

Answers to the NSW Parliamentary Inquiry by the Aboriginal Housing Company

30 April 2008

Michael Mundine | CEO

1. What is the current position of the AHC in relation to the properties on the Block?

a) How many are tenanted?

There are 16 occupied houses on the Block. All of these unsafe and unhealthy homes are tenanted by Aboriginal families, with severe overcrowding, homeless Aboriginal men, women and families sleeping rough on the Block, and another generation of Aboriginal children subjected to poverty, crime and drugs.

b) How many are vacant?

There are 11 derelict and blocked up houses on the Block.

c) Is the AHC currently underfunded...

In or around 1996 the NSW Government, specifically the former Minister for Aboriginal Affairs Andrew Refshaugie, reneged on a tripartite agreement to transfer existing Department of Housing stock to the AHC to replace rental properties on the Block the AHC agreed to demolish, as tenants relocated. This commitment was intended to match the Federal government's contribution of \$6 million to the relocation program. This broken promise resulted in rental income losses to the AHC exceeding \$1 million.

In 2000 the NSW government renewed its interest in the Block and made further commitments through the Redfern Waterloo Partnership Project to support, help develop and fund the proposed Pemulwuy Project.

In 2004 the NSW government reneged on this agreement also and withdrew the promise of funding for housing and the redevelopment of the Block. Instead, the NSW government tried to bully the AHC into an agreement which would have given exclusive possession and management control of the Block and other AHC owned lands and properties for a period of twenty years. The conditions of continued support by the NSW government also included, that the AHC's Aboriginal board be replaced by government appointees; that the current CEO step down to be replaced by a government employee in the capacity of General Manager; and that the AHC borrow \$2 million from Macquarie Bank, a loan which would be underwritten by the NSW government.

Currently the AHC receives no government funding. The NSW government withdrew all financial support from the AHC when it rejected the government's conditions. To quote the Minister for Planning Frank Sartor "if we gave you funding you would have no reason to

negotiate with us". Clearly the intention was to use the withdrawal of funding as a coercion tactic.

Fortunately the AHC has restructured its operations and has become financial independent despite the government's attempts to bankrupt the organisation. The Pemulwuy project will be independently funded and will no longer require financial support from the NSW government.

2. Please provide a broad overview of what needs to be done in this area to provide adequate housing for Indigenous people?

In 1999, the Aboriginal residents on The Block were suffering from a range of issues most of them resulting from people coming into the area from outside the community. The Block regularly witnessed drug overdoses of family and friends, drug and crime related deaths, rapes of young Aboriginal women, and watched a generation of children becoming subjected to the drug and crime culture.

Since then the AHC has, through its own recourses and efforts, reduced the social problems and crime on the Block significantly.

Through the AHC's intensive planning process and in consultation with the Redfern community, the Pemulwuy Project Concept Master Plan was lodged with the Department of Planning in October 2007.

The plans are for a mixed-use development including commercial uses and family housing consistent with the newly adopted Built Environment Plan (BEP) and SEPP. The following stages of the overall scheme are:

- Stage A
Residential multi-unit unit development situated in the area bounded by Eveleigh Street, Vine Street, Louis Street and Caroline Street.
- Stage B
Elders spiritual centre on Vine Street and a Health and Fitness Centre/Gymnasium on Caroline Street
- Stage C
Commercial and retail development at the corner of Lawson Street and Eveleigh Street
- Stage D
Hostel and Health Care Facility on Caroline Street
- Stage E
Art Gallery (along the Railway side to the southern end of Eveleigh Street)
- Stage F
Commercial development (along the Railway end of Eveleigh Street)

To be able to provide affordable housing for Aboriginal people the Pemulwuy project should be allowed to proceed without further delay or government interference.

3. What is preventing completion of the Pemulwuy Project?

The needle bus continues to be a big impediment to the successful completion of the Pemulwuy project because it continues to be a honey pot for drug dealers and drug users.

