

CONSOLIDATED INSTRUMENT

APPENDIX G PROJECT APPROVAL

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2012, I approve the Project Application referred to in Schedule 1, subject to the Conditions as noted in Schedule 2 and the Proponent's Statements of Commitment at Schedule 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

2012

SCHEDULE 1

Application No.: MP11_0093

Proponent: Aboriginal Housing Company

Approval Authority: Minister for Planning

Land: Land bound generally by Louis Street, Vine Street, Eveleigh Street, ~~railway line~~ and Lawson Street, Redfern.
 Land to which this approval applies also includes:

- ~~airspace to the north of the existing railway overbridge and north of Lawson Street;~~
- Eveleigh Lane;
- that part of Caroline Lane to the east of Lot A DP 439351 (108 Lawson Street Redfern);
- Eveleigh Street (between Caroline Street and Lawson Street); and
- Caroline Street (between Louis Street and Eveleigh Street).

The site comprises Pemulwuy Precincts 1 and 2 **and includes** the following properties:

| Street | House No. | Lot No(s) | DP |
|--------|-----------|-----------|--------|
| Louis | 1-5 | 21 | 434387 |
| | 7 -33 | 1-14 | 33299 |

| No. | Subject | Commitment | Timing |
|------------------------|----------------------------|---|--|
| | | <i>57 of the dwellings in Precinct 1 are to be constructed in accordance with AS4299-1995 - Adaptable Housing, together with 3 of the student housing dwellings in Precinct 3.</i> | |
| <u>18</u> <u>17</u> | Public Utilities | <i>The buildings are to be connected to the required water, sewerage and electricity infrastructure in accordance with the requirements of Sydney Water Corporation and Energy Australia. Other utilities, such as gas and telecommunications, are to be connected in accordance with the requirements of the service providers. The provision and/or adjustment of public utility infrastructure is to be carried out in accordance with the requirements of the relevant public authority. Any easements required to facilitate the provision of utility infrastructure are to be granted to the relevant public authority.</i> | As part of construction works |
| <u>19</u> <u>18</u> | Development Contributions | <i>All reasonably required contributions are to be paid.</i> | When required |
| <u>20</u> <u>19</u> | Occupation of the Building | <i>All required certificates are to be provided to the Principal Certifying Authority and an occupation certificate issued prior to the occupation of the buildings.</i> | Prior to occupation of the building |
| <u>21</u> <u>20</u> | Community Consultation | <i>The Aboriginal Housing Company will continue to liaise with the local community during the construction phase.</i> | Ongoing |
| <u>22</u> <u>21</u> | Child Care Centre | <i>The child care centre is to be constructed and operated in accordance with the requirements of the Department of Community Services.</i> | Ongoing |
| <u>23</u> <u>22</u> | Dwellings in Precinct 1 | <i>The sixty-two (62) dwellings in Precinct 1 are to be retained in the ownership of the Aboriginal Housing Company. These dwellings are to be managed by the Aboriginal Housing Company to provide affordable housing for the local Aboriginal and Torres Strait Islander Community</i> | Ongoing |
| <u>23</u> | <u>Gallery</u> | <u>The gallery is to be constructed, established and maintained in Precinct 1 for use by the Aboriginal Housing Company to display articles associated with the Aboriginal and Torres Strait Islander community.</u> <u>A development application for the use and fitout of this space as a gallery is to be submitted to and approved by Sydney City Council prior to the establishment of the gallery.</u> | <u>Prior to the commencement of the gallery and ongoing</u> |
| <u>24</u> | <u>Development</u> | <u>Development of the Project, i.e.</u> | <u>Ongoing</u> |

| No. | Subject | Commitment | Timing |
|-----------|--|---|---|
| | | <u>in Precincts P1, P2 and P3, is to be carried out concurrently</u> | |
| <u>25</u> | <u>Dedication of land to Sydney City Council</u> | <u>An area of some 988 m² of the land is to be dedicated to Council as part of the public domain, of which 753 m² is to be located in Precinct 1 and 235 m² in Precinct 2.</u> | <u>Prior to the occupation of the development</u> |
| <u>26</u> | <u>Design Excellence</u> | <u>The design excellence of the Project is to be retained throughout the Project to the completion of construction</u> | <u>Ongoing</u> |