal Housing Corporation and attended by SCAPE between 4-5pm on Wednesday 3rd June 2009 at the Redfern Community Centre. Minutes from these meetings can be found in Appendix B.

Local Stakeholders Meetings

There was a dialogue with all relevant authorities including; Railcorp, Roads and Traffic Authority, Redfern Waterloo Authority, NSW Police, Energy Australia and City of Sydney. Minutes from these meetings can be found in Appendix B.

SCAPE invited the owners and tenants who will be either directly impacted or who have an interest in the proposal to attend a Community Information Event which took place on Wednesday 3rd June 2009 from 6.30pm – 8 pm at the Redfern Town Hall, Pitt Street, Redfern. A copy of the invitation letter and exhibition panels can be found in Appendix B. The following local stakeholders were invited:

- 39 owners and 16 tenants from 56- 88 Redfern Street and 7-9 Gibbon Street
- Local councilors
- State and local government stakeholders
- Local members of Parliament
- Local Council
- Local businesses
- Indigenous community

The format for the Community Information Event was as follows:

- The doors opened at 6.30 pm where people were required to sign in
- An informative PowerPoint presentation commenced at 7pm providing information about the proposal
- A short PowerPoint presentation was given by the Architect who presented information on the development for 10 minutes
- A short PowerPoint presentation was given by the Urban Designer who presented information on the public domain
- The remainder of the evening was spent in an informal questions and answers session and viewing images and specifics of the development on exhibition panels
- “Feedback” forms were distributed to encourage further comment on the proposal from participants.

3. Conclusion

By no means was this an extensive public process; however the consultation was specifically targeted at those likely to be directly impacted by the proposed development and government agencies to identify and address site specific and contextual issues. These have been taken in to account by DeiCorp P/L in the preparation of the Development Application.

At all times it was clearly stated that stakeholders and the community will have the opportunity for further comment during the advertised DA exhibition period.

Government and Stakeholder Meetings

There has been a dialogue with all relevant authorities including; Railcorp, Roads and Traffic Authority, Redfern Waterloo Authority, NSW Police, Energy Australia and City of Sydney. The proposed 'DeiCota' development complies with the Redfern Waterloo Authority BEP. As a result of the active communications with the Authority, the design has been amended to incorporate the setback controls. All local Councillors and elected government representatives were invited to the Community Information Session, most formally declined the invitation.

Aboriginal Community Meetings

There was positive engagement with the leaders of the local aboriginal community & Aboriginal Housing Company including two information meetings and an open community session organised by the local community leaders at the Redfern Community Centre.

Local Stakeholder Meetings

Given the predominantly commercial context of the redevelopment precinct, there was an emphasis to engage with the local business community. This included both property owners and tenants of commercial premises bounded by Gibbons and Regent Streets and representatives of the Redfern Chamber of Commerce / Redwatch organisation.

An open forum Community Information session was conducted on 3rd June 2009 with a low level of attendance. The business community had the opportunity to participate in the community session and provide independent feedback; however SCAPE did not receive any formal feedback, other than through GCA Towers and Chamber of Commerce representation.

In conclusion, the key issues identified through the process were public safety and security, upgrading the quality of the pedestrian link between the railway station and Redfern Street and the fate of the RSL Club, which will be integrated into the redevelopment scheme. Traffic management, building form, bulk and scale did not appear to be issues as the scheme was conforming to RWA controls and there was a general consensus that the DeiCota development would be a positive outcome.

Appendix 1 – Community Consulted

Appendix 2 – Template of the invitation to the Community Information Event, Flyer and Feedback Form



157

REDFERN STREET

Proposed Mixed Use Development

DEICOTA

Invitation to Attend Community Information Event

Wednesday 3rd June 2009

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

Location : Redfern Townhall

73 Pitt Street, Redfern

Redefining Redfern

We welcome your opinions regarding the proposal redevelopment of the Redfern RSL Site. The proposal includes active retail frontages to Redfern & Gibbons Streets, a modern RSL club, office and inner city residential apartments. The development envisages contributing to a new streetscape that links Redfern St to the Station.

If you can not attend, there will be further opportunity for your comments via the email address noted below or during the exhibition

RSVP:

mail@scapestrategy.com.au

Appendix 3 – Exhibition Boards

1

DEICOTA

LOCATION & PROCESS

PROPOSAL.

The proposed mixed use redevelopment of the Redfern RSL site at 157 Redfern Street, includes;

- Active retail frontages to Redfern & Gibbons Streets;
- A modern RSL club;
- Office space;
- Inner city residential apartments with carparking; and
- New streetscape that links Redfern Street to the Station.

The project represents a significant investment into Redfern as a precinct and employment opportunity during, and post, construction. Subject to approval, it is anticipated that construction would commence in 2010.

PROCESS.



PLACE.

REDFERN CONTEXT



CITY CONTEXT



2

DEICOTA

PROPOSED DEVELOPMENT

COMPLIANCE.

✓ ZONING

The development responds to the zoning and controls established by the Redfern Waterloo Authority (RWA) and Development Consent Conditions of the Director General's Department allowing for a mixed use product.

The public domain adopts the City of Sydney - Public Domain Guidelines with the implementation of stone pavements as an extension of the works to Redfern Street.

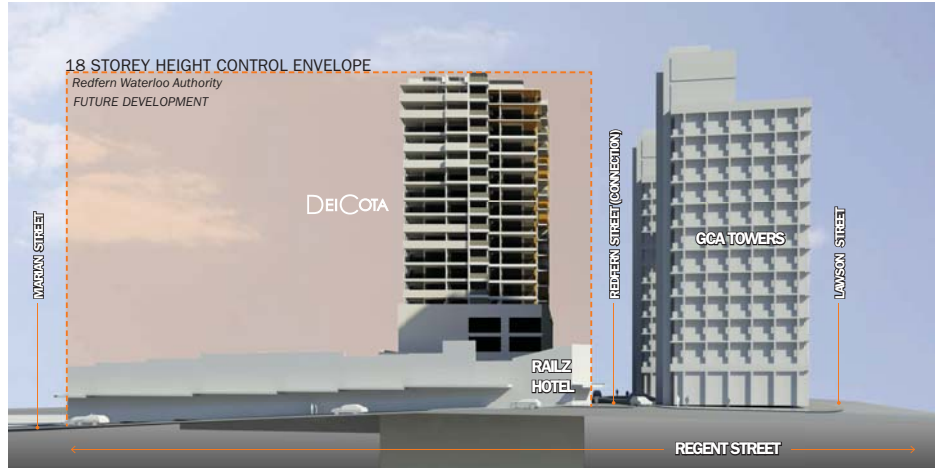
✓ HEIGHT

The building envelope complies with the height control of 18 storeys as established by the Redfern Waterloo Authority. **This applies to the whole block defined by Redfern, Regent, Marian and Gibbons Streets.**

✓ PERMISSIBLE MIXED USE

The proposed DeiCota development complies 100% with the RWA code requirements, with a 7:1 floor space ratio applied to the site. This allows for a mixed use development including retail, club office and residential uses (with carparking).

HEIGHT.



ACCESS & CONNECTION.

