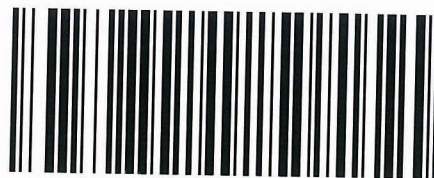


Department of Planning
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Sydney Metropolitan Development Authority



PCU038491

2 October 2012

Mark Schofield
A/Director, Metropolitan and Regional Projects South
NSW Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Robert Byrne

**RE: RESPONSE TO SUBMISSIONS AND PREFERRED PROJECT REPORT FOR
PEMULWUY MIXED USE DEVELOPMENT, REDFERN (MP06_0101 Mod 1 & MP11_0093)**

I refer to your letter of 6 September 2012 regarding the submission of a preferred Project Report (PPR) from Deicorp Pty Ltd on behalf of the Aboriginal Housing Corporation in response to the submissions raised following exhibition of the Environmental Assessment for the above mentioned Major Project. I apologise for the delay in response.

The project is an important component of the social and urban renewal of the area, and one where the former Redfern Waterloo Authority and now SMDA has assisted in its facilitation

As detailed in our earlier submission dated 15 May 2012, the SMDA reiterates the following key points in support of the proposal:-

General

It is noted that the project is for the development of a \$70 million mixed use development for the comprehensive redevelopment of land in Eveleigh, Vine, Louis, Caroline and Lawson Streets Redfern (formerly known as "the Block") for a mixed-use development that includes residential, commercial, retail, community and cultural facilities as well as public open space and landscaping.

Land Uses

The proposal is considered to comply with the aims and objectives of the Metropolitan Strategy, draft Sydney Sub-regional strategy and the Redfern Waterloo Plan, specifically BEP 1.

Construction

A detailed construction management plan has been prepared detailing the measures to be implemented to mitigate potential impacts on pedestrians and cyclists during the construction phase.

Public Domain Improvements

The construction of a bridge over part of CityRail's Railway Corridor is supported as it will open up the vista in the development and to facilitate greater integration with the surrounding locality.

The provision of the following open space areas is noted:-

- In Eveleigh Street between Lawson and Caroline Streets, to be known as *Pemulwuy*, “the meeting place” adjacent to the Eveleigh Street/Caroline Street intersection;
- On land fronting Caroline Street between Eveleigh and Louis Streets in Precinct 1; and
- Other public domain improvements and associated road works.

Pedestrian Permeability and Access

The development is designed to give pedestrians priority over vehicles. The entry approach over the railway corridor forms a strong connection to Redfern Railway Station and the Redfern Community Centre.

Vehicular access is to be maintained from Lawson Street to Eveleigh Street by a 10km proposed shared zone. Vehicular movement is controlled through this zone by bollards and fixed elements to control the circulation route. Access from Caroline Street to Eveleigh Street is promoted as a shared zone. Appropriate signage will reinforce the shared zone.

The primary vehicular car park access to the residential car park is via Vine Street in order to minimise car movements through the urban plaza/shared zone.

Additional bicycle parking facilities are to be provided as part of the development next to the proposed retail/gym/residential building in Precinct 1.

The SMDA considers that the proposed access arrangements are satisfactory and will ensure the development is well integrated into the surrounding pedestrian network.

Build Form and Design

The western half of the Redfern Town Centre is currently undergoing urban renewal and will accommodate development up to 18 storeys in height. It is considered that the *Pemulwuy* development achieves an appropriate relationship with the surrounding development, Railway Station precinct and the western end of the Redfern Town Centre. Accordingly, the SMDA raises no objections to the proposed building heights.

The SMDA supports the proposal, including the provision of student accommodation as part of the development and recognise the important contribution this will make to the revitalisation and renewal of the surrounding Redfern Town Centre and wider precinct.

The architect for the project has generally achieved a well-designed development that provides an appropriate response to the site’s context.

Community Facilities

The SMDA considers that the proposed community facilities, coupled with retail and commercial office space, achieves a land-use mix that will provide much needed street activation throughout the day and night and will help ensure that the development is financially sustainable.

Development Contributions

As advised in the SMDA’s submission dated 15 May 2012 the AHC has requested that given the circumstances of the project, the developer and affordable housing contributions should be exempted in respect to the proposed *Pemulwuy* development.

The SMDA would support the AHC’s claim for exemption from the payment of a developer contribution under the RWCP on the basis that:-

- The works to be undertaken as part of the *Pemulwuy* development provide a significant material public benefit that will upgrade Eveleigh Street and wider locality; and

- The wider public have access to, or benefit from, the community infrastructure provided on site as a result of the development.

This exemption should be clearly conditioned and predicated on the provision of the public domain improvements to a satisfactory standard as agreed to by the City of Sydney.

The SMDA would support the AHC's claim for exemption from the affordable housing levy on the basis that:-

1. The proposal seeks to provide affordable housing for the ATSI community, which is a public benefit, and complements the RWAHCP's objectives.
2. The components of the development (e.g. student housing) is of a scale that complements and makes viable the provision of affordable housing on site.
3. The proposed student housing meets the definition of affordable housing, given that the student housing would generally meet the income thresholds in the affordable housing definition.
4. The nature of the proposal is financially challenging and is reliant upon government support (e.g. \$2M government grant and NRAS funding).
5. The RWAHCP states that if in the *"Minister's opinion the proposed development makes satisfactory arrangements for the provision of affordable housing within the operational area, the consent authority may take that contribution into consideration in determining a contribution required under this plan"*.
6. The proposal is unique and ambitious and embodies positive housing and affordable housing outcomes.
7. The affordable housing should be managed by a registered affordable housing provider.

If your staff has any questions in relation to this submission, please contact Jason Perica on 92029127.

Yours sincerely,



Roy Wakelin-King, AM
Chief Executive Officer