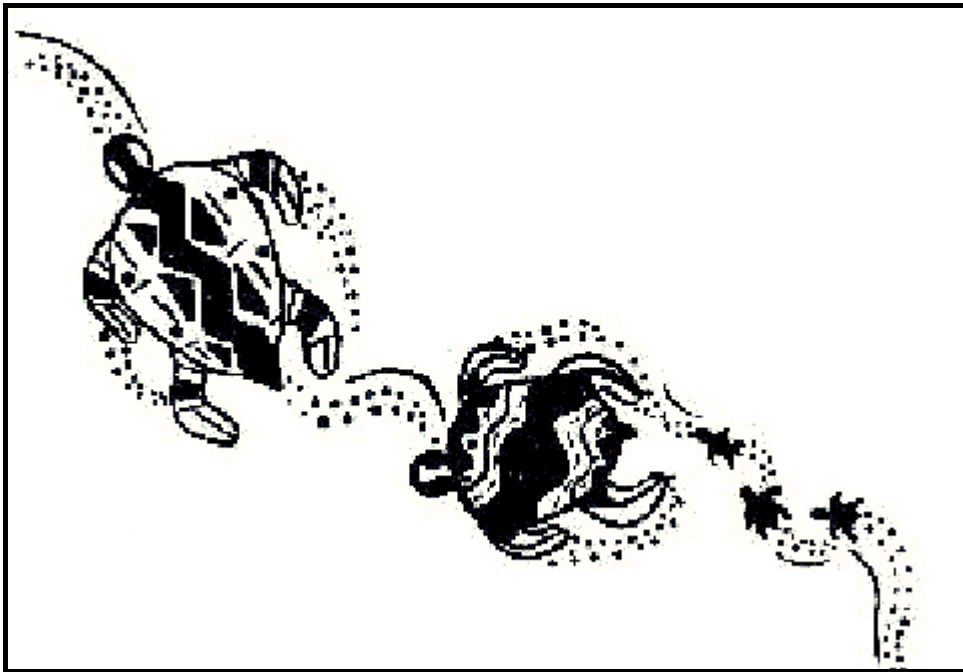


PEMULWUY PROJECT PROFILE 2000-2006



Aboriginal Housing Company Limited

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Pemulwuy Project Profile

WELCOME Traditional Darug Welcome by Darug Gomen. (Richard Green)

“Eora wa Pemul Coy Byalla Bulunga Nurene Wianga Naababan Gadigal Baou. Ngalu Iy-ora Yen-noong wa Pemul, Wingiri Bar-ru-wall-uri; Goo-me-dah Durrubin Boot-Boot Gno-rang Gwinanga Tarimi Al-lo-wan Moo-tang, Tyelkala Pemul wa Bado Wianga. Bidjigal, Gommeraiagal, Wangel, Gadigal, Dhrawal, Darkinjang wa Darug. Didgerry-Goor Biame”.

Meaning: We welcome you to the land of the dolphin; their spirits flow through the heart of this place, giving us the strength and passion, to live and enjoy all that the land has to offer us. As people of this land we invite everyone to walk and to talk with our brothers and sisters as equals and to share in our vision for the future. Thanks to the Almighty.

PEMULWUY PROJECT TEAM

• Management

Michael Mundine Snr, JP, Chief Executive Officer.

Lani Tuitavake, General Manager, LREA.

Peter Valilis, JP, Project Director, B.A. (Hons) UNSW, LREA.

• Planning & Design

Peter Lonergan, Architect, Cracknell & Lonergan Designers.

Leane Senzamici, Architect, Cracknell & Lonergan Designers.

Richard Smyth, Urban Planner, Smyth Planning.

John Mant, Planning Lawyer.

Justin Doyle, Barrister.

Geoff Turnbull, Community Representative, REDwatch.

Col James, Urban Planner & Architect, USYD.

• Social Planning

Angie Pitts, Social Planner, USYD.

• Cultural Development

Alison Page, Interior Designer, Merrima (Aboriginal Design Unit) NSW Gov Arch Office.