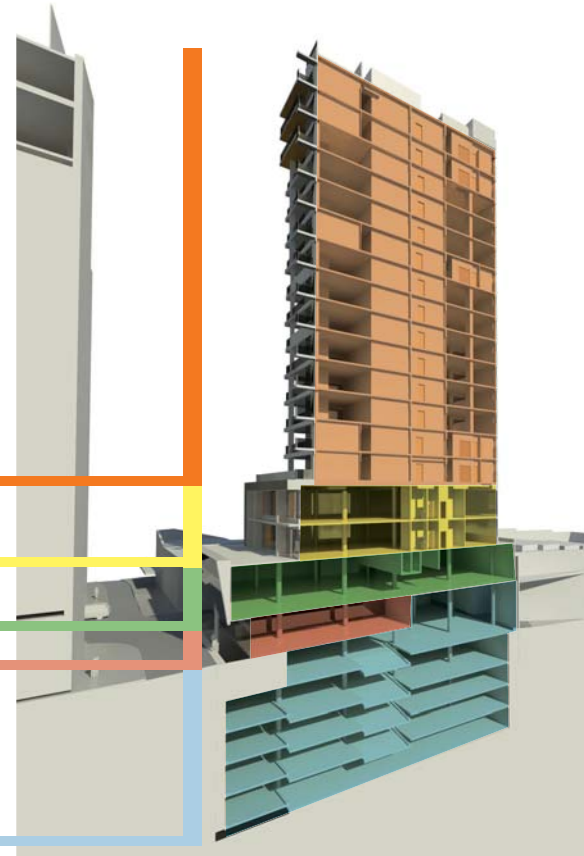
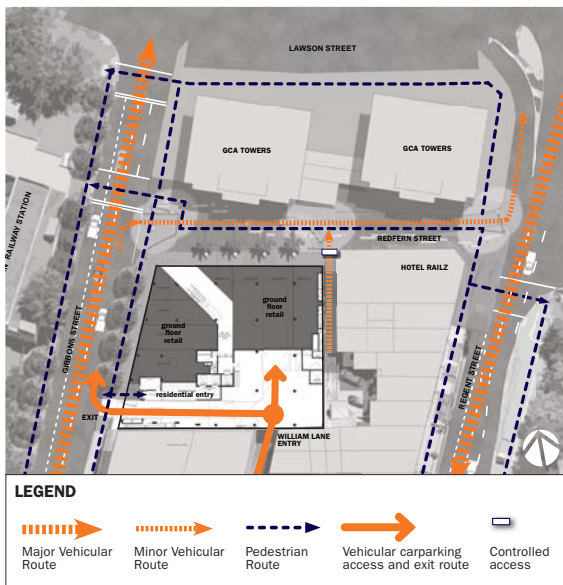
PEDESTRIAN

Gibbons Street

The DeiCota development is accessible by pedestrians from Gibbons and Redfern Streets. The Planning Authority (RWA) requires a ground floor set back of 1.2 metres with paved treatments to the retail frontage along Gibbons Street. The set back is coordinated with the future redevelopment site directly to the south to provide consistent verge.

Redfern Street Connection

This is an important urban cross block pedestrian link connecting Redfern Street to the Redfern Railway Station, the residential, and the Australian Technology Park beyond. The public domain/streetscape will be upgraded to improve the image and user safety.



VEHICULAR

Redfern Street

The one way vehicular right turn movement from Gibbons Street provides access to the Police Station (rear), Energy Australia high voltage transformer at the base of the GCA Towers, Hotel servicing and rear lane access to 56-58 Regent Street properties.

DeiCota Access - William Lane (via Marian Street)

All vehicular access to the DeiCota development will be via William Lane off Marian Street. There will be a single exit directly onto Gibbons Street. Accordingly, the proposed development will not directly contribute to service vehicular usage on Redfern Street.

3

DEICOTA MIXED USE



- ✓ Catalyst Project in Response to Redfern Waterloo Authority's Vision for the Revitalisation of Redfern
- ✓ Employment Opportunities
- ✓ Implementation of a New Quality Streetscape
- ✓ Expansions of Retail/Office Opportunity in Redfern
- ✓ Retention of the RSL Club
- ✓ Civic Identity

CONTEXT.



Regent Street View



Gibbons Street View



Regent Street from Cleveland Street

4

DEICOTA

PUBLIC STREETSCAPE

KEY ISSUES.

OBJECTIVES

Design Intent

"To leverage off the proposed new DeICota Development as a catalyst to define Redfern Street as a safe urban pedestrian connection with functional urban elements to create a definable identity."

Key objectives include:

1. Improve passive and camera surveillance to deter localised crime.
2. Opportunity to improve lighting.
3. Implement a design solution to reinforce a robust "shared" access zone.
4. Implement the City of Sydney – Public Domain Guidelines as an extension of the city public domain character.
5. Integration of public art / statement to define the street as an extension of Redfern Street.

The public domain outcomes respond to the Director General's Consent Conditions for the proposed development, which is being assessed as a Part 3A - Major Project with Ministerial approval. The urban outcomes acknowledge the Redfern Waterloo Authority (RWA) Instruments and City of Sydney – Public Domain Guidelines.

PUBLIC SAFETY

The Redfern Street link is a high pedestrian connection to and from the railway station. The current building fabric and configuration presents "blind spots" combined with uncontrolled lane access, providing opportunity for antisocial behaviour. The new development will offer opportunity to significantly improve security and contribute to improved lighting amenity. The proponent is actively working with the police and other key stakeholders to implement a proactive management plan.

CONNECTIONS

The "Redfern Street Connection" is a 'shared' pedestrian and vehicle zone and will continue to operate as such into the future. The public domain design will implement subtle spatial delineations, however, the key objective is to promote pedestrian priority in a safe environment.

IDENTITY - PLACE

The street address for DeICota will be 157 Redfern Street, Redfern, which acknowledges the RSL Club's current address. The proposed urban art, lighting and seating elements will create a "signature" for the street connection and has the potential to add colour and functional amenity. Promoting a safe, contemporary urban space is key to redefining the image of the street connection.

LANDSCAPING

It is proposed to introduce mature vertical palms into the Redfern Street Connection and a canopy shade tree into Gibbons Street. In preliminary discussions with the Roads and Traffic Authority, there may be opportunity to reduce the speed limit, introduce select kerbside parking and tree planting to Gibbons Street.

URBAN DESIGN.



EXISTING STREETSCAPE



PROPOSED REDFERN STREET CONNECTION



Appendix 4 – Presentation

DEICOTA

157 Redfern Street, Redfern

Community Information Evening

Wednesday June 3 2009

Presented By:



SCAPE

Introduction

- **Facilitator**
- **Format of Presentation**
- **Community Feedback**
 - **Q&A session**
 - **feedback forms**

- Introduction
- **Why are we here**
- **What is DeiCota**
- **Architecture**
- **Public Streetscape**

What is Deicota?

- Active retail frontages to Redfern & Gibbons Streets;
- A modern RSL club;
- Office space;
- Inner city residential apartments with carparking;
- New streetscape that links Redfern Street to the Station;
- A significant investment into Redfern as a precinct; and
- Employment opportunity.

Subject to approval, construction would commence in 2010.

What stage are we at?

DEICOTA



Where is DeiCota?

The DeiCota development will be situated on the corner of Redfern & Gibbons Street's in Redfern.



In close proximity to Redfern Railway Station, the Sydney CBD, parks, shopping centres and entertainment precincts.

