

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ___/___/___

Project application no. MP11-0093

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed 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		ABN	
ABORIGINAL HOUSING GOMPANY		28001154481	
<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other			
First name		Family name	
GREG		COLBRAN	
Position			
PROJECT MANAGER			
STREET ADDRESS			
Unit/street no.		Street name	
104		LAWSON STREET	
Suburb or town		State	Postcode
REDFERN		NSW	2016
POSTAL ADDRESS (or mark 'as above')			
P.O. Box 3744			
Suburb or town		State	Postcode
STRAWBERRY HILLS		NSW	2012
Daytime telephone		Fax	Mobile
(02) 8507-5600		(02) 8507-5688	0418-234-076
Email			
gcolbran@deicorp.com.au			

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

SEE ATTACHED SCHEDULE

Suburb, town or locality

Postcode

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 project 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 application.

4. Major project description and other requirements

Provide a brief title for your project.

PEMULWUY PROJECT - Demolition of existing improvements on the land. The redevelopment which includes Residential, Commercial, Retail, Childcare, Student Accommodation, Gymnasium & Gallery, Open space & Landscaping.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

Yes No

Is the application related to part only of a project?

Yes No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

Yes No

Is a project application being made concurrently for all or part of the project?

Yes No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

Yes No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

Yes No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$ 70 Million

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)	70
Operational jobs (full-time equivalent)	4

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*
- a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

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

Land SEE ATTACHED	Land
Signature	Signature
Name	Name
Date	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 the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

Yes

No

Note: For more details about political donation 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 project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name



Date



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



Name, if you are not the proponent



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 . MP 11 - 0093		
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>MICK 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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Monica Barone
Chief Executive Officer



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

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

11/5/11

ACKNOWLEDGEMENT BY ABORIGINAL HOUSING COMPANY

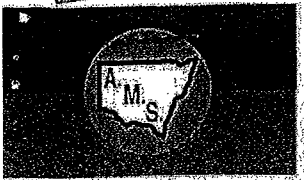
Aboriginal Housing Company acknowledges the matters contained in this letter:

[Signature] (signature of authorised officer)

Michael Henry Munro (name of authorised officer)

CEO (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