Richard Green, Youth & Cultural Adviser, Dharruk Yellamundie.

VISION

The Aboriginal Housing Company’s vision is to provide a clean, healthy and safe environment in which the next generation of Aboriginal children can live harmoniously and grow to achieve the quality of life, standard of living and well-being that most non-indigenous Australians take for granted. As the first Aboriginal housing association in Australia, the Aboriginal Housing Company strives to operate at best practice in its provision of high quality and culturally appropriate affordable housing, for the betterment of Aboriginal people.

THE NEED FOR CHANGE

After thirty years of escalating social problems, deteriorating housing and the permeation of a heavy drug culture, the elements for change were determined by the insight that any improvements of ‘the Block’ could not be driven by the built environment alone but needed an integrated social and physical renewal approach. It was also recognised that the process for change would need to originate from within the community, the Aboriginal Housing Company and other stakeholders rather than from the influence of external consultants. The Aboriginal Housing Company’s Community Social Plan emerged as a result of these realisations.

SUSTAINABILITY

The key elements that will determine the success of the proposed redevelopment of the Block are social, financial and environmental sustainability. Appropriate physical design that creates a safe and secure environment in concert with best practice housing management and financial systems will help

strengthen the community for the long-term. The social needs of the community will best be addressed through cooperative partnerships that encompass all tiers of government and community working together to combat the marginalisation, poverty, and social disadvantage present on the Block. Angela Pitts will monitor the social outcomes of the Project as part of her PhD research at Sydney University.

THE NEED FOR A SOCIAL PLAN

The physical planning attempts of the past have failed to adequately address the social disadvantage on the Block because they ignored the need for an integrated social planning response. Years of neglect by government have left the burden to formulate sustainable solutions in the hands of the Aboriginal Housing Company. The Community Social Plan was a radical and innovative response by the Aboriginal Housing Company to the physical and social degradation on the Block.

COMMUNITY SOCIAL PLAN AWARDS

In 2001 the Aboriginal Housing Company received a National Award for Excellence in Community Housing from the National Community Housing Federation of Australia, in the category of Innovation for its Community Social Plan. The document was then widely distributed through the Aboriginal Housing Company's web site www.ahc.org.au, with over 15,000 downloads worldwide. Since then the Community Social Plan has been broadly recognised as an important planning tool for developing a sustainable response to the problems of the Block. In 2004 the Aboriginal Housing Company's Community Social Plan won the CPTED (Crime Prevention Through Environmental Design) Innovation Award from the International Security Management and Crime Prevention Institute and the International CPTED Association, for the crime prevention strategies the AHC has developed for the Block. Although the issues are complicated the "social planning first" approach the Aboriginal Housing Company has adopted is the most effective way of ensuring that the Project addresses the social disadvantage on the Block and delivers a high level of amenity to the community.

THE SOCIAL PLANNING PRINCIPLES

The social planning principles formed the core framework for the Community Social Plan developed by the Aboriginal Housing Company. Based on extensive research and consultations conducted in and around the Block, the following 12 principles emerged in response to the needs and expectations identified by the community:

- Reconciliation and Social Harmony
- Appropriate and Affordable Housing
- Culturally Appropriate Service and Facility Needs
- Community Safety
- Supporting Families, Women and Children
- Aboriginal Health
- Aboriginal Identity, Culture and Spirituality
- Training, Skills Development and Employment
- Ownership and Management
- Aboriginal Enterprise
- Ecological and Environmental Sustainability
- Contact with Nature

PLANNING WORKSHOPS

The Community Social Plan was tested through a series of Planning Workshops that were attended by local Aboriginal and non-Aboriginal residents, senior representatives from local NGOs, South Sydney Council, NSW State Government departments, Redfern Police, University of Sydney students and academics and relevant experts in their field. Over four days in round table discussions the Aboriginal Housing Company in partnership with the community and various other stakeholders investigated and explored the issues of Urban Planning, Community Safety, Public Space Planning, Housing and Health, Environmental Sustainability and Redevelopment Planning. Each day was separated into two workshop topics, a core group of participants attended all the workshops but a large number of others were invited to attend workshops specific to their areas of expertise or interest. The thirty-five recommendations that emerged from the workshops were handed to the Aboriginal Housing Company Board of Directors for consideration and endorsement.