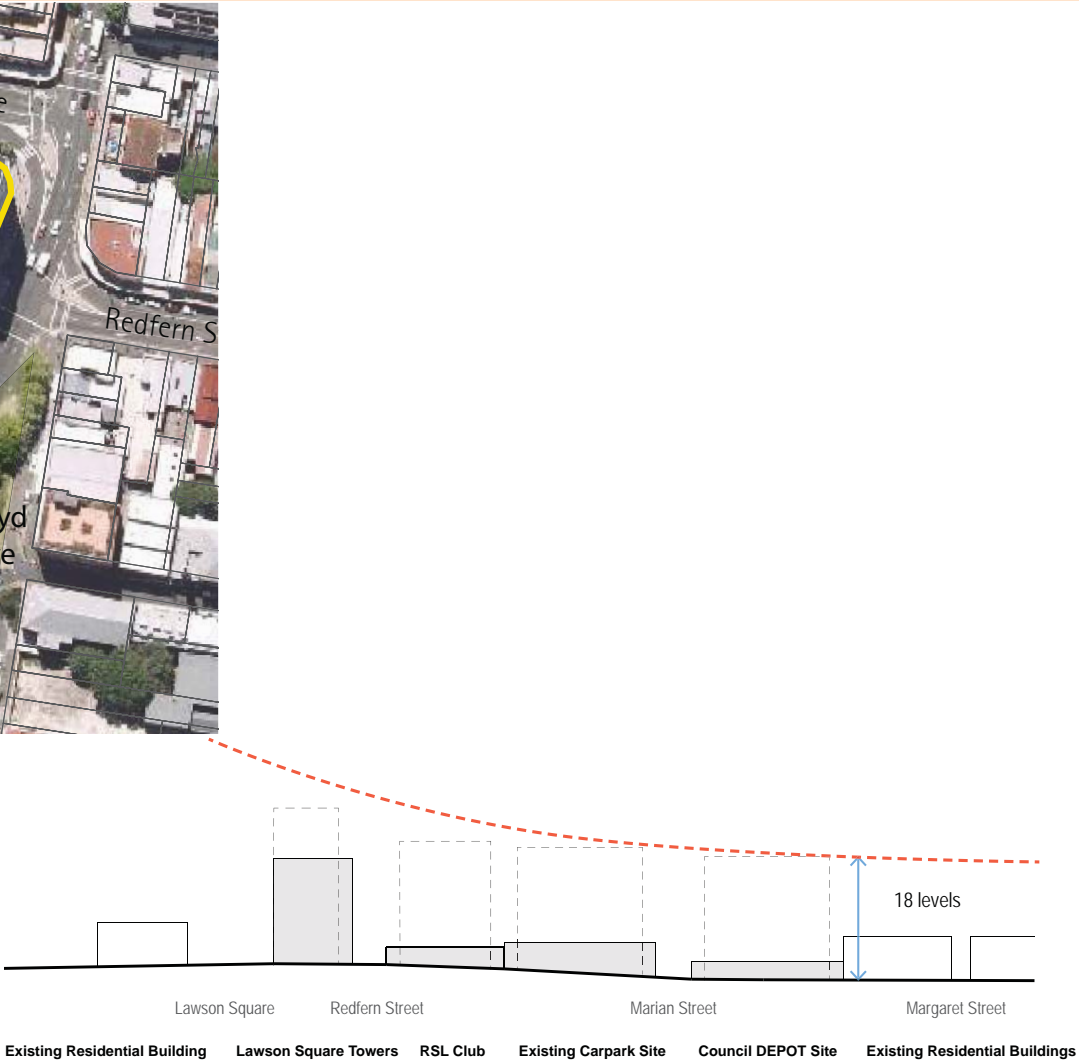




ZONING

- Redfern Waterloo Authority (RWA) and Development Consent Conditions of the Director General's Department allowing for a mixed use product.
- City of Sydney - Public Domain Guidelines.

RWA Controls



Redfern Town Centre Recommended Controls

- PODIUM
- TOWER
- Existing controls to be retained subject to further investigation.



HEIGHT

- The building envelope complies with the height control of 18 storey's as established by the Redfern Waterloo Authority.

This control applies to the whole block defined by Redfern, Regent, Marian and Gibbons Streets.

DEICOTA

18 STOREY HEIGHT CONTROL ENVELOPE

Redfern Waterloo Authority
FUTURE DEVELOPMENT

MARIAN STREET

DEICOTA

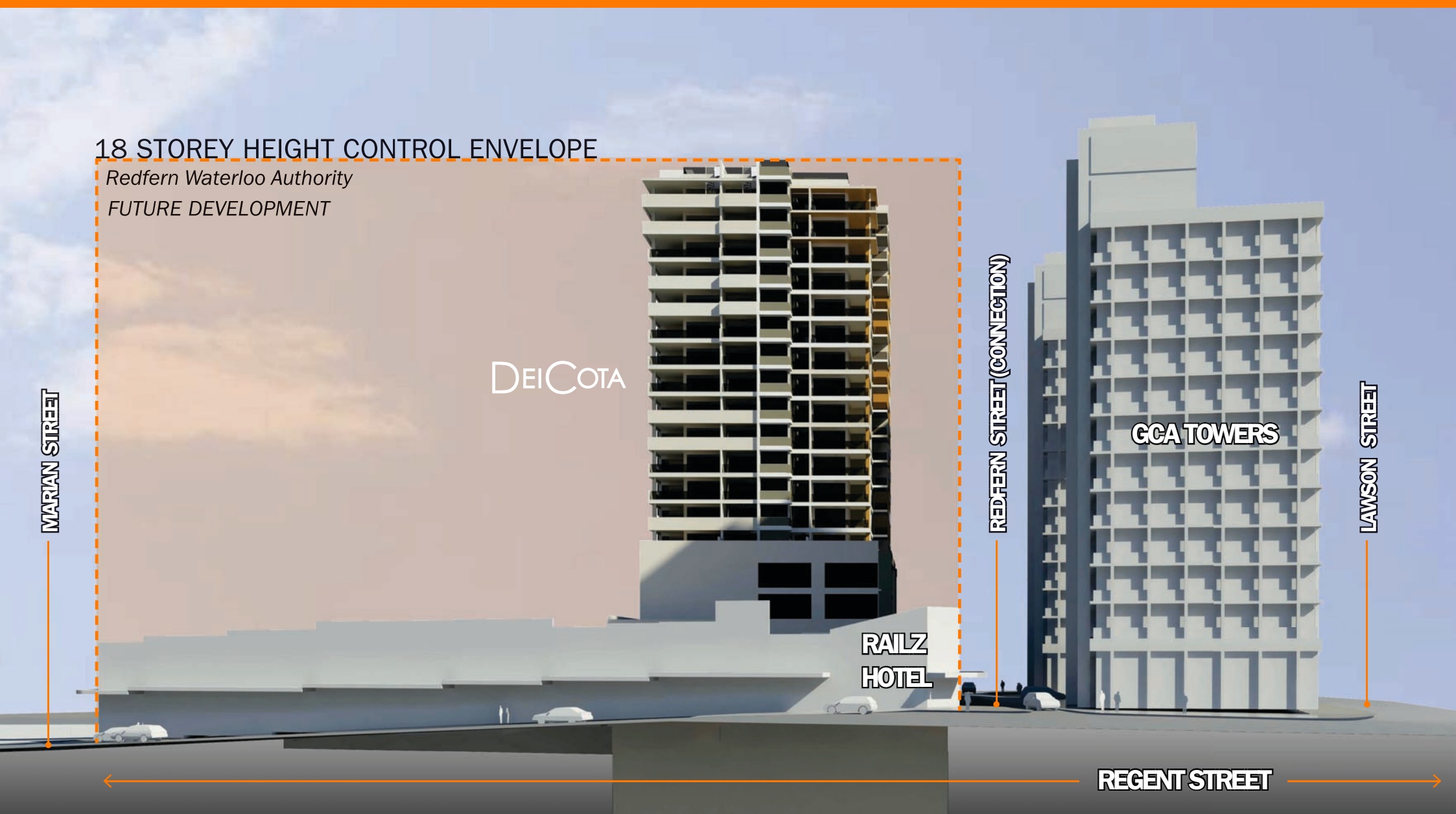
REDFERN STREET (CONNECTION)

GCA TOWERS

LAWSON STREET

RAILZ
HOTEL

REGENT STREET





PERMISSIBLE MIXED USE

- Complies with the RWA code requirements, with a 7:1 floor space ratio applied to the site.
- A mixed use development including retail, club office and residential uses (with carparking).

