

3 August 2012



RAILCORP PROPERTY  
**Attention: JIM TSIRIMIAGOS**  
**MANAGER LAND USE & PLANNING**  
**RAILCORP PROPERTY**  
PO Box K349  
HAYMARKET NSW 1238

Ph: 61 02 9318 0177  
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104 Lawson Street  
Redfern NSW 2016

PO Box 374  
Strawberry Hills NSW 2012

ABN 28 001 154 481

Dear Sir,

**RE: MAJOR PROJECTS MP06\_0101 MOD & MP11\_0093  
PEMULWUY MIXED USE DEVELOPMENT REDFERN**

In accordance with Railcorp's correspondence dated 9<sup>th</sup> March 2012 provided to the NSW Department of Planning in relation to the above mentioned development. The Aboriginal Housing Company wish to formally request if Railcorp could please provide official notification of owners consent to allow Development Approval by the NSW Department of Planning, which in turn will allow the next stage of design works to commence.

Please find enclosed past correspondence between our Project Manager Deicorp Pty Ltd and Railcorp.

If you require any further information please do not hesitate to contact the undersigned.

Yours faithfully,

**Mick Mundine**  
CEO  
Aboriginal Housing Company

9 March 2012

The Director-General  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: Jane Flanagan**

Dear Sir/Madam,

**MAJOR PROJECT- MP06\_0101 MOD & MP11\_0093  
Pemulwuy Mixed Use Development, Redfern**

I refer to the above matter that is currently being assessed by your Department.

As your Department is aware, RailCorp previously provided its formal comments on this proposal on 13 November 2008 and 29 September 2010. RailCorp also notified your Department via email on 30 September 2010 that the proponent also required RailCorp's land owner's consent as their proposal included the widening of the Lawson Street bridge over RailCorp's land.

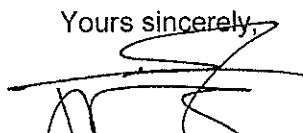
Since the lodgement of the original Concept Plan the Proponent and its consultants have had ongoing discussions regarding the construction of the bridge widening and there has been a good working relationship in addressing various issues in relation to the proposed works.

However, it is RailCorp's understanding that in order for your Department to issue the final approval to the Project Application, which still includes the bridge widening works, that the Proponent will need to furnish a copy of RailCorp's land owner's consent. As such, it is requested that your Department advise the Proponent to formally request RailCorp's land owner's consent prior to the Project Application being approved.

Once RailCorp's land owner's consent has been obtained RailCorp requests that the conditions provided in Attachment A be imposed in order to protect RailCorp's infrastructure and rail operations. RailCorp also provides comments received from RailCorp's Office of Rail Heritage in relation to the Heritage Assessment that was submitted by the Proponent. These comments are provided in Attachment B.

Thank you for providing RailCorp the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,

  
Jim Tsirimiagos  
Manager, Land Use and Planning  
RailCorp Property

Monday, 30 August 2010  
Ref: 20930N001/auth/railc/lawson wide

RAILCORP  
P.O. BOX K349  
HAYMARKET NSW 1238

**ATTENTION Mr. PETER BOYDEN  
PROJECT COORDINATOR**

Dear Sir,

**Re: WIDENING LAWSON'S ST RAILWAY BRIDGE, REDFERN**

Following several meetings with yourself and your team, we wish to officially present to RailCorp our Draft Design Proposal to widen Lawson St Bridge at its point of intersection at Eveleigh St and Lawson St, Redfern.

As you are aware we will be forwarding our revised DA application to the Department of Planning for the Pemulwuy Project Redfern "The Block" in the next 4-5 weeks and we would like to include the above mentioned Design in our submission. So with this in mind we are seeking an Agreement in Principle from RailCorp.

Our Draft Design has been based on plans obtained from RailCorp Planning Section and are as follows;

- N.S.W.R Plans noted Renewal of Wells St Bridge dated 1912, "10 off". Unfortunately their reference numbers were unidentifiable.
- Connell Wagner Plans dated 3/3/95, Plan number:
  - 775-482 A
  - 775-483
- Cardno Plans dated 26/6/01, "As-builts" Plan number:
  - 804613-D-101 A
  - 804613-D-102 A
- Daw & Walton Survey Plan dated 30/6/10, Plan number:
  - 1100-10
- Geotechnical Report by SMEC Testing Services dated 28/8/10, Report number:
  - 10/0861

Please find enclosed the following plans that indicate our draft proposal,

Architectural Plans by Nordon Jago Architects

- DN100[C]
- DN101[C]
- DN160[C]

Engineers Plans by Bonacci Group

- SK01
- SK02


Perspectives

- 4 coloured perspectives

As you can appreciate the re-development of the block is significant to the Redfern Community and the opening of the main entrance to create a welcoming and vibrant place for all visitors and residences to enjoy the new public open space is vital.

We look forward to your response and working with RailCorp to enable this exciting project coming to fruition.

**Yours faithfully,**  
DeiCorp Construction



**GREG COLBRAN**  
PROJECT MANAGER  
E: gcolbran@deicorp.com.au  
M: 0418-234-076

**Greg Colbran**

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**From:** Greg Colbran  
**Sent:** Saturday, 28 August 2010 11:08 AM  
**To:** 'Boyden, Peter'  
**Cc:** 'Stephen Nordon'; 'Ryan Campbell'  
**Subject:** FW: RE: 20930N - Pemulwuy Lawsons St Bridge Widening  
**Attachments:** DEI00210\_3D Site 01 100713.pdf; DEI00210\_3D Site 02 100713.pdf; DN160[C] 100817.pdf; C.DN101[C] 100817.pdf; C.DN100[C] 100817.pdf; 2001164-SK01-1.pdf; 2001164-SK02-1.pdf; 3 - View Corridor to Comm. Centre.jpg; 2 - Aerial (full model).jpg

Hi Peter,

Following our meetings with you and our visits to RaiCorps Planning section. We have now finalized our Design Proposal to widen Lawson St Bridge, in relation to the Redevelopment of the Pemulwuy Project at Redfern "The Block"

Please find attached our Architectural and Engineering designs accompanied by two Perspectives of how the finished works will look.

We are anticipating submitting our revised DA to the Department of Planning within the next 4/5weeks and we would like to include the widening of Lawson St Bridge in our submission  
So as previously discussed we are seeking an Agreement in Principle from RailCorp, which will then allow us to continue on working with RailCorp to achieve this valuable outcome.

I would like to arrange a meeting with yourself and your team to officially hand over our documents for Preliminary Approval, could we arrange a time for next Wednesday 1<sup>st</sup> or Thursday the 2<sup>nd</sup> to do so.

I look forward to your response.

Thanks

**Regards,**  
**DeiCorp Constructions P/L**  
**Greg Colbran**  
Project Manager

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28/08/2010