On **Day 1**, during the **Community Social Plan and Urban Planning** workshops the community evaluated the Social Plan and discussed many issues, including:

- Character of the conservation area
- Council concerns & existing housing/zoning controls
- Future development proposals – Flexibility - Concerns with high-rise density
- Compatibility with other redevelopment like the Redfern Community Centre
- Affordable Housing
- Vehicle/pedestrian traffic
- Street configuration needs to be reconsidered
- Changing image of the area - future planning for community, displacement of people and gentrification.

On **Day 2**, during the **Community Safety & Public Domain Planning** workshops, the community discussed many issues, including:

- Drugs - crime – dealers - addictions - public usage.
- Removal of the needle bus.
- Empower and support the legitimate community members.
- Youth service – targeted programs.
- Streets - lanes – natural spaces - lighting.
- Partnerships with community services to offer better community programs.
- Risks of undefined spaces.
- Aboriginal lore to supplement where Australian law falls short
- Crime prevention through environmental design (CPTED) - natural surveillance
- Creating appropriate designs to reduce criminal activity
- Guardianship – community control - coordinated co-care management
- Neighbourhood watch 'safe houses' - street patrols
- Welcoming main entrances into the Block
- Developing public space management
- Better role of education services to educate youth to prevent vandalism

On **Day 3**, during the **Housing Health & Environmental Sustainability** workshops the community discussed many issues, including:

- Poor condition of the current housing – good design will result in healthy homes
- Robust materials are more cost effective
- Local input on design and construction
- Employment and Training Program
- Rehabilitate contaminated land
- Overcrowding with extended families
- Need for 2 toilets – 3-4 Bedrooms
- Cultural sharing – Spirituality
- Sound Proofing/Acoustics
- Rainwater (secondary use only) facilities – energy efficient water saving fixtures – recycling
- Simple design combined with easy to use ESD technology
- Cost/maintenance of the system
- Assess and avoid public health risks – fail-safe systems for extra load periods
- Use of solar energy

On **Day 4**, during the **Redevelopment Planning** workshop the community discussed many issues, including:

- Determine land use mix and the type of homes appropriate to Aboriginal people
- Social mix similar to City West Housing – low income, low-medium, medium income
- Home ownership schemes/strata title
- Building standards - consider City West Design Guidelines as a basic model and adapt to project - adapt AHO Standards for Building - adapt National Indigenous Housing Guide.

- Public domain - natural sightlines/surveillance, access to Redfern Community Centre.
- Aboriginal space, Aboriginal designs, Aboriginal colours, Aboriginal themes in project signage, tile, mosaic paving, Aboriginal street names.
- Impact to the wider community
- Remove terrace housing
- Number of Residential Units – no more than 62 units
- Design for the needs of Aboriginal families
- Building cost effective and maintainable
- Open space flexible enough for markets, church activities, spiritual meetings
- 100% of area of the 'Block' is for housing, the rest of the AHC land is flexible

DESIGN IMPLICATIONS OF THE SOCIAL PLAN PRINCIPLES

The following design implications of the Social Plan Principles emerged from the community consultation process, the planning workshops, and as a response to the NSW Premier's 10 best urban design examples of 2001.

Reconciliation and Social Harmony

In a deliberate move to counter the 'no-go' reputation of the Block, the community advocated opening up the Block to scrutiny and extending a welcome to groups and individuals to mix and interact with the Aboriginal community. In response to community needs, the RED Square development option is being investigated in terms of creating a welcoming entrance to the Block.

