



LETTER FROM THE ABORIGINAL HOUSING COMPANY TO THE LOCAL COMMUNITY

MAY 24, 2017

ABORIGINAL HOUSING COMPANY
Level 1, 29 Botany Road, WATERLOO NSW 2017



24 May 2017

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The Aboriginal Housing Company (AHC) continues to be committed to informing the community of the progress of the Pemulwuy Project, Redfern.

Earlier this year we presented a revision to the Col James Student Accommodation for Precinct 3, as part of a modification to the approved Concept Plan; in more recent months the project has been through a process of Design Excellence, facilitated by the "Office of the Government Architect".

In light of the Design Excellence, there will be a modification to the latest concept plan for Precinct 3. The previously presented 522 rooms across 16 floors, have been amended as an outcome of Design Excellence, and will now be 23 floors of student accommodation with **no change to the proposed 522 student rooms**. The current proposal for Precinct 3 has been developed in consultation with the independent Design Review Panel, as established by the Department of Planning and Environment, which identified matters for consideration.

Over the past four months and through six separate sessions, the panel raised the following strategies for an enhanced design outcome and the current proposal is the result of the implementation of these strategies.

Articulated built form - The bulk of the building has been amended with additional height, located to the center of the site, along the eastern aspect of the building and alongside the rail corridor. This approach has allowed for the building to be pulled back from Lawson Street to create a public space. The undulating building form creates a low scale built form to Eveleigh and Lawson Street.

Eveleigh Street streetscape - The variation of height has been a considered approach in order to relate appropriately to the existing and immediate context and streetscape. The height of the building along Eveleigh Street has been reduced to three storeys to respond to the overall height of the adjoining terrace houses along the street and the proposed low scale buildings of Precinct 1 of the precinct.

Creation of public meeting place - The building has been pulled back from Lawson and Eveleigh Streets to the south to reinforce the corner and to create an open public space. This space is to be landscaped with trees, seating and public art, including an art wall.

Creation of central courtyard - The building has been split into a lower building along Eveleigh Street and a higher building along the rail corridor to create a north facing central courtyard within the proposed student accommodation. This will allow for landscaping within the center of the building.

Retaining the number of rooms - The proposed development has consistently retained the 522 rooms for student accommodation.

As ever, the AHC is committed to delivering on its core objectives including;

- **To deliver quality affordable housing to the Aboriginal and Torres Strait Islander community**
- **To retain full ownership and control of the site**
- **To create history for the Aboriginal and Torres Strait Islander people through a new era of self-determination**
- **By delivering this project to the community with no financial burden to our future generation. This means that they too can maintain long-term financial independence.**

As part of the delivery of the Pemulwuy Project the AHC will be implementing opportunities for employment, education and apprenticeships. We are also looking forward to leading the cultural heritage education for the Pemulwuy Project as part of student life.

If you wish to provide feedback please follow the link to our website, where you will find a feedback form <http://www.ahc.org.au/pemulwuy/feedback/>. Please ensure any feedback is provided by the 9th of June.



Alisi Tutuila
Chairperson, Aboriginal Housing Company Ltd

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