Likewise, the NSW government is preventing the Pemulwuy project from being delivered, specifically the Minister for Planning and his department are putting up obstacles through the protracted and confusing Part 3A planning approval process. The AHC began the approval process with the Department of Planning over 12 months ago.

Examples of the delays include: the department of planning took nearly six months to provide the AHC with the Director General's requirements, and when the AHC did finally receive the DGRs, the requirements were in some cases unreasonable or even unachievable at this stage of the planning process. To put this into context the CUB \$2 billion redevelopment received 3 pages of DGRs while the AHC's small development received 7 pages of requirements. So more than twice the information was required to approve the AHC's project than it would to approval the construction of a whole new inner-city suburb or the equivalent thereof.

Furthermore, the Department of Planning has insisted the AHC provide information as to the governance and financial operations of its organisation in direct contradiction to the Minister's public statements to the media in relation to ignoring the nature of the applicant or end users of a project during the planning approval process of ALP financial donors who have projects awaiting approval from the Minister.

The Department of Planning is also demanding around \$60,000 to assess this first stage of the Pemulwuy Project despite the AHC's charity status. Ref to Col James.

4. How will completion of the Pemulwuy Project affect the Indigenous community and the Redfern community more broadly?

The Pemulwuy Project will alleviate some of the current homelessness and overcrowding in the Redfern community. Current statistics show that Aboriginal people are six times more likely to live in overcrowded housing and the although the rates of homelessness are hard to completely quantify due to hidden homeless in Aboriginal communities, studies have found increasing Aboriginal homelessness in inner-city Sydney. Affordable housing and the possibilities for homeownership will create stability, safety and security and well-being for Aboriginal families. The Pemulwuy Project is intended to bring back key workers and their families back to live on the Block and to celebrate Aboriginal culture and tradition.

The plan also offers rejuvenation of the Redfern area. A strong vibrant Aboriginal culture can only add to the richness of the area. The Project with its award winning Crime Prevention through Environment Design (CPTED) plans safe spaces for both the Indigenous and non-Indigenous community. The benefits of the plan are both direct and indirect, which are outlined below:

Direct and Indirect Benefits of the Pemulwuy Project

Organisation/Group	Benefits (Cost-benefits are implied)
Local Residents	The Pemulwuy Project will contribute to a positive local identity and image for Aboriginal people, for Redfern and surrounding suburbs. It will enhance the lifestyle, living

	standards, economic status and safety of the local community. It will provide the opportunity to create a cultural precinct that can attract Aboriginal cultural tourism.
Local Aboriginal Community	The Pemulwuy Project will provide significant economic and cultural improvements, high standard housing and social advantage. It will provide greater access to Aboriginal services and strengthen community's capacity to address its own long-term needs. It will increase Aboriginal self-esteem and self-determination. It will bring cultural pride to Redfern.
Local Aboriginal Youth	The Pemulwuy Project will help improve services and activities for youth resulting in a transition of power to younger generation of leaders. There will be fewer youth at risk.
Other Aboriginal Communities in NSW & Nationally	The Pemulwuy Project will be a benchmark for other Aboriginal housing developments. It will provide a positive image for Aboriginal people on a national and international level. It will improve the lifestyle and living standards of other communities. Sydney is the gateway to Australia and the project will raise the national image of Aboriginal people.
Police	The Pemulwuy Project will result in lower local crime rates by discouraging drug users, drug dealers and opportunistic crime.
Emergency Services	The Pemulwuy Project will foster lower incidents of hospitalisation and deaths from drug and alcohol abuse.
Health Services	The Pemulwuy Project will improve Aboriginal health and wellbeing due to better housing conditions and a clean, drug-free environment. And respite care accommodation.
Drug & Alcohol Services	The Pemulwuy Project will assist in coordinating services and better support systems. It will also contribute to lower alcohol and drug-related dependency.
Homelessness	The Pemulwuy Project will result in a decrease in homelessness and homeless at risk.
Local Businesses	The Pemulwuy Project will provide a safe environment conducive to economic improvements, quality in business, and a willingness to invest in the future.
Community Services	The Pemulwuy Project will assist in greater coordination of services and support.
Department of Housing	The Pemulwuy Project will lessen the impact on public housing.