Appropriate and Affordable Housing

The City West Housing Company model incorporates a three-tier rental system and is considered to be the most equitable and appropriate for the future housing project on the Block. The City West Housing Company has been operating successfully in the Pyrmont/Ultimo area for 10 years providing affordable housing to families from a socio-economic mix of middle to low-income. However, any replication of a non-indigenous model requires cultural modification to apply appropriately to Indigenous housing. The Aboriginal Housing Company has also explored the 2001 Premier's 10 best urban design examples selecting Newington at Homebush Bay as the model most closely matching the community's ideal for Redfern. Stepped housing and garden terraces that enjoy a northern aspect and spectacular views of Sydney City are considered to satisfy the community's ideal of an equal capacity for outdoor and indoor living spaces. The new homes will have three and four bedrooms and an outdoor garden area equal to the floor area of the house, to accommodate the indoor/outdoor lifestyle preferred by Aboriginal people. Moreover, common access ways will promote greater social contact and encourage community building.

Culturally Appropriate Service and Facility Needs

The Project proposes supporting services including a hostel catering for country visitors and Aboriginal students, and a new Elouera Gym for exercise and sport. There is an urgent need for greater coordination of local service providers and a focus on cultural appropriateness to increase their accessibility for Aboriginal people.

Community Safety

Crime Prevention through Environmental Design (CPTED) is a powerful planning instrument that can be used to remove crime opportunities and increase local surveillance with 'eyes on the street'. CPTED has extensively informed the design process for this Project, and homes will overlook public places and a landscaped billabong and spiritual place will have adjacent live-in caretakers. Discreet lighting at corners and entries together with sensors will also be utilised in the design and work in tandem with community monitored closed circuit television (CCTV). The final master plan will discourage lanes and alleyways (existing high crime locations), and will encourage legitimate activity generators.

Supporting families, women and children

Redfern already has a high concentration of Aboriginal support services funded to provide support to the community, however there is an urgent need for greater coordination and cooperation between the services.

Aboriginal Health

The National Indigenous Housing for Health Guidelines has heavily influenced the design process with respect to issues like the need for disability access. What's more each home will have a specific room type to be known as a 'home clinic' that will combine a second bathroom (required by the social housing standards for three and four bedroom apartments) with habitable laundry provisions and a spare bed for family members who may be ill. This special room type should enjoy garden access to aid recuperation and easy accessibility to natural solar clothes drying.

Aboriginal identity, culture and spirituality

The symbolism of the Block as a positive cultural meeting place, for Aboriginal people, has been maligned by years of alcohol and drug abuse. As a result many Aboriginal people now view the Block as a poisoned waterhole. In response to these community concerns cultural expressions focusing on water, as a symbol for the cleansing of the community, will feature prominently within the private space, public domain design and the public art. The decision to build 62 homes on the Block represents a commemoration to the 62 families of the *Gadigal* clan (the traditional owners of Redfern) that were wiped out by small pox, used as germ warfare when Australia was invaded. Ultimately, the final design will aim to inspire and restore a sense of respect and pride for the *Gadigal* history and classical tradition.

Training, skills development and employment

Employment programs, for local Aboriginal youth in particular, will feature prominently throughout the construction period of the Project. Some of the long-term employment opportunities will include: gardening, care-taking, security work, and public arts and crafts. Many of the preliminary designs for RED Square have included market stalls and local retail areas that are ideal for community enterprise.

Ownership and management

Similar to the City West Housing Company model, the Aboriginal Housing Company will pursue a planned social mix of middle, low-middle and low-income Aboriginal residents who have an existing relationship with Redfern through work or family. The issues around a sense of ownership in the community are currently being investigated. Improved management practices and the strengthening of the organisation's capacity will help to build social capital in the community.

Aboriginal enterprise

The redevelopment of the Block will significantly improve the area's attractiveness and act as a catalyst for further economic growth by boosting the viability of commercial development and making Redfern a major cultural enterprise destination. During discussions with government and private sector partners, the Aboriginal Housing Company has continued to emphasise the importance of Aboriginal enterprise in Redfern and has identified business initiatives to ensure commercial uses are developed with consideration for the needs of the local Aboriginal population.

Ecological and environmental sustainability

In keeping with its commitment to positive triple bottom line outcomes the Aboriginal Housing Company is pursuing a comprehensive environmental sustainability program. Consequently, the housing design incorporates passive solar conditions with access to light and ventilation on three sides together with generous shade and sunny outdoor rooms. Rainwater will be collected for gardening at every level and sensible use of Indigenous plant species will be encouraged.

