

6 April 2017

Secretary
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Alexander Scott - Senior Planning Officer

Dear Sir,

**Pemulwuy Project - Eveleigh/Vine/Louis/Caroline & Lawson Streets, Redfern
Proposed Modified Precinct P3 Development
Secretary's Environmental Assessment Requirements**

The Department on 21 December 2016 issued the Secretary's Environmental Assessment Requirements (*SEAR's*) for the preparation of environmental assessments relating to a proposed modification to the development approved in Precinct P3 of the *Pemulwuy Project*.

One of the key elements of the *SEAR's* was that the development needed to demonstrate design excellence.

In this regard, the Design Review Panel established to review design issues associated with the proposed modification met on 24 January, 3 February, 20 February and 7 and 20 March 2017.

Having considered the issues raised and discussed at these meeting, it is believed that a better urban design outcome would be achieved by a more layered design which includes elements varying from 3 to 24-storeys, the 24th storey accommodating plant and a lift overrun.

Concept plans indicating the amended proposal prepared by TURNER are attached.

The varying number of storeys is indicated on Drawing No. CP-400-010.

The amended proposal does not involve any change to the gross floor area or floor space ratio of the development.

The proposal maintains the originally proposed 522 student accommodation rooms, but design efficiencies have enabled the capacity of those rooms to increase the number of students to be housed from 572 to 595.



**Ludvik &
Associates
Pty Ltd**

ACN 070 751 683
ABN 95 070 751 683

**Consultant
Town Planners**

Suite 103
Level 1, 10-12 Clarke Street
Crows Nest NSW 2065

**Tel: (02) 9906 3566
Fax: (02) 9906 3592**

aludvik@ozemail.com.au


The modification to the approved Concept Plan in relation to Precinct 3 in the amended plans will, therefore, involve:

- an increase in the maximum building height from 6 to 24-storeys;
- an increase in the GFA from 6,462m² to 17,080m²;
- an increase in the FSR from 2.9:1 to 7.16:1; and
- an increase in student accommodation rooms from 154 to 522.

I would request the Department to review the *SEAR*'s and advise whether there are any additional or amended requirements that need to be considered in relation to the amended proposal.

Please contact me directly should you require any additional information concerning this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Ludvik', with a stylized flourish at the end.

Andy Ludvik
Ludvik & Associates Pty Ltd

A17010.LT2

ATTACHMENT:

Amended Concept Plans, April 2017