



DH/AC
14567
26 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 following our meeting with you on 22 October 2015.

We would like to confirm our strategy for the scope of the SSDA and the distribution of gross floor area (GFA) across the site.

The scope of the SSDA will encompass the full detailed development and construction of the site **(excluding the Locomotive Workshop)**:

- Site preparation works;
- Construction and use of three buildings (2 x commercial and 1 x community) - each building complying with the relevant building height development standards under the Major Development SEPP;
- Excavation and provision of basement car parks;
- Associated landscaping and public domain improvements; and
- Extension and augmentation of physical infrastructure/utilities as required.

In terms of GFA across the site, it is noted that the Major Development SEPP allocates floor space across each development site/lot (refer to **Figure 1**).

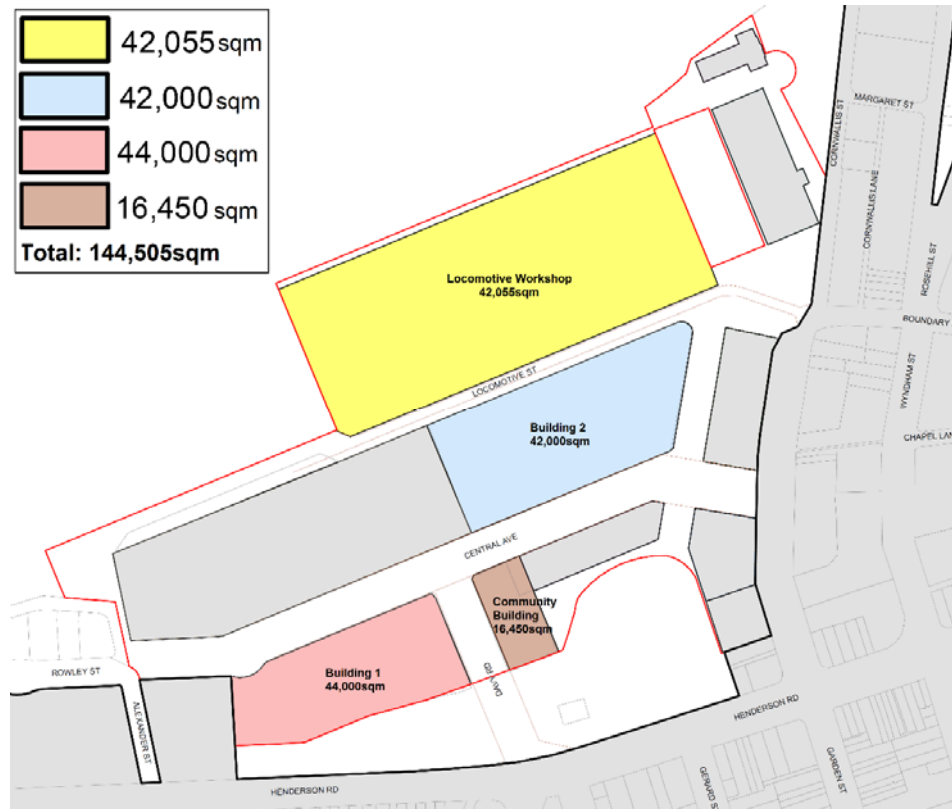


Figure 1 – GFA Plan Extract from the Major Development SEPP for the Redfern-Waterloo State Significant Site

As the Mirvac proposal involves a community building on a development site that allows a much larger building, it is proposed for this un-used GFA to be re-distributed to the new commercial buildings.

Furthermore, to enable the delivery of a vibrant and activated urban renewal project, with the necessary amenity which the local community is seeking, additional floor space is sought to be incorporated within the buildings. A variation (through a SEPP 1 amendment) to the GFA development standard will therefore form part of the SSDA, supporting the transfer of GFA from the community building site to the new commercial buildings and supporting a minor increase (less than 5%) in GFA across the three building sites. With this additional GFA, all buildings will continue to be fully compliant with the built form/height controls and parking requirements.

To clarify, it isn't proposed to transfer GFA from the Locomotive Workshop and the existing GFA control that applies under the Major Development SEPP will remain in place. Furthermore, the SSDA no longer seeks approval for a staged development application under Section 83(B) of the EP&A Act. The SSDA works boundary will therefore **exclude the Locomotive Workshop**. Future development associated with the adaptive re-use of the Locomotive Workshop will be the subject of separate future applications.

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