Contact with nature

The commitment to large gardens for every home, with bush plants to support bird life, will inspire outdoor living and gardening. Landscaping and the use of Indigenous flora will be informed by Aboriginal horticulturalist John Lennis from the Sydney Botanic Gardens.

DREAMING OF THE BLOCK

Culminating from the redevelopment planning workshops, the IB Fell Housing Research Centre at the University of Sydney (USYD) and Angela Pitts, Aboriginal Housing Company Social Planner were commissioned to prepare a design brief for the redevelopment of the Block. The top final year USYD architecture students were asked to test the Design Brief and the Community Social Plan by interpreting the documents into a built environment form. The 14 models designed by the students formed a comprehensive design exhibit called "Dreaming of the Block". Over a period of six months, the Aboriginal Housing Company documented and analysed community feedback from which a

preferred housing option emerged. Overwhelmingly, the community expressed a preference for the student models influenced by the house/garden, in/out design of the Newington Apartments in Homebush. This housing option seemed to satisfy most of the community's aspirations regarding lifestyle issues such as modern open design, large family oriented living spaces, safe community areas, security and privacy, large private outdoor spaces, and elderly access.

WORKING MODEL

A working model was created to test the design assumptions, directions and feedback emerging from the Dreaming of the Block consultations and to further develop design concepts for the Project. The working model was also used to further the consultation process, resulting in extensive discussions with the community, NGOs and the Government, over a period of 12 months. During this period the Aboriginal Housing Company commissioned Angels Pitts to complete a series of planning audits pursuant to the recommendations that the planning workshops handed down.

These audits included:

- Community Safety & Public Domain Report
- Urban Planning Report
- Environmental Report
- Building Standards Report
- Housing for Health Report
- Housing Needs Analysis

The working model travelled to various public venues and representatives of the Aboriginal Housing Company participated in Clover Moore's public meetings at Darlington Activity Centre and RED Strategy public meetings at the Redfern Town Hall, where over 500 locals attended.

In July 2003 the Pemulwuy Project Team presented the working model to Col Gellatly, Director General of the Premiers Department and Chief Executives from a range of NSW Government Departments. The NSW State government requested that the Macquarie Bank produce an independent financial forecast of the Project. The findings revealed that on completion of the Project the Aboriginal Housing Company would be self sufficient for at least the next twenty years. The Aboriginal Housing Company then signed a Memorandum of Understanding with the key stakeholders in Redfern's future including the NSW Government, South Sydney Council and Sydney University.

Following these consultations the Aboriginal Housing Company convened a series of workshops and used the working model to discuss issues around the public domain like public art and landscaping. These workshops were attended by Cathy Craigie from the Australia Council, Pamille Berg and Tara Day from the Green Square development, Tracy Duncan from Boomalli Artist Co-op and Darrel Griffith Director of the Eora College.

MERRIMA - Aboriginal Design Unit (NSW Government Architect's Office)

The Aboriginal Housing Company in partnership with the Premier's Department Redfern Waterloo Partnership Project sought the advice of the Government Architect Chris Johnson on how to proceed the Project to a final master plan. As a result of these discussions Merrima the Aboriginal Design Unit in the Government Architect Office was engaged to work with the Pemulwuy Project Team to develop a cultural brief; compare the financial modelling of at least three concept redevelopment schemes; assist with a final round of community consultations; and progress the preferred model to a point where the Aboriginal Housing Company could begin discussions with Local Government about development consent.

Cultural Brief – Alison Page

In keeping with its commitment to seek advice about the Project from the best Aboriginal people in various fields the Aboriginal Housing Company engaged Alison Page from Merrima to develop a cultural brief. Alison conducted several workshops and negotiated with a numbers of knowledgeable people on the importance of culture to the Redfern community. The purpose of the workshops was to establish the cultural identity of the Project, to identify areas in the Project that can express cultural values, tradition and spirituality and to begin the process of developing cultural protocols for the Block. Alison's brief identified four areas with potential for cultural expression, namely landscaping, public art, engagement of community, and RED Square.