Local Government	The Pemulwuy Project will lessen the impact on human services.
State and Federal Government	The Pemulwuy Project will facilitate practical reconciliation by directly improving the lifestyle and living standards of Aboriginal people. It will also fulfil the Government's obligation to address disadvantage of Aboriginal people.
Education	The Pemulwuy Project will increase the skill levels and support for Aboriginal education. It will give greater access to education to Aboriginal youth.
Prison Services	The Pemulwuy Project will assist to decrease local crime associated with drug use.
Juvenile Services	The Pemulwuy Project will assist to decrease crime attributed to bored youth. It will also lower the risk of youth being targeted by drug dealers.

Source: Pitts, Angela. "Community Social Plan: Pemulwuy Redevelopment Project Redfern." Redfern, NSW: Aboriginal Housing Company Ltd., 2001.

5. How will the re-developed Block area assist Indigenous people accessing services?

Historically the denial of services to residents of the Block was primarily a result of the dangerous nature of the neighbourhood. The plan is to make the neighbourhood safer for service providers to provide for the needs of the community. However, the AHC anticipates that the need for welfare type service will be minimised due to a greater number of new residents will be homeowners with greater independence. The Pemulwuy project will lift the perception of disadvantage and poverty and replace it with an image of hope and pride.

A perfect example on non welfare services provided to the community is the City of Sydney's Redfern community centre.

6. What is the timeframe for completion of the Pemulwuy Project?

This will depend on the NSW Planning Minister Frank Sartor and how quickly the approval can be received.

7. How does the Pemulwuy Project propose to provide home ownership to Indigenous families?

The AHC's homeownership model is currently being developed by the lawyers and will be released in due course.

8. In your opinion, what is the key issue affecting Indigenous people?

Simply housing is the most important issue affecting Aboriginal people at the moment. There is a smorgasbord of issues which when traced back all have a root cause of inadequate house. For instance if your homeless you're less likely to have good health, or be able to find a job, or go to school.

9. In what way is Redfern symbolic for Aboriginal people?

The Aboriginal settlement of the Block is both National and State Heritage listed for the land. This land has special significance as part of the high ground used by the traditional people of the area and was possibly the last resting place for the remaining 62 members of the clan who fell victim to small pox after European colonisation. The site then became a preferred location for the Aboriginal workers at Eveleigh Railway Yards. In 1973, it was partially acquired for the Aboriginal community by the Whitlam Government to establish the AHC. The AHC was the first Aboriginal housing collective in Australia. The whole site was gradually acquired by the AHC, which provides affordable rental accommodation to Aboriginal families. This acquisition was as a genuine attempt to create an innovative self-determining community of Aboriginal households secure on the first urban land rights in the nation. The Block, was home of the Aboriginal civil rights movement and the first Aboriginal controlled organisations in Australia (the Aboriginal Medical Service and the Aboriginal Legal Service). Redfern has been a beacon and meeting place for Aboriginal people from around Australia with an Aboriginal network of services and facilities and employment. Redfern acts as a cultural trading post and has attracted Aboriginal people from all over Australia. There is a strong sense of community even if you are not from the area.

After 30 years of escalating drug and crime problems, government neglect, lack of funding and failed planning attempts, The Block has deteriorated with all the socio-economic and physical characteristics of an archetypal American ghetto including: increasing violence, social tensions, alcohol and substance abuse, drug dealing and drug-related crime, and a dilapidated and inappropriate housing stock.

In 1999, the Aboriginal Housing Company began initial steps to rebuild a better environment for this urban Aboriginal community. The AHC's grass roots redevelopment project resulted in one of the most ambitious projects mounted by any urban community in the Country.