Residential

Levels 4 - 18

Offices

Levels 2 & 3

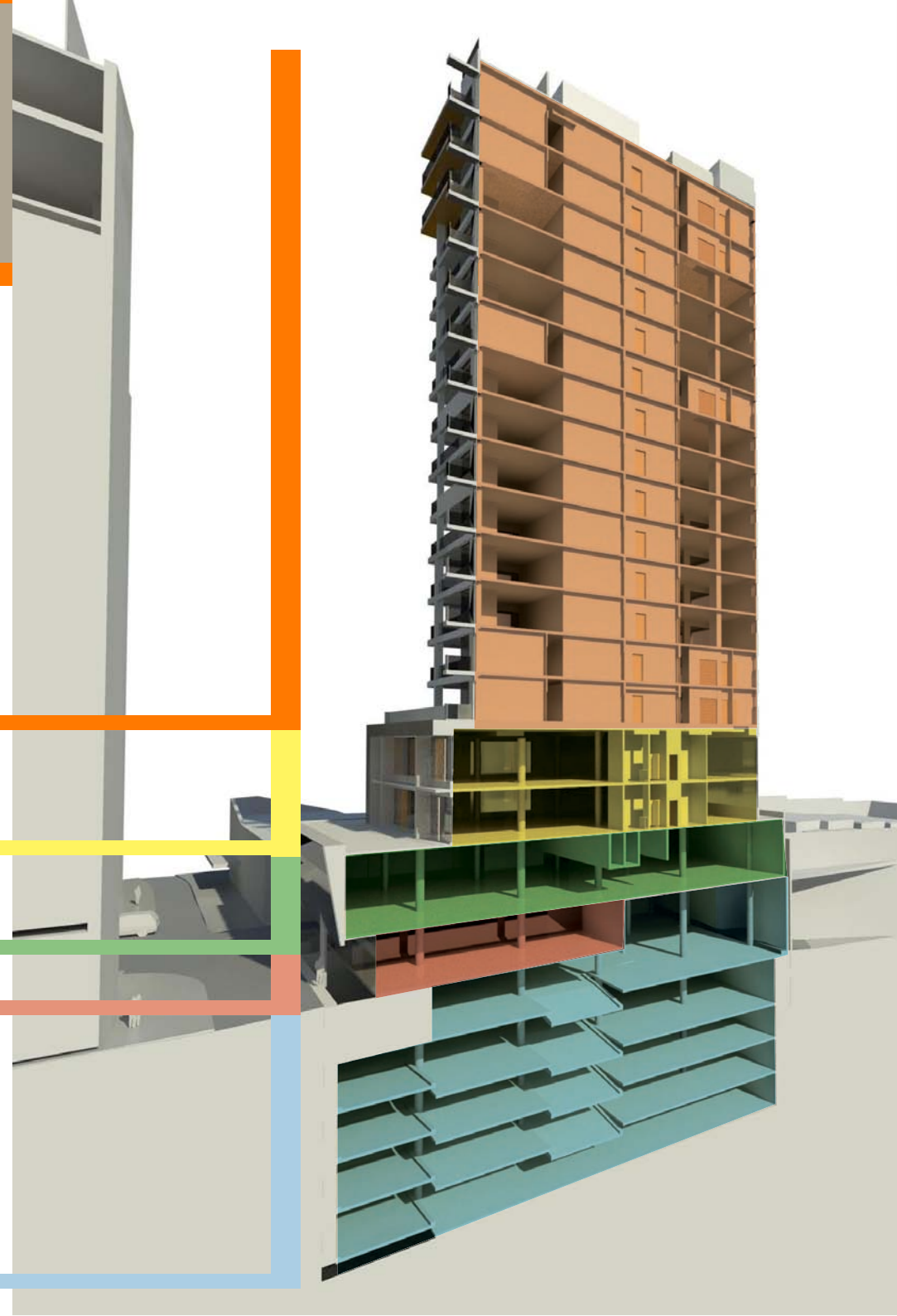
RSL

Level 1

Retail

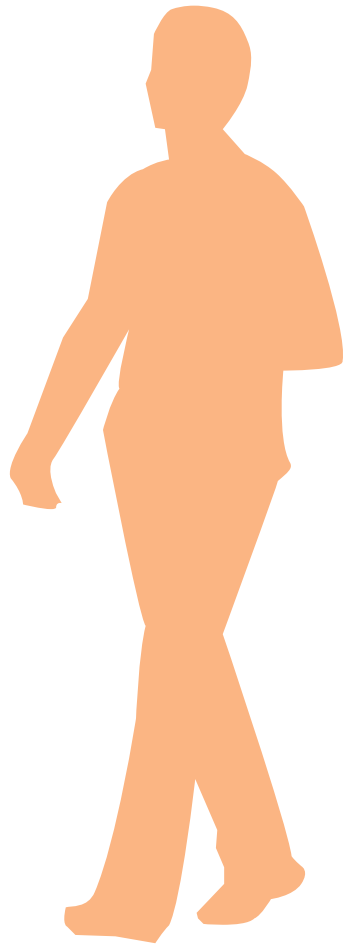
Ground Level

Carparking



Access & Connection

PEDESTRIAN



Gibbons Street

- DeiTota is accessible by pedestrians from Gibbons and Redfern Streets.

Redfern Street Connection

- This is an important urban cross block pedestrian link connecting Redfern Street to the Redfern Railway Station, the residential, and the Australian Technology Park beyond. The public domain/streetscape will be upgraded to improve the image and user safety.

Access & Connection

VEHICULAR



Redfern Street

- The one way vehicular right turn movement from Gibbons Street onto Redfern Street provides access to necessary elements.

Redfern Street Connection

- This is an important urban cross block pedestrian link connecting Redfern Street to the Redfern Railway Station, the residential, and the Australian Technology Park beyond. The public domain/streetscape will be upgraded to improve the image and user safety.



Major Vehicular Route



Minor Vehicular Route



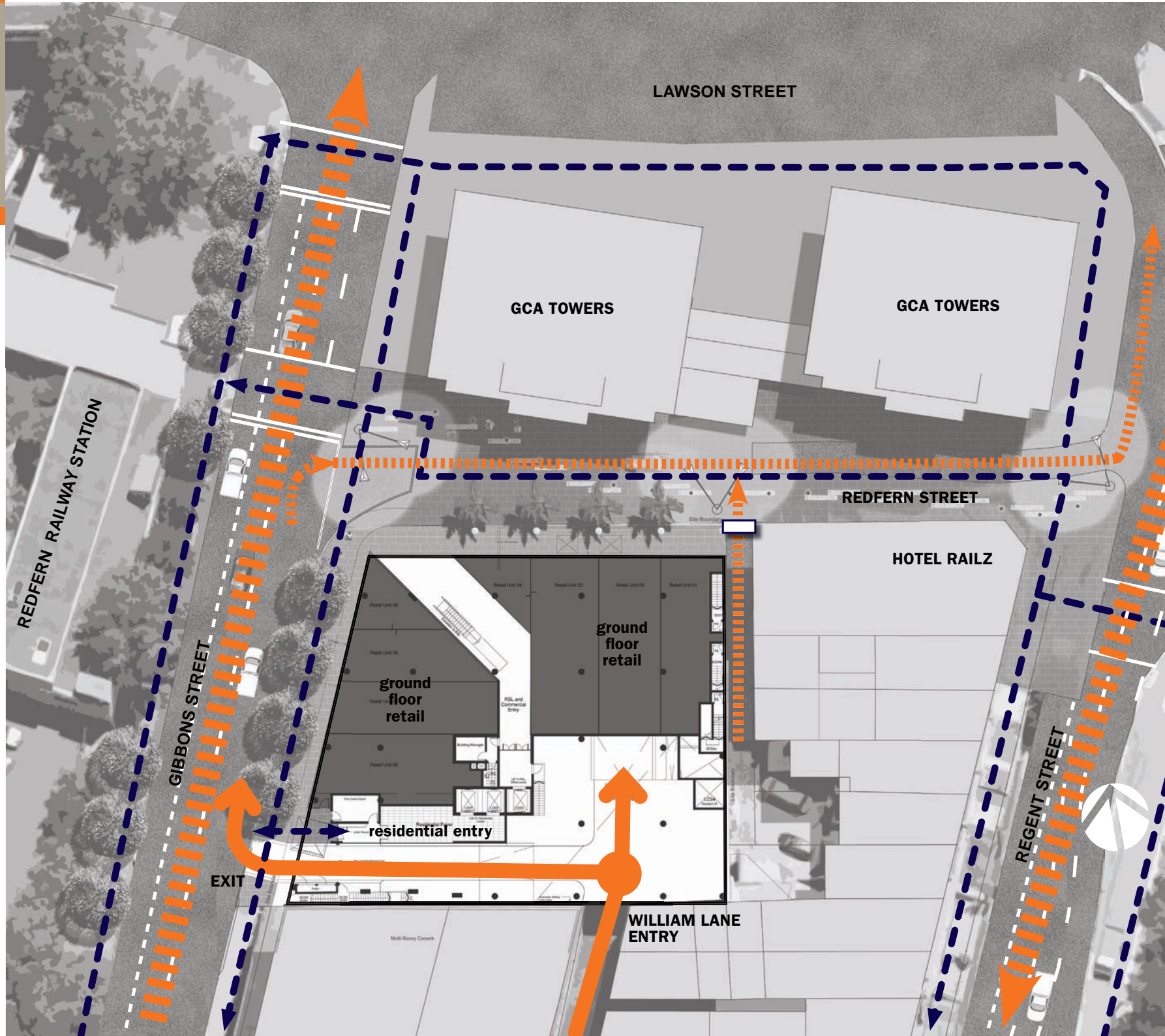
Pedestrian Route



Vehicular carparking access and exit route



Controlled access



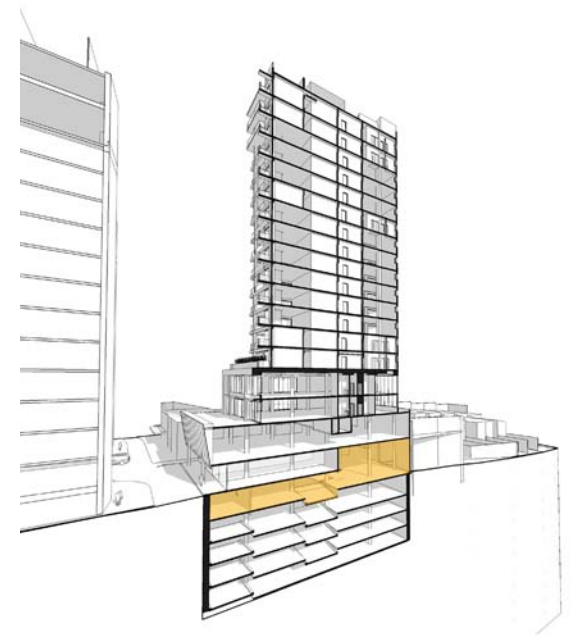
Mixed Use Development

- ✓ **Catalyst Project in Response to Redfern Waterloo Authority's Vision for the Revitalisation of Redfern**
- ✓ **Employment Opportunities**
- ✓ **Implementation of a New Quality Streetscape**
- ✓ **Expansions of Retail/Office Opportunity in Redfern**
- ✓ **Retention of the RSL Club**
- ✓ **Civic Identity**