The Cultural Brief acknowledged several specific cultural concepts:

- That Redfern was traditionally used as a place for monitoring fishing and trade routes by the *Gadigal*.
- There is a need to recognise the last 62 *Gadigal* families who were killed soon after invasion.
- That the horizontal (ground) plane reflects traditional values and the vertical plane reflect contemporary culture.
- The zoning of the land can be viewed as male (earth & fire) and the housing/community as female (water & air).
- The Master Plan could reflect sacred geometry, being the mathematical language that shows the connectedness to all things.
- Traditional rock carvings of sea creatures and orderings of space (Bora Rings) could inspire the design.
- The bond of the mother and child needs to be resorted and the Project needs to reflect this.
- The London, Paris, New York, Redfern logo reflects the level of quality and importance of the Project.
- Renaming of the streets with traditional names.
- Multi-generational households represent the cultural tradition of sharing and caring.

Design Charettes

The Aboriginal Housing Company convened a series of housing design charettes attended by Dillon Kombumerri - Merrima, Keith Cottier - AJ&C, Rod Simpson - DIPNA, John Horiatopoulos - Architekon, Col James - Sydney University, Denny Hall - Premier's Dept, Shane Philips - Community Leader.

The following themes were discussed:

- Housing typology.
- Open ambiguous space management.
- Basic principles like water and environmental management.
- Circulation system management.
- Crime Prevention Through Environmental Design.

Pemulwuy Vision Taskforce

On Wednesday night the 16th March 2005 the Aboriginal Housing Company convened the inaugural meeting of the Pemulwuy Vision Taskforce. The taskforce is chaired by the Hon Tom Uren AO, former Housing, Urban and Regional Development Minister with the Whitlam government. Other members on the expert panel include:

- Professor Peter Webber – Emeritus Professor of Urban and Regional Planning Sydney University.
- John Mant – Planning Lawyer, former Secretary for Prime Minister Geoff Whitlam.
- Richard Smyth – Urban Planner, Smyth Planning, former Director General of NSW Planning.
- Peter Lonergan – Architect, Cracknell & Lonergan Designers.
- Leane Senzamici – Architect, Cracknell & Lonergan Designers.
- Dr Vivienne Milligan – Director of AHURI Sydney Research Centre and founder of City West Housing Company & NSW Aboriginal Housing Office.
- Colin James AM – M.Arch (Harvard) & Director of the IB Fell Housing Research Centre.
- Associate Professor Peter Phibbs – Head of the School of Architecture at Sydney University.

- Dr David Leifer – Coordinator of the Graduate Programme in Facilities Management at Sydney University and former Chair of the International Facility Management Association, Chair of the Chartered Institution of Building Services Engineers.
- Martin Butterworth – Managing Director of Space Syntax Australia, B.Des.St, B.Arch, M.Sc, RAIA, specialist in designing Urban Economies.
- Angela Pitts – Sydney University PhD candidate & author of the award winning Redfern Community Social Plan & the Redfern Safety Plan.
- Paul Knight – Dharawal man, Director of Tranby College, specialist in Aboriginal Business Enterprise.
- Geoff Turnbull – Spokesperson for REDwatch and Redfern resident.

The role of the taskforce will be to provide an independent and professional assessment of the Pemulwuy Project's plan for 62 new affordable Aboriginal homes on the Block in Redfern, with specific consideration to the economic, social, environmental and cultural sustainability of the proposal.

THE REDFERN WATERLOO AUTHORITY

The NSW government has now put in place a statutory Authority that over-rides the City of Sydney as the planning authority, has declared the AHC's land 'state significant', and is proposing to reduce the residential density on the Block to limit the number of Aboriginal families who could live there.

The Minister for Planning through the Redfern Waterloo Authority (RWA) has expressed publicly his intention to reduce the number of Aboriginal houses proposed on the Block and disperse at least half the community. However this type of dispersal policy has had a devastating effect on Aboriginal communities, and that the RWA's policy toward Aboriginal housing on the Block would similarly isolate Aboriginal people from their community and family support networks and created cultural conflict in neighbourhoods that were previously peaceable.

