



DH/AC
14567
14 October 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Simon Truong

Dear Simon

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
AUSTRALIAN TECHNOLOGY PARK, EVELEIGH**

We are writing on behalf of Mirvac Projects, the proponent for the proposed redevelopment of Lots 9, 10 and 12 and the Locomotive Workshop within The Australian Technology Park (ATP) site at Eveleigh.

The purpose of this letter is to provide further clarity to the proposal with respect to our request for the Secretary's Environmental Assessment Requirements (SEARs) which was submitted on 1 October 2015 and the draft SEARs which were received on 13 October 2015.

The proposal relates to a staged development application under Section 83B of the EP&A Act, refer to extract below (emphasis added):

*'(1) For the purposes of this Act, a staged development application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. **The application may set out detailed proposals for the first stage of development.**'*

More specifically, the development application seeks:

1. To establish concept proposal details for the continued commercial use and adaptive re-use of the Heritage Listed Locomotive Workshop; and
2. Approval for detailed design (construction and use) associated with the first stage of development (comprising the three commercial buildings within Lots 9, 10 and 12 and associated public domain works).

The adaptive reuse and refurbishment of the Locomotive Workshop will be the subject of a future separate application.

The rationale for adopting this planning pathway includes:

- To give the State Government and local community certainty surrounding the continued use of the Locomotive Workshop for commercial purposes; and
- Establishes an effective framework for the distribution of GFA across the whole site.

For absolute clarity, the development application is expected to seek approval for the following components of the development:

Concept Proposal

- Adaptive re-use and refurbishment of the Locomotive Workshop for commercial purposes
- A maximum total Gross Floor Area (GFA) across the Locomotive Workshop.

Detailed Design for First Stage of Development (land excludes Locomotive Workshop)

- Site preparation works;
- Construction and use of three commercial buildings ranging in height from 3 to 9 storeys;
- Excavation and provision of basement car parks;
- Associated landscaping and public domain improvements; and
- Extension and augmentation of physical infrastructure/utilities as required.

We trust that the above clarifies our proposal and assists you in finalising the SEARs for this particular project. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or acella@jbaurban.com.au.

Yours faithfully



Alexis Cella
Associate