10. In your opinion, does the National Indigenous Housing Guide reflect the needs of Indigenous people?

The National Indigenous Housing Guide has played an important role in the Pemulwuy project brief to the consultants and architects.

11. Should there be an independent coordinating body monitoring a framework of service provision for Aboriginal and Torres Strait Islander people?

The AHC is an independent organisation and has no interest in a government monitoring body.

12. What would you like to see come out of this Inquiry?

The AHC would ask the Inquiry to make the following recommendations:

1. That NSW Health removal of the needle bus;
2. That the Department of Planning waive the assessment fees and expedite the planning approval for the Pemulwuy project;
3. That the civic square proposed for Lawson Street be given the appropriate support by the NSW government.

INDIGENOUS HOUSING DESIGN: SOCIAL PLANNING DETERMINANTS AT REDFERN

Col James, Angela Pitts, Dillon Kombumerri

As the social problems of metropolitan Indigenous communities grow more complex, architects and urban planners find themselves increasingly involved in synthesizing physical environment goals with social and economic goals. By way of a case study this paper examines the initial steps to achieve better housing for an urban Aboriginal community in Sydney. It outlines the housing design implications resulting from a set of agreed objectives identified in the community social planning and consultation process.

One of the most notorious Aboriginal communities in Australia is the 'Block' at Redfern, now 30 years old and at the end of its third wave of self-destruction and renewal. In the early 1970s lack of any appropriate housing in the market led to the formation of the Aboriginal Housing Company (AHC) on a site of approximately 0.8 ha, with 85 dilapidated Victorian terrace houses, two industrial buildings and located next to Redfern railway station. Incorporated in 1973, it was the first Aboriginal housing collective in Australia. It was acclaimed in the Whitlam era as a genuine attempt to create an innovative self-determining community of Aboriginal households secure on the first urban land rights in the nation. The Minister for Aboriginal Affairs, Gordon Bryant argued that: "It will be a model for inner city communities who wish to preserve their homes and the identity of areas." He said that the project was significant in that it gave urban Aborigines a rare opportunity and incentive to develop as a community.¹

Following this brave beginning and a decade of non-indigenous backlash followed by a decade of alcohol abuse and despair, the third decade saw the infiltration of a heavy drug culture and associated street crime. During 2002-03, in response to the escalating social problems and the deteriorating housing stock, the AHC Board, staff and local volunteers² developed the 'Pemulwuy Redevelopment Project' for inclusion in the NSW Strategic Plan for Redfern, Eveleigh, Darlington (the RED Strategy), with welcome encouragement from the NSW Premier's Department, South Sydney City Council and the University of Sydney. A major outcome of this project will be 62 homes commemorating the *Gadigal* people, the original Sydney tribe who were wiped out by smallpox and other colonial impacts shortly after European settlement. *Pemulwuy* was a famous Aboriginal warrior who led the resistance to early European occupation in the Sydney region.

The AHC Community Social Plan

The agenda for the Pemulwuy Redevelopment has been driven by the *AHC Community Social Plan*, prepared by Angela Pitts, a Black American researcher of the University of Sydney. The *Community Social Plan*³, driven by the AHC, was a grassroots response, through a comprehensive planning process, to the magnitude of the physical and social degeneration on the Block, the severe stress and social disadvantage experienced by the Aboriginal tenants and the continued inaction on the part of relevant government bodies and institutions. The plan has guided and facilitated the AHC's commitment to the regeneration of new sustainable and culturally appropriate housing for the Redfern Aboriginal community and the rebuilding of the spirit and sense of community for the former and prospective residents of the Block.