The forced assimilation of the Redfern Aboriginal community would be catastrophic and would create the need to provide additional social and human services to substitute for the natural cultural and social supports found in a community setting that would be lost. This is not to suggest that Aboriginal people can not integrate or interact with the rest of society, but that interaction should be natural and above all voluntary.

The consequences of reducing the number of Aboriginal houses proposed on the Block will produce socially undesirable outcomes. Most importantly, it would shift the planned social mix from 2:1 in favour of homeowners [40 private homeowners to 20 renters] to 2:1 in favour of low income renters [20 renters to 10 homeowners]. Reducing the number of homes on the Block will also reduce the number of eyes on the streets, invariably resulting in the surrounding area becoming unsafe, especially at night.

TIMELINE

2000 – 2001

The AHC developed the Pemulwuy Project Community Social Plan

2001

The AHC won the top national award for the Social Plan at a Housing Conference in Brisbane. It was the talk of the conference and the NSW Gov and Aus Gov started to pay attention to the project after that.

2002

The NSW Gov introduced the Redfern Waterloo Partnership Project and the AHC signed an MOU between the NSW Gov + South Sydney Council + USyd. The Dept of Commerce prepared a master plan for the Block that included 62 houses, a civic plaza, an office building, a hostel, a gym and a college.

2003

The AHC presented the Pemulwuy Project to all the NSW Dept heads and Col Gellately.

2003 – 2004

The AHC worked very closely with the NSW Gov on the Pemulwuy Project and the RED Strategy. The NSW Gov promised to fund the whole development if they were assured the problems of the past were not repeated. At the time the AHC was exploring a social mix but still all rental accommodation, similar to City West Housing Company in Ultimo.

Jan 2004

Bob Carr mentions his support for the 62 new houses on the Block as part of his speech to the Year of the Built Environment in Kogarah.

Feb 2004 Redfern Riots

Feb – July 2004

Redfern Parliamentary Inquiry – the inquiry recognised the merits of the AHC's Social Plan in particular and recommended that the NSW Gov support the Pemulwuy Project with immediate funding.

June 2004

The Red Strategy report was presented to Cabinet. Red Strategy findings concluded that 1/3 of all land in Redfern Waterloo is owned by the NSW Gov, approximately \$5.5 Billion. Recommendations by the Premier's Dept Redfern Waterloo Partnership Program to Cabinet suggest that the redevelopment of the Railway Station through PPP was being hampered by lower than required land valuations due to the presence of the Aboriginal community on the Block.

July 2004

Premiers Dept proposed a new MOU between the AHC and NSW Gov. When the AHC asked for the Company's lawyers to look over the agreement the NSW withdrew the offer.

The next day Michael Ramsey from Premiers the director of Redfern Waterloo Partnership Project presented the conditions of continued support by the NSW Gov. They included:

1. The AHC directors to hand over governance of the Company to the NSW Gov.
2. For a Gov representative from NSW Treasury to be appointed the permanent Chair.
3. For Mick Mundine stand down as CEO.
4. For the AHC to borrow \$2 million from Macquarie Bank, underwritten by the NSW Gov.

The AHC refused the offer.

Sept 2004

The NSW announces the establishment of the RWA and the appointment of Frank Sartor as Minister for Redfern Waterloo.

Nov 2004

Frank Sartor met with the AHC to discuss the project. He told Mick and the others present that if he had his way he would not allow any Aboriginal Housing to go back on the Block. When Mick reacted unfavourably Sartor assured him it was just a suggestion. Sartor then added he would consider allowing the AHC to keep the twenty houses that were already on the Block.

Dec 2004

The RWA met with the AHC and offered to establish a Taskforce mainly with Gov appointed people to determine what should be built on the Block instead of housing.

Feb 2005

Sartor met with the AHC Board and told them it was either his way or the highway.

The AHC established the Pemulwuy Vision Taskforce, made up of independent professionals and academics and no Gov appointees.

