

23 July 2020

Ms. A. Watson
Senior Planner, Key Sites Assessments
Department of Planning, Industry & Environment
Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

**Statement of Environmental Effects
Pemulwuy Project, Redfern
Modification of Concept Plan Approval MP06_0101**

1.0 BACKGROUND

Concept Plan Approval MP06_0101 (MP06_0101) was issued on 30 June 2009 for the construction of the buildings in Precincts 1, 2 and 3 in the Pemulwuy Project.

MP06_0101 MOD1 and Project Approval MP11_0093 were issued on 21 December 2012 for the modification to the Project.

A further modification of these approvals was made by the Independent Planning Commission on 4 March 2019 to facilitate consent to be granted to SSD 8135 for the construction of a 3 to 24-storey student accommodation building on the land in Precinct 3, i.e. on 77-123 Eveleigh Street, Redfern.

2.0 PURPOSE OF PROPOSED MODIFICATIONS

2.1 Parking in Caroline Street

MP06_0101 is based on 8 x 90° car parking spaces being provided in Precinct 1 on the northern side of Caroline Street between Eveleigh and Louis Streets.

Traffic and parking issues associated with the development were discussed with the Council of the City of Sydney for well over 12 months in order to obtain approval to construct the approved parking layout, however, Council as owner of the road would not accept angled parking in the Shared Zone in Caroline Street between Eveleigh and Louis Streets, preferring a modified 4 x parallel kerbside spaces arrangement on both sides of the street.

Issues relating to this parking, parking restrictions and traffic calming were considered by Council's Local Pedestrian, Cycling and Traffic Calming Committee at its meeting on 16 July 2020 (Item 39) when it considered the road and parking layout shown on Plan No. LD SK 1011, Rev. C, a copy of which is attached.



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The Committee approved:

- the installation of a Shared Zone in this section of Caroline Street; and
- the re-allocation of kerbside parking restrictions in Caroline Street based on the modified parking arrangements proposed in this application.

In this regard, it is proposed to modify *MP06_0101* under the terms of Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* to affect this change.

2.2 Land Dedication to Council

A subdivision plan has been prepared by LTS Lockley, Surveyors, for the dedication of the land to Council for public domain purposes based on the approved building plans.

A copy of the subdivision plan is attached.

The subdivision will result in a minor variation to the areas of land to be dedicated at the ground level of the development.

A comparison between the approved and modified areas to be dedicated to Council is as follows.

Area	Precinct	Area to be Dedicated at Ground Level		Variation
		Approved	Modified	
A	2	235m ²	272m ²	+ 37m ²
B	3	150m ²	146m ²	- 4m ²
C	1	753m ²	755m ²	+ 2m ²
Total:		1,138m ²	1,173m ²	+ 35m ²

The proposal will remain consistent with Commitment 27 in the Statement of Commitments to dedicate a total area of 1,138m² as part of the public domain.

Plan 3.9 - Land Dedication to Council, prepared by Scott Carver, referred to in the consent has been modified to reflect the subdivision plan.

2.3 Description of Development

There appears to have been an error in the description of the concept approval in Schedule 1 which refers to the widening of the railway overbridge on the northern side of Caroline Street within Precinct 1.

The overbridge was, in fact, to be located on the northern side of Lawson Street, east of Eveleigh Street, and the need to provide it was deleted by virtue of the deletion of Condition A1(6) in *MP06_0101 MOD2* issued on 4 March 2019.

This application gives an opportunity to rectify the description of the concept plan approval contained in Schedule 1.

2.4 Summary

As the proposed modifications do not involve any physical change to the buildings approved in Precincts 1 and 2, the development as modified will represent the same development as the approved development and will not have any environmental effects.

3.0 PROPOSED MODIFICATIONS TO MP06_0101

The application proposes the following modifications to conditions contained in MP06_0101:

1. The description of the concept approval in Schedule 1 is to be amended to read:

“Concept approval for:

- the redevelopment of the site for a mix of commercial, retail, cultural, community and residential uses involving a maximum of 17,380m² of GFA comprised of:
 - a) 2,655m² of retail/commercial GFA
 - b) 12,720m² of residential GFA including student housing
 