The *Community Social Plan* provided avenues for the Aboriginal community to express their vision, goals and objectives, which were incorporated into strategies and guidelines for the Redevelopment Project. A set of 12 Social Planning objectives were identified in the

community consultation process.⁴ From these objectives the following design policies emerged.⁵

1. Reconciliation and Social Harmony

In a deliberate move to counter the 'no-go' reputation of Eveleigh Street, Michael Mundine advocated opening up the Block to scrutiny and to extend a welcome to groups and individuals to mix and interact with the Aboriginal community. This idea led to the development of an open civic place over the railway lines and ramping down to Caroline Street. It seemed appropriate to offer the name 'Red Square' in tune with the RED Strategy.

Red Square not only enhances the heritage frontage of Redfern Station but also promises to be a place for practical reconciliation. The brief for a proposed competition for Red Square has not yet been written, but the AHC planning team will be requesting a ceremonial gathering place for managed celebrations and performances, with a meeting place and a large digital screen for important events (similar to Federation Square, Melbourne). Also included would be a contemporary sculpture of *Pemulwuy* to celebrate Australia's first freedom fighter and a water spectacle involving a *Gadigal* totem.

2. Appropriate and affordable housing

Since the Company is providing the land, it is expected that all development costs will be forthcoming from both Federal and State government sources. This capability has been modelled to realise a healthy surplus after three years and will not require ongoing funding. This model derived from the nearby City West Housing Company at Ultimo-Pyrmont which has flourished over the past ten years providing affordable housing for a social mix of middle, middle-low and low income families. The 12 tenants still residing on the Block will be rehoused and others on a waiting list to be housed will have an employment, family or residential association with Redfern. The housing demand for these Aboriginal families will be for three and four bedroom homes. Rents and potential equity sharing will be geared to 30% of gross household income.

3. Culturally appropriate service and facility needs

Of the NSW Premier's ten best urban design examples of 2001⁶, the AHC Board was unanimous in selecting 'Newington' at Homebush Bay as the model closest to their ideals. The stepped house and garden terraces enjoying a northern aspect and spectacular views of Sydney City provide a capacity for out-of-doors living space equal to in-door living. These ideas will be adapted for the Block's Master Plan. In most cases the new homes will have a large garden area equal to the floor area of the house to respond to an indoor/outdoor lifestyle. In addition, common access will promote social contact and encourage community building. Supporting services will include a hostel catering for country visitors and Aboriginal students, and the Elouera Gym for exercise and sport. In addition, Aboriginal craft will be integrated with the interior design of each of the 62 homes and specific public craft, particularly sculpture and landscape will celebrate the local identity.

4. Community safety

The general principles of removing crime opportunities and increasing local surveillance with 'eyes on the street' have been adopted following a series of AHC Community Safety workshops and street walks with police, local residents, local government councillors and planners. All 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 utilized together with closed circuit television for all residents for front doors, gardens

- and parking areas. The project design will discourage lanes and alleyways and will encourage activity generators such as local recreation and sporting activities.

5. Supporting families, women and children

Redfern already has a high concentration of Aboriginal support services serving the metropolitan area, but is in need of family support services. The project design will encourage facilities and services providing positive parenting and family provision. Murawina, (a former kindergarten site on the Block) has been proposed as a special family support unit to help families to flourish in the new development.

6. Aboriginal health

As part of the overall planning strategy, the AHC held a series of workshops on health and sustainability that focused on the Indigenous Housing for Health Guidelines⁷ and additional requirements for wheelchair access. A specific room type to be known as the 'home clinic' will combine the 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 have an infectious disease. It is intended for this room to enjoy garden access for recuperation and solar drying, and also to serve purposes that country laundries in rural houses used to provide.