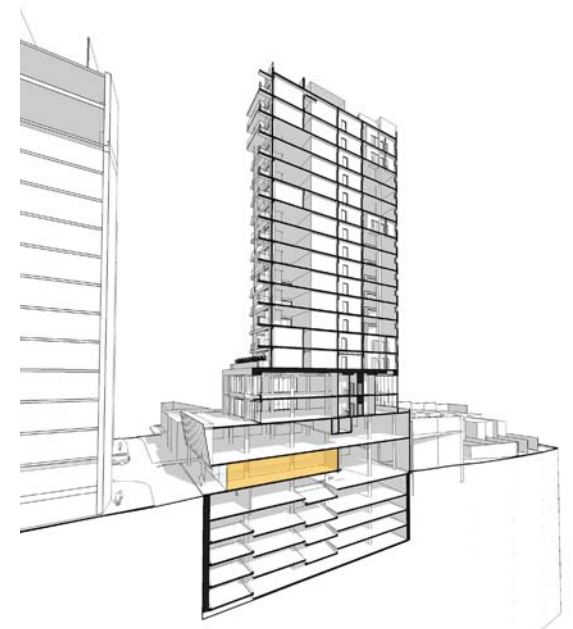
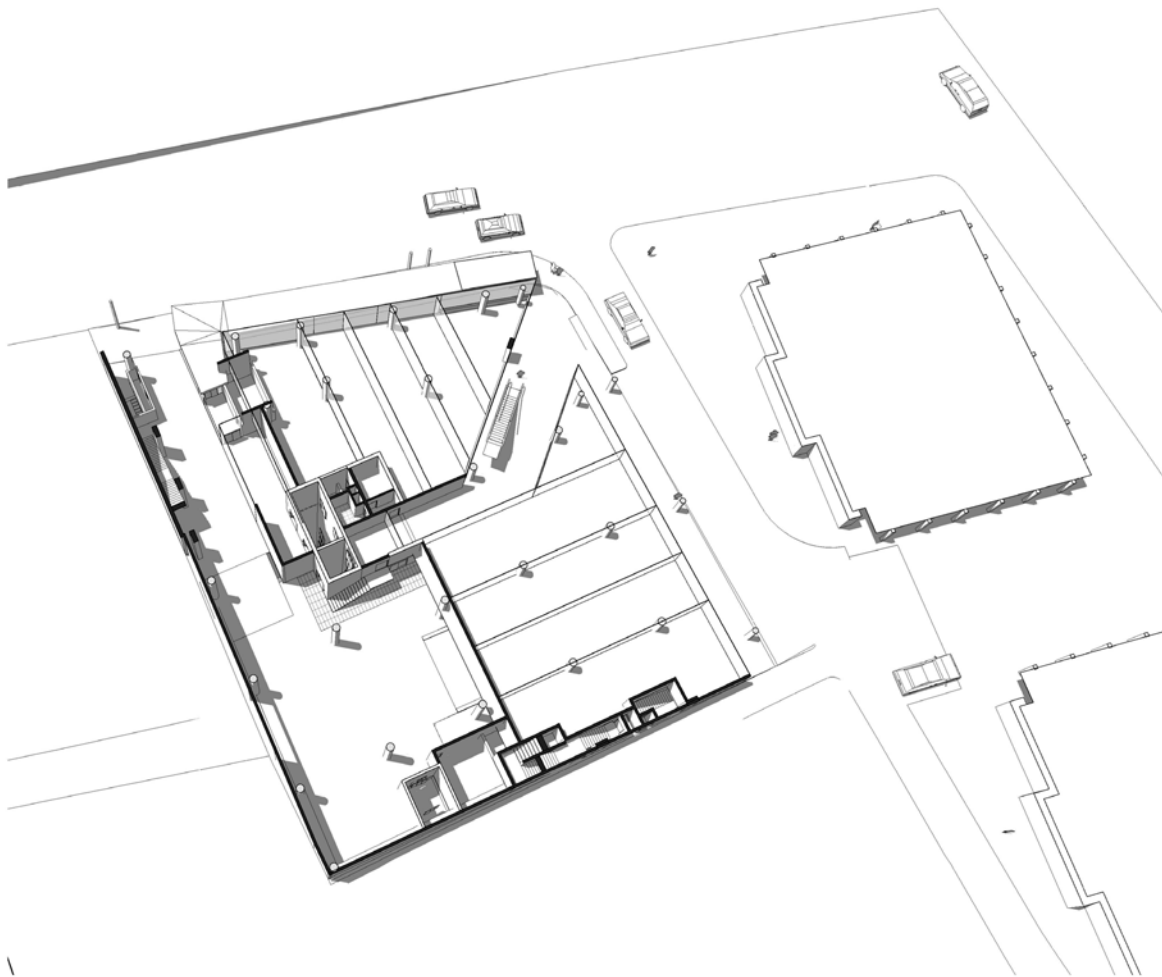
Basement

DEICOTA



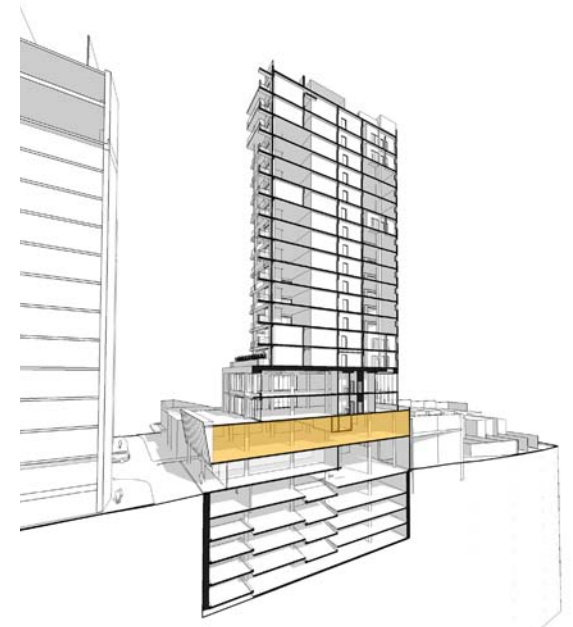
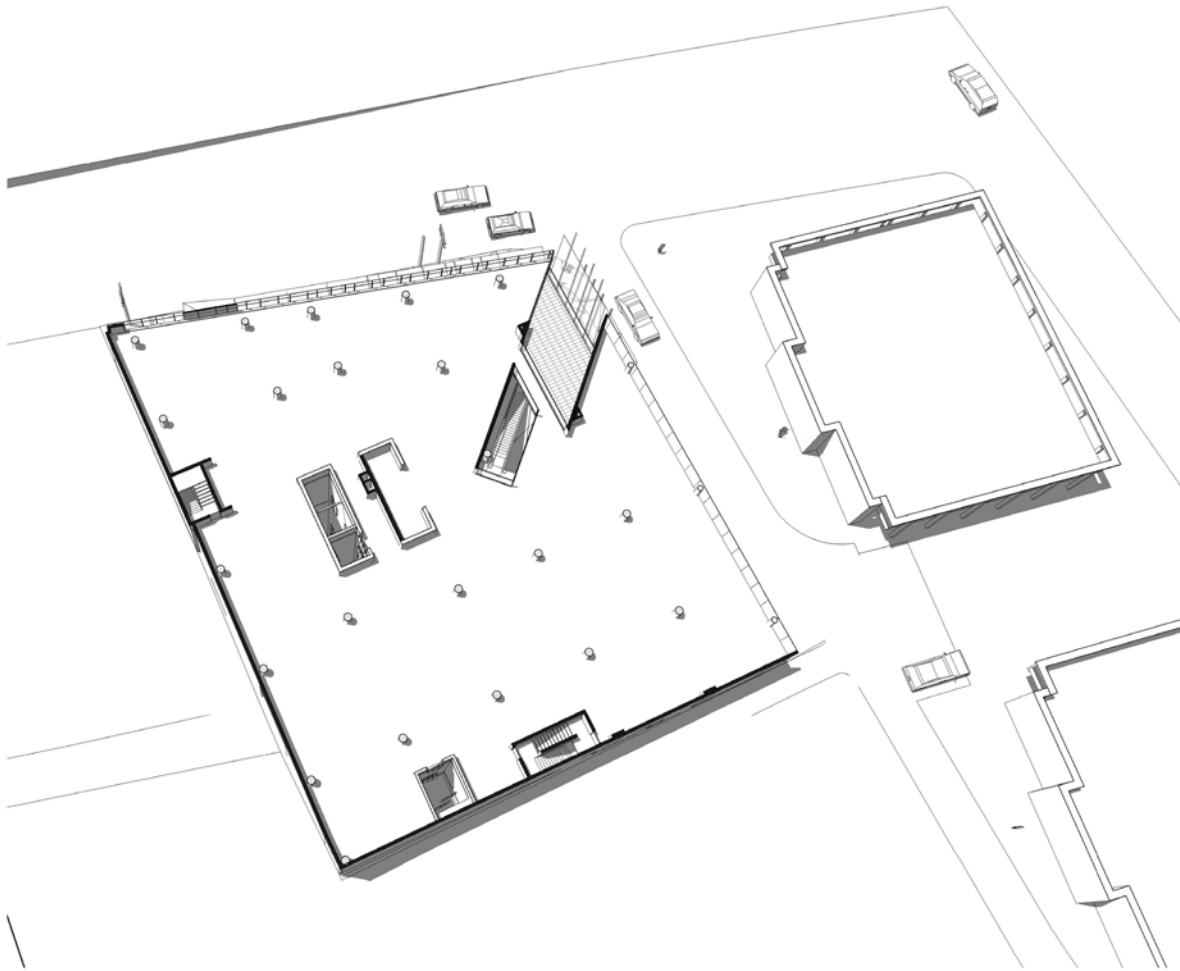
Retail