July 2005

Mick and Sartor meet for a private meeting to try and resolve the stand off. Nothing comes of it.

Sept 2005

The AHC meet with the RWA to try to find a resolution. Some progress is made but the next day Sartor releases an open letter accusing Mick of dragging his feet.

An exchange of words was had through the media.

Sartor racially slurs Mick on Koori radio. The two meet and nothing comes out of that.

Oct 2005

NSW Gov representatives met with the opponents of the AHC to stage a coupe and remove Mick from his position as CEO. The Sun Herald spoke to a whistleblower and reported the story.

Dec 2005

Mick spoke to Sartor on the phone. Nothing came of this.

Feb 2006

RWA released the Draft Redfern Waterloo Built Environment Plan which proposes halving the Residential Floor Space allowed over AHC Land and rezoning it to commercial. RWA met with the AHC regarding the launch of the RWA Built Environment Plan.

Mick spoke twice to Sartor on the phone. Nothing came of this.

The AHC lodged a request to the Director General of Planning for the Minister's opinion under Clause 6 of the Major Projects SEPP, which began the application lodgment process with the Department of Planning.

March 2006

The AHC received a reply from the Director General confirming that the AHC could begin the application process to seek development approval for the Pemulwuy project.

April 2006

The AHC objected to the reduced residential FSR and other areas of the proposed Plans. Richard Smyth (former Director General of Planning in NSW) and John Mant (prominent Planner and Lawyer) produced a strong submission for the AHC.

The AHC submitted its first draft of the Project Description report consistent with the draft State Environmental Plan Policy & draft Redfern Waterloo Built Environment Plan. The Pemulwuy Project's project description report sets out the concept master plan scheme for a mixed-use development planned for Areas D and parts of Area F, as described in the Redfern Waterloo Built Environment Plan. The Pemulwuy Project will be situated on land largely owned by the Aboriginal Housing Company, as well as other Aboriginal organisations, the Office of Community Housing and the City of Sydney Council. The Concept Plan was submitted under Section 75M of Part 3A of the EP&A Act, and describes a development that includes commercial/community uses and Aboriginal family homes which is consistent with the stated aims and vision of the Redfern Waterloo area described in the Redfern Waterloo Built Environment Plan.

The AHC attended a Planning Focus Meeting at the Department of Planning with City of Sydney, NSW DAA, NSW AHO, Railcorp, Redfern Police, RWA, and Dept of Housing.

August 2006

The Director General provided the AHC with a selection of comments submitted by the various stakeholders present at the Planning Focus Meeting.

Planning Minister Frank Sartor released his final SEPP & Built Environment for Redfern Waterloo.

September 2006

An amendment to AHC's project description was submitted to the Department of Planning to reflect the changes to the SEPP and the Redfern Waterloo Built Environment Plans, along with a development application form. During the month of September the AHC made several requested with the Department of Planning for the Director General's Requirements.

October 2006

The AHC received the Director General's Requirements for the Pemulwuy project. The Director's General's Requirements set out the planning requirements for the proposed project and what The AHC must provide to the Department of Planning for the Concept Plan for the Pemulwuy Project to be assessed.

November 2006

The AHC met with Planning Minister Frank Sartor, Director General of Planning Sam Haddad, RWA CEO Robert Domm, and others at the Minister's office and presented the Pemulwuy Project. The AHC raised the issues of the low residential FSR on the Block and the excessive DGRs. The decision has been made to apply for approval for a Concept Master Plan which will include the AHC's land and the immediate precinct, subject to an agreement being reached with the AHC's neighbours. The AHC continued its year long consultation process with its immediate neighbours who could be included in the Master Plan, by hosting a presentation night of the Pemulwuy Project's Concept Plan. The meeting was attended by the City of Sydney Councillors, Office of Community Housing and private owners from Lawson Street. The response was overwhelmingly positive and agreement was reached to continue negotiations to develop a project model for the immediate precinct around the AHC's land.

December 2006

The AHC held another community consultation forum, this time at the Redfern community centre to update our neighbours on the status of the Pemulwuy project. The response was resoundingly positive and supportive.