7. Aboriginal identity, culture and spirituality

The reputation of the old Railway View Hotel in Eveleigh Street had degenerated to become symbolic of the Block as a poisoned waterhole. The hotel, currently converted into offices, is to be removed and the site ceremonially cleansed to make way for a new commercial building including a hostel for visitors to Redfern and Indigenous students at nearby Tertiary and Adult education centres. In addition a bilabong will be created to act as a rainwater detention basin but which also will be activated and planted to represent of the mixing of salt and fresh water to become bubbly brackish water symbolic of the reconciliation process.⁸

Life-size sculptures of Pemulwuy, the Rainbow Warrior and Murawina mother and child are to be commissioned to inhabit the new development and public places, to inspire all and particularly the next generation. The history of the early residents on the site, the *Gadigal* clan, and the Aboriginal railway workers from all over NSW, who helped build the railway system and were employed at the nearby Eveleigh railway workshops will be remembered. Recent history will also be recorded, e.g. Prime Minister Paul Keating's Redfern oration, in 1992, which not only contained an apology to Aboriginal people, but set an agenda for change to meet Aboriginal aspirations by 2002. The speech will be recorded graphically in a public place.

8. Training, skills development and employment

Employment of local Aboriginal youth in particular will be contracted through building apprenticeships with the Redfern Aboriginal Corporation. Gardening, caretaking, laundering, security work and revolving public art and craft will provide ongoing work. In addition it is intended to commission wood-crafted door handles, letter boxes, notice boards and signs from the local Tribal Warrior Association who have used these skills on local houses and boats.

Support accommodation for students will also be provided with 30 rooms in the hostel together with internet café and recreation outlets. (In 2002 there were over 300 Aboriginal students enrolled at Sydney University.)

9. Ownership and management

The Aboriginal Housing Company will implement a planned social mix of middle, low-middle and low income Aboriginal residents who have an existing relationship with Redfern through work or family residences. Plans include a title capability for all homes to allow for a transition from tenancy to a potential for home ownership for Aboriginal families, but with a restriction to ensure the land remains in community hands. In addition the Company will enact strict rules and aspects of traditional law to involve the whole family with legal obligations to stamp out drug trafficking. Management will include regular on-site meetings for all tenants and "owners" to ensure a build-up of social capital amongst residents.

10. Aboriginal enterprise

Redfern already has at least 32 local, regional and national Aboriginal organisations providing training and job opportunities. A fundamental objective of these agencies is to maintain services to stem the drift of Aboriginal families away from the Block. It is hoped that the commitment to build new high standard family housing will restore community confidence and grow the Aboriginal population and local employment.

11. Ecological and environmental sustainability

All 62 homes will enjoy passive solar conditions with access to light and ventilation on three sides together with generous shade and sunny out-door 'rooms'.⁹ Rainwater will be collected for gardening at every level and judicious use of Indigenous plant species will be guided by Aboriginal horticulturalist, John Lennis, from the Sydney Botanic Gardens. A branch nursery is proposed to be established nearby by the South Sydney City Council before construction starts to provide advanced plants already acclimatised to the local environment and decent local jobs.

12. Contact with nature

The commitment to large gardens for every home, with bush plants to support bird life, will inspire outdoor living and gardening. The establishment of a nursery will support this provision. The recent publication of 'Greening Sydney' has guided the planning team's requirement for specific green housing provisions.¹⁰

The future and the next generation

The vision of the AHC's CEO, Michael Mundine for the *Gadigal* community is to provide living conditions for his people, which both respond to contemporary design standards and blend with the local community, however the difference will be the nature of the larger families and lifestyles of the Aboriginal community.

In "*The Future of the Australian Aboriginal*", in 1972, just before the Aboriginal Housing Company was established, Dr. H.C. Coombs said:

"Only the Aborigines will determine the pattern of their future lifestyle and the degree to which it will be achieved. Whether it is won from us in bitterness and in conflict or whether it develops as an honoured and welcome diversity in the fabric of our national life can, however, be for us to decide. If our vision of Australia is generous enough for us to see and enjoy the differences of this so different civilisation WE may learn much from it, and THEIR dreams may be realized in friendship and respect. If they are it is my belief that OUR lives will be the richer."¹¹

The AHC planning team is committed to continuous evaluation of the community social planning strategies over a sustained period of design implementation. Stage 1, consisting of 24 homes will be occupied before Stage 2 commences, allowing for first-occupancy evaluation studies. Some changes can be implemented as variations. Further post-occupancy evaluation

studies will be conducted upon completion to inform constant monitoring by the social planner and the AHC. Reporting through funding bodies should ensure worthwhile feedback for other Aboriginal communities.