DEICOTA



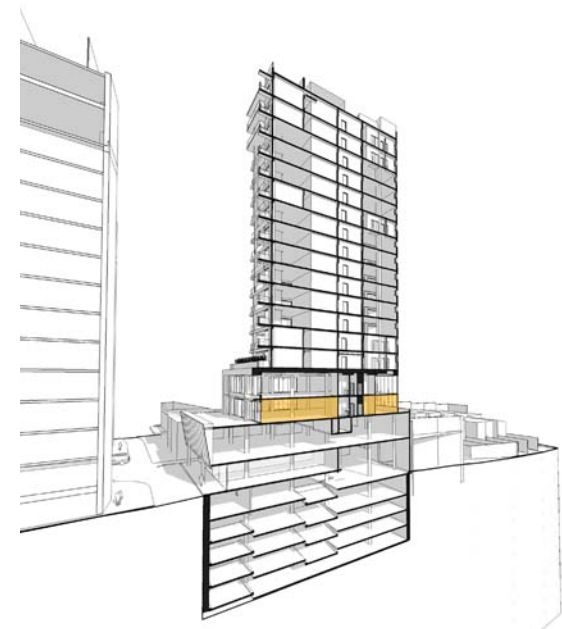
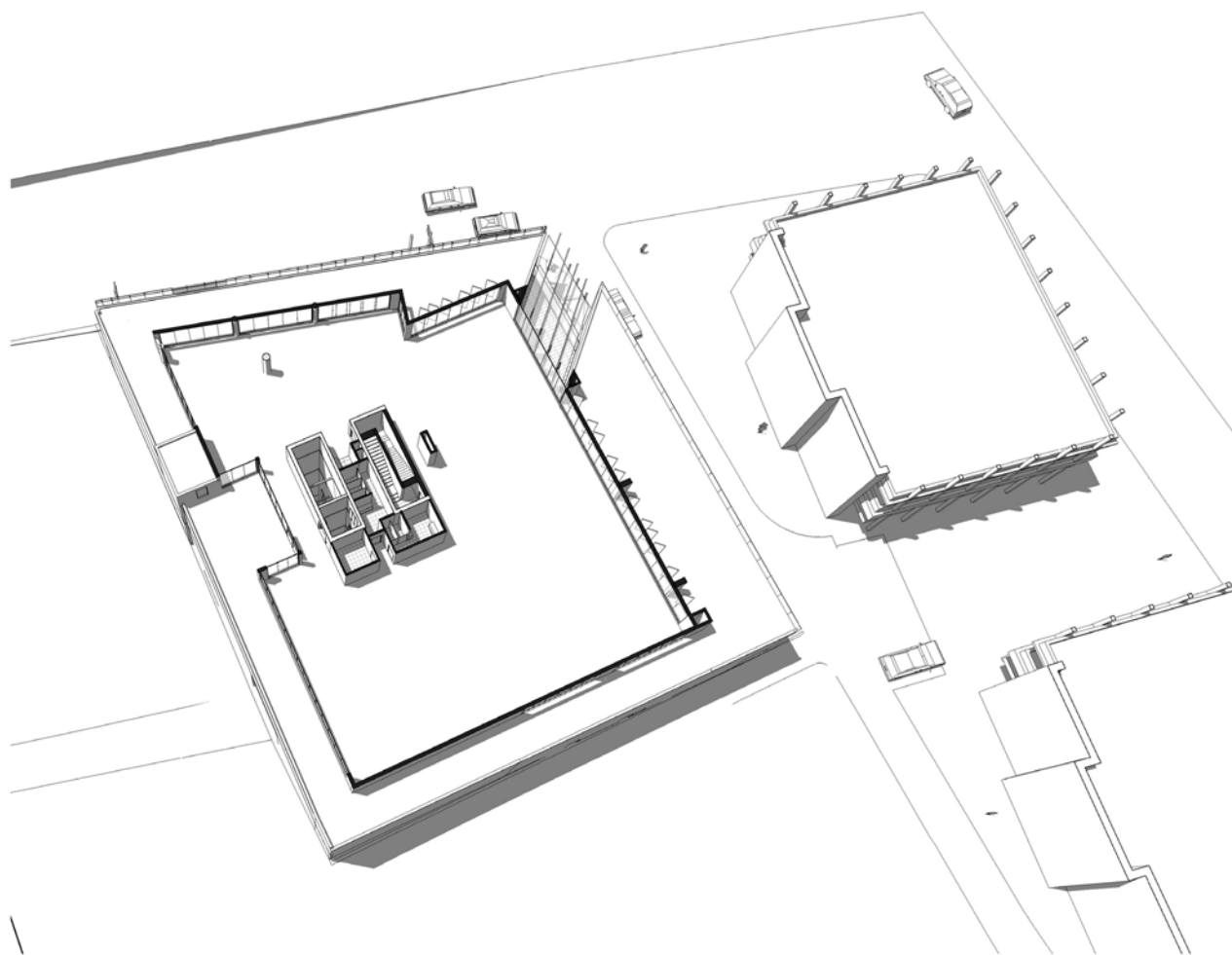
RSL

