

Landbridge

The landbridge in the approved concept plan was a notion of the Aboriginal Housing Company (AHC) in 2010 designed to increase views into the Pemulwut precinct.

The landbridge concept pre-dated the Central to Eveleigh Urban Transformation Strategy and the development concept now proposed.

The approved public domain design plan for Pemulwuy was reviewed by the AHC, Scott Carver and Professor Michael Tawa in relation to the land's current strategic context and the current concept plan.

This review led to the deletion of the landbridge from the public domain plan.

Its deletion is justified by:

- the higher cultural value which is now attributed to the murals on the walls of the landbridge which are to be preserved and restored and which reflect the Aboriginal connections to this area;
- the murals providing an entry statement to the Pemulwuy precinct and leading people to the precinct;
- the deletion of the landbridge being a result of a collaborative public domain strategy which meets the requirements of the local Aboriginal & Torres Strait Islander community, as expressed by the AHC, prepared by Scott Carver and Professor Michael Tawa;
- the changes that have occurred to the strategic development context for development in this locality since 2010, including the strategies contained in A Plan for Growing Sydney (2014), the Central to Eveleigh Urban Transformation Strategy (2016), the Greater Sydney Region Plan (2018) and the Eastern City District Plan (2018); and
- the significant changes anticipated around Redfern Station as a result of these strategies which could compromise redevelopment opportunities by the construction of the landbridge.

It should also be noted that:

- the deletion of the landbridge was specifically supported by the Design Review Panel; and
- in its Assessment Report, the Department of Planning & Environment has considered changes to the public domain represent an improvement on the approved public domain treatment of the project.

Gymnasium – Precinct 1

The existing gymnasium on the site is conducted on the 1st floor level of an old industrial building.

The gymnasium, which is managed by the AHC, has a floor area of some 390m² and is used for boxing and fitness training.

A principal activity is to provide an avenue for the physical wellbeing of young people in the community.

The new gymnasium in Precinct 1 is to have an area of 905m² spread over 2 levels.

The new facility is to be owned and managed by the AHC for the same purposes as the current gymnasium.

In any event, the current applications do not involve any change to the gymnasium approved in the current concept plan approval or the project approval for the development in Precinct 1.

Development Contributions

The comments on Page 38 in the Assessment Report relating to development contributions by UrbanGrowth need to be considered in the more detailed consideration of this matter on Pages 76, 77 and 78 of the Report and Conditions E2, E3 and E4 relating to the recommended State Significant Development approval and Conditions E16 and E17 relating to the modified Project Approval for development in Precincts 1 and 2.

The proposed conditions provide the criteria for any discounting of contributions for any works in-kind involved in the project.