Michael Mundine says he sees no reason why Aboriginal families in Sydney should not enjoy the best housing design possible. It is anticipated that the Pemulwuy Redevelopment Project will provide models that will significantly reform the provision of urban Indigenous housing.

[word count: 2,298]

Illustrations

1. RED Square + Master Plan.
2. Gadigal development model.

Biography

Col James

Col James, AM, is a local resident architect/planner who has worked with the Aboriginal Housing Company since its inception in 1972. Col is a graduate of University of NSW, University of Sydney and Harvard and director of the IB Fell Housing Research Centre, Faculty of Architecture, University of Sydney. He is committed to the active involvement of University staff and students to support the local Aborigines.

Angela Pitts

Angela Pitts has over ten years experience in urban and regional development working in Africa, UK and the USA. She is currently a PhD candidate at the University of Sydney and holds Masters degrees in Urban Planning and African Area Studies from the University of California, Los Angeles (UCLA). Since arriving in Australia, she has worked as a volunteer for the Aboriginal Housing Company as a social/urban planner on the Pemulwuy Redevelopment Project.

Dillon Kombumerri

Dillon Kombumerri, a Yugumbir man from the Gold Coast, Queensland, is a registered architect with 13 years experience. He set up Merrima in 1995 within the NSW Government Architect's Office as a discrete business unit run by Indigenous design professionals. Dillon has previously sat on the Aboriginal Housing Company Board and is currently a director for AISEAN (Australian Indigenous Scientists, Engineers and Architects Network Ltd). Incorporated in 2001, AISEAN is a national network of Indigenous professionals working in the field of science, engineering, architecture and built environment.

Endnotes

- 1 "Aboriginal Australia – The Redfern Example", *Aboriginal News*, Vol. 1, No. 9, October 1974, p. 19.
- 2 The AHC team was CEO Michael Mundine, project manager Peter Valilis, social planner Angela Pitts and honorary architect/planner Col James.
- 3 Pitts, A. (2001), *Community Social Plan: Pemulwuy Redevelopment Project Redfern*. Redfern: AHC Ltd. The plan achieved an award for innovation in community housing at the National Housing Conference in Brisbane, 2001 (see web site: www.ahc.org.au/splan/sp.html)
- 4 Prepared by Pitts, A. and Sarkissian, W. (2001). (Refer to Appendix A in *AHC Community Social Plan*.)
- 5 These are part of the expressions of interest proposal that were used to seek expressions of interest from design/construct consortia in mid-2003. See Pitts, 2001, p.66.
- 6 NSW Department of Urban Affairs and Planning (2001), *Residential Flat Design Pattern Book*. Sydney: DUAP.
- 7 Healthabitat, (1999), *The National Indigenous Housing Guide: Improving the living environment for safety, health and sustainability*, Canberra: Commonwealth Dept. of Family and Community Services.
- 8 Yunupingu, M. (1993), "Yothu Yindi – finding balance", in *Voices from the Land*, 1993 Boyer Lectures, ed. H. Semmler, Sydney: ABC Books, pp. 1-11.

- 9 Sustainability advice has involved both local designer Michael Mobbs (Mobbs, M. (1998), *Sustainable House: living for our future*. Marrickville: Choice Books) and long-term supporter Nick Hollo (Hollo, N. (1995), *Warm House, Cool House: inspirational designs for low-energy housing*. Marrickville: Choice Books) who have guided practical applications of ideal provisions.
- 10 Johnson, Chris (2003), *Greening Sydney: Landscaping the urban fabric*. Sydney: Government Architect Publications.
- 11 Coombs, H.C. (1972), *The Future of the Australian Aboriginal*, (George Cohen Memorial lecture). Sydney: University of Sydney.

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