DEICOTA



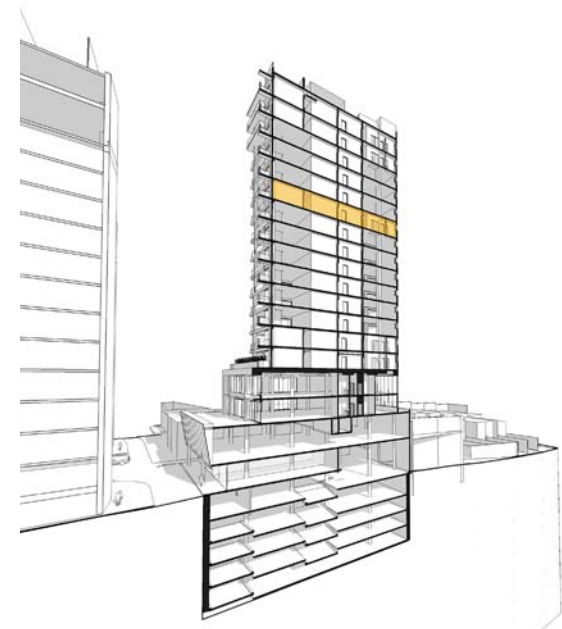
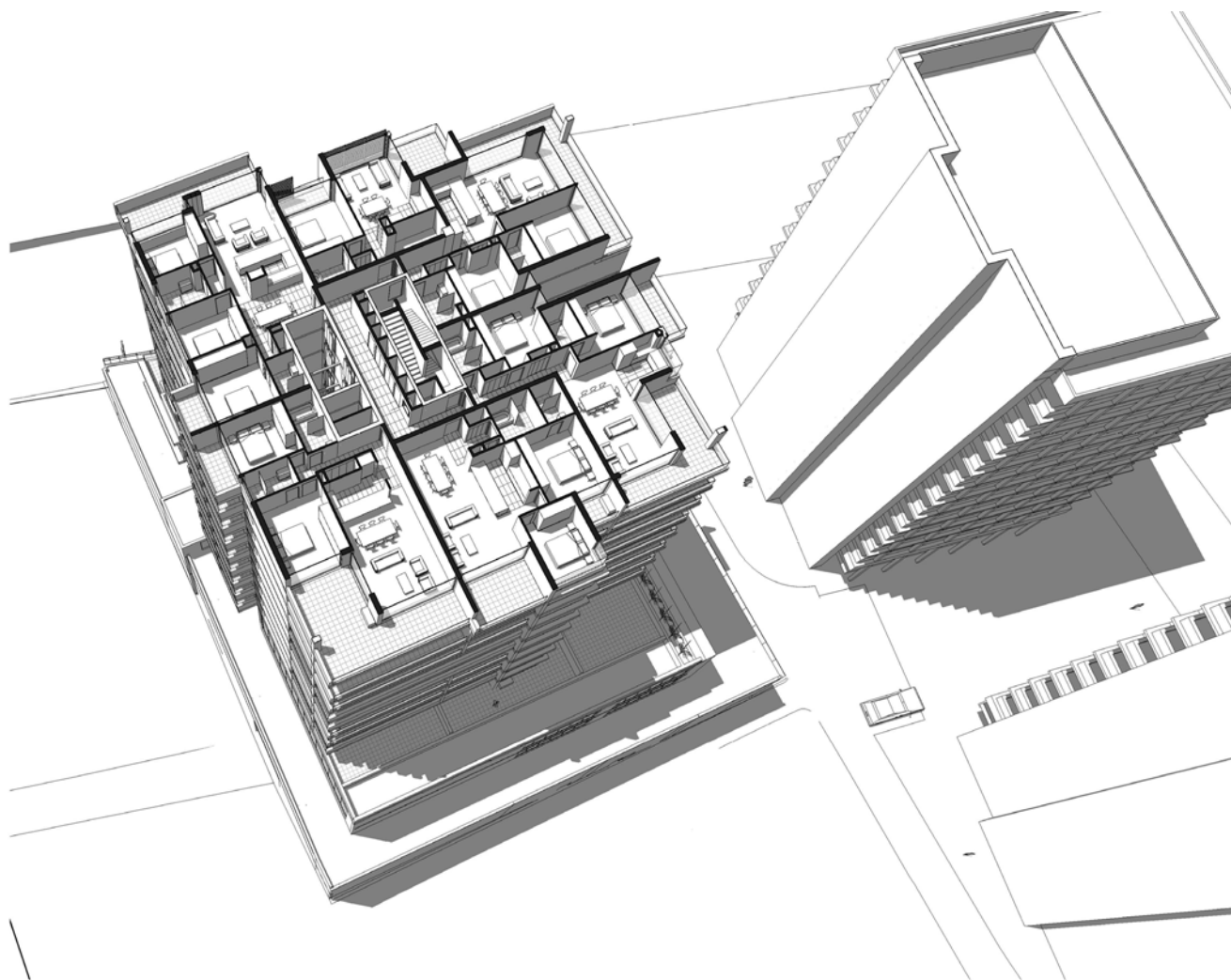
Office

DEICOTA



Residential

DEICOTA



View from Gibbons Street

DEICOTA



View from Regent Street

DEICOTA



Regent Street from Cleveland Street

DEICOTA



Public Streetscape

OBJECTIVES

Design Intent

“To leverage off the proposed new DeiCota Development as a catalyst to define Redfern Street as a safe urban pedestrian connection with functional urban elements to create a definable identity.”

Public Streetscape

OBJECTIVES

1. Improve **surveillance** to deter localised crime.
2. Improve **lighting**.
3. Reinforce a robust “**shared**” **access zone**.
4. Implement the City of Sydney – Public Domain Guidelines
5. Integration of **public art** / statement to define the street as an extension of Redfern Street.

Public Streetscape

DEICOTA

Existing Streetscape - Redfern Street



Public Streetscape

PUBLIC SAFETY/CONNECTIONS

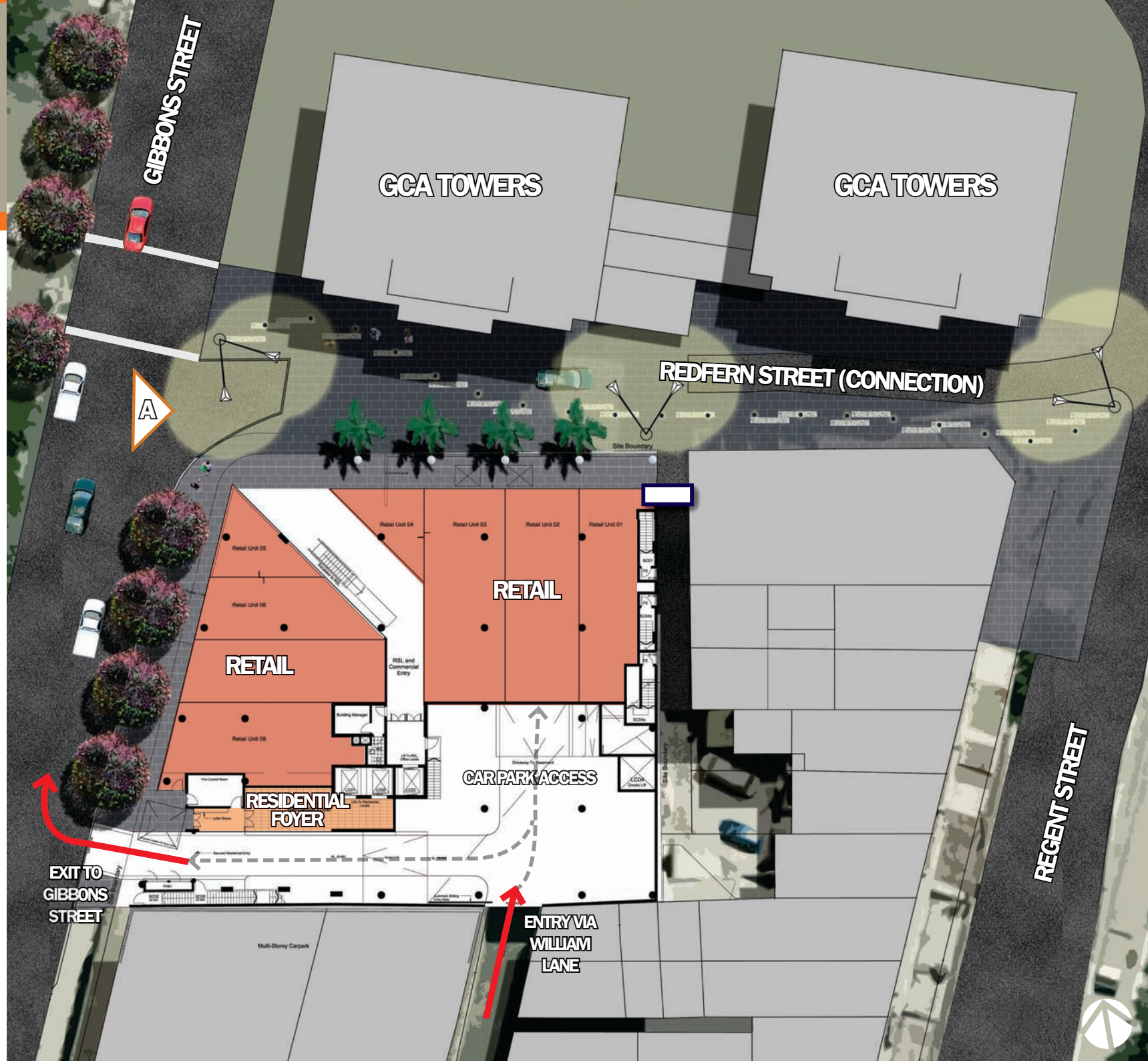
- The “Redfern Street Connection” is a ‘shared’ pedestrian and vehicle zone.
- It has a high pedestrian connection to and from the railway station.
- The current building fabric and configuration presents “blind spots” combined with uncontrolled lane access, providing opportunity for antisocial behaviour.
- The new development will offer opportunity to significantly improve security and contribute to improved lighting amenity.

