

### What is the Pemulwuy Project?

In June 2009, the Aboriginal Housing Company received concept approval from the Department for a mixed-use development in Redfern. The Aboriginal Housing Company named the mixed-use development the Pemulwuy Project.

In 2012 the Aboriginal Housing Company was granted approval to build the development, which includes three precincts:

- **Precinct One** has concept and project approval for up to six storeys and includes 62 affordable dwellings for Aboriginal and Torres Strait Islander people, a gymnasium, and retail space.
- **Precinct Two** has concept and project approval for up to six storeys and includes a 60 place childcare centre and retail and office space.
- **Precinct Three** has concept and project approval for up to six storeys and includes 154 student accommodation beds within 42 rooms.

### What changes are being proposed to the Pemulwuy Project?

In 2016 the Aboriginal Housing Company approached the Department with a proposal to modify the concept approval together with a new State Significant Development (SSD) application for the student accommodation within Precinct Three. Together these applications seek approval for additional student housing (154 to 596 beds) in a larger building (six to 24 storeys) located in Precinct Three.

A Design Review Panel was subsequently established for the purpose of delivering design excellence.

More detailed information about the Design Review Panel and process can be found within Appendix 7 of the Applicant's Environmental Impact Statement at: [www.planning.nsw.gov.au/pemulwuyproject](http://www.planning.nsw.gov.au/pemulwuyproject)

The Aboriginal Housing Company does not intend to change Precinct One or Two and can build these components of the development in accordance with the existing concept and project approvals.

### Why is the Aboriginal Housing Company proposing changes to the concept approval for Precinct Three?

Information about why the Aboriginal Housing Company is proposing changes to the concept approval for Precinct Three is available on their website at: [www.ahc.org.au/pemulwuy](http://www.ahc.org.au/pemulwuy)

#### Why is the Department of Environment and Planning assessing the proposal?

The Department of Planning and Environment (the Department) must assess any proposal that has a capital investment value over \$10 million. This monetary trigger constitutes a State Significant Development.

The Department will consult closely with the City of Sydney throughout the assessment process.

#### What consultation has been undertaken to date?

Prior to lodging the application, the Department required the Aboriginal Housing Company to undertake consultation with relevant stakeholders and the community.

The Aboriginal Housing Company has contacted community groups, distributed flyers to nearby residences and businesses inviting the community to an information event and distributed feedback forms. The Aboriginal Housing Company also have a website with information about the Pemulwuy Project.

#### Where can I find more information?

To learn more about the Pemulwuy Project you can:

- visit our website at [www.planning.nsw.gov.au/pemulwuyproject](http://www.planning.nsw.gov.au/pemulwuyproject)
- call us at 1300 305 695.

Copies of the documents on exhibition are available to view at:

- any NSW Service Centre
- the City of Sydney Council
- the Redfern Community Centre.

#### Who assesses the proposal by the Aboriginal Housing Company?

The Department must assess the proposal as it has a capital investment value over \$10 million which constitutes State Significant Development.

As part of our assessment process, we are asking for feedback to better understand any views and concerns in the community.

#### How do I comment on the proposal?

Two applications are on public exhibition from Thursday 14 September until Friday 27 October.

You can make a submission in writing by:

- going online to: [www.planning.nsw.gov.au/pemulwuyproject](http://www.planning.nsw.gov.au/pemulwuyproject)

- post to Department of Planning and Environment, Attention: Director Key Sites Assessments, GPO Box 39, Sydney, NSW 2001
- completing the enclosed submission form and posting it back to the Department.

If you need assistance with making your submission, please call 1300 305 695.

All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy statement at:

[www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy)

### Why are there two separate planning applications on exhibition?

Two planning applications are required to change the concept approval for Precinct Three:

- a modification to the existing concept approval to allow the proposed changes; and
- a new State Significant Development application to build the student accommodation.

### Do I have to make two separate submissions?

You do not have to make two separate submissions. The Department will treat a submission on the modification *or* the State Significant Development application as a submission on *both* planning applications.

### What happens next?

- After the consultation period has closed, the Department will publish submissions on its website and ask the Aboriginal Housing Company to address any concerns or issues raised by the community, council and government agencies.
- The Aboriginal Housing Company prepares a formal Response to Submissions Report, which the Department publishes on this website.
- The Department assesses the merits of the project, including the Environmental Impact Statement, all submissions and feedback, and the Response to Submissions Report.
- If there are more than 25 objections, a reportable political donation has been made, or the local council objects to the proposal, the application will be sent to the independent Planning Assessment Commission for a final decision.