Public Streetscape

DEICOTA

Proposed Streetscape - Redfern Street Connection





GIBBONS STREET

GCA TOWERS

GCA TOWERS

REDFERN STREET (CONNECTION)

A

RETAIL

RETAIL

RESIDENTIAL
FOYER

CARPARK ACCESS

EXIT TO
GIBBONS
STREET

ENTRY VIA
WILLIAM
LANE

REGENT STREET



Public Streetscape

IDENTITY - PLACE

- The street address for DeiCota will be 157 Redfern Street, Redfern, which acknowledges the RSL Club's current address.
- Urban art, lighting and seating elements will create a “signature” for the street connection.
- Promoting a safe, contemporary urban space is key to redefining the image of the street connection.



Public Streetscape

LANDSCAPE

- Introduce mature vertical palms into the Redfern Street Connection and a canopy shade tree into Gibbons Street.
- Opportunity to reduce the speed limit, introduce select kerbside parking and tree planting to Gibbons Street.



- **Community Feedback**
 - **Q&A session**
 - **feedback forms**
 - lodgement in box
 - lodgement by mail

***Thank you for attending the
DeiCota Community Information Evening.***

Appendix 5 – Consultation Meeting Minutes

DATE 15 May 2009
 JOB NUMBER DEI00308
 REF COS05AA9

NORDON JAGO ARCHITECTS PTY LTD
 NSW Certificate No. 97557
 Victorian Approval No. 829

P.O. BOX 254
 ANNANDALE NSW 2038
 A.C.N. 050 045 755
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Stephen J Nordon
 B. Arch UNSW 1982
 NSW Registration No. 4704
 Victorian Registration No. 6127

Graham P Jago
 B. Arch UNSW 1982
 NSW Registration No. 4926
 Victorian Registration No. 6128

City of Sydney
 456 Kent Street
 SYDNEY 2001

Attention: Jeremy Swan + Aaron Sutherland

Dear Sirs,

Re: 157 Redfern Street REDFERN

Thank you for meeting with us yesterday to discuss the proposed redevelopment of the existing RSL property that is located at the southern corner of Redfern Street and Gibbons St. Redfern.

Our clients, Deicorp Pty. Ltd. have submitted a preliminary Statement of Effects for the project under Part 3a and have received Director General's Requirements.

Some weeks after receipt of these requirements The City of Sydney's comments on the proposal were forwarded to our clients. We understand from our discussions yesterday that these comments were intended for the Department of Planning only.

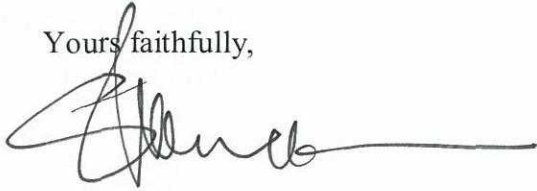
Our clients had originally organised yesterday's meeting to clarify City of Sydney's position with respect to these comments, and specifically in relation to fundamental numerical controls on the site: FSR, Permissible Height and Site Cover.

We confirm your advice that the City of Sydney is acting as a referral agency and in an advisory capacity to the Department of Planning, whose planning controls, assessment and determination process overrides those of the City of Sydney. Further to this the contents of the letter reflect City of Sydney's views on the development controls on the site.

The discussions covered some of the urban design issues that development of the site would raise and included consideration of the future treatment of the adjoining public domain. We confirm that this matter will normally be referred back to the City of Sydney as a condition of a potential consent. Notwithstanding this, Deicorp's consultants have already been in contact with Pam Urquhardt and will be seeking to produce a proposal that reflects Council's public domain standards.

Consideration was given by the meeting to make an informal submission to Council for review, but given the scale of the proposal and the resources that would need to be allocated to assessing the proposal and making recommendations, we understand that Council would prefer to deal with the matter when it is formally referred by The Department of Planning.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Nordon', with a long horizontal line extending to the right.

NORDON JAGO ARCHITECTS Pty. Ltd.

Stephen Nordon

CC – Those Present:

Greg Colbran - Deicorp Pty. Ltd.

Andrew Turnbull – Scape Pty. Ltd.

CONSULTATION MEETING MINUTES

SCOTT CARVER PTY LTD ABN 38 002 570 854
 Level 10, 157 Walker Street
 North Sydney NSW 2060
 T +61 2 9957 3988 F +61 2 9955 0317
 mail@scapestrategy.com.au

Project:	157 Redfern Street, Redfern Mixed Use Development	Project Number:	20090048	File Reference:	Cl.001
Meeting:	Consultation Meeting 001				
Date:	Monday 17.05.09 - 104 Lawson Street, Redfern (Aboriginal Housing Co.)		2.00pm – 3.15pm		
Attendees:	Ref	Attendees:	Company:	Contact	Dist
Developer	GC	Greg Colbran	DeiCorp Constructions	0418234818	
Consultant	AT	Andrew Turnbull	SCAPE	0424083967	
Community	MM	Mike Mundine	Aboriginal Housing Co.	02-9318 0177	
Community	PV	Peter Valilis	Chamber of Commerce	02-9318 0177	
Community	GT	Geoff Turnbull	CoC + Redwatch	02-9318 0824	

Item	Description	Action
1.00	INTRODUCTION <i>The meeting was held at Redfern with select leaders of the aboriginal community to communicate the proposed development outcomes and seek input on key issues relating to the local community and urban connectivity between "The Block" (north of the Railway station), 157 Redfern St. and Redfern Street.</i>	Note
2.00	GENERAL – Issues	
2.1	Activation of Gibbons Street frontage – consideration of new parallel street parking and speed reduction of Gibbons St. to emphasis the pedestrian connections between the railway station, "The Island" and Redfern & Regent Streets. GC advised proposed ground floor retail opportunity is included in the proposed development. AT advised that any adjustment to the speed or road configuration would require RTA approval. Agreed that a design objective would be to reduce the width of the road at the defined crossing points. PV advised that this issue had been raised with Kristina Kinnearly (Local Member – Planning Minister) by the Chamber of Commerce to promote activation of the streets – King St. Newtown as an example.	Note Note
2.2	Redfern RSL – MM advised there has been miss-communication that the club would be not be replaced – seen as a positive asset for the local community.	Note
2.3	RWA – GT advised new setback urban adjustment to SEPP are being enacted. GC advised that the new development reflects new requirement as advised in meetings with RWA.	
2.4	Pedestrian Connectivity – Public Domain : PV advised that the AHC have sought advise from Space Syntax on pedestrian connections (Martin 0417449361) in reviewing "The Block". AT will liaise with Space Syntax to share information on public domain strategy. AT advised that pavements would be in accordance with City Of Sydney – Public Domain Guidelines and as per upgraded Redfern St. Minimising clutter, good lighting and public safety are the key design objectives.	Note AT Note
2.5	Public Domain – Wind Tunneling - identified as an environmental issue. GC advised that there is an obligation by DeiCorp to assess wind and that they have employed a specialist consultant.	
2.6	Identification of any essential service fire rating requirements in line with the staging of the works. Arup, Haron Robson and Scott Carver to review the requirement for the fire sliding doors to be operational as part of the stage 1 works.	
3.00	AUTHORITIES APPROVAL GC advised it was DeiCorp's intent to lodge the Development Application in mid June 2009 to Department of Planning.	Note

4.00	<p>FURTHER CONSULTATION</p> <p>All were advised that a public information event was proposed for 03.06.09 at the Redfern Town Hall.</p> <p>MM requested that GC/AT address a local community meeting at the Aboriginal Community Centre regarding the development as a means of engagement with the broader aboriginal community. Agreed – with date to be confirmed in early June. MD / PV to convene.</p>	<p>Note</p> <p>MM PV</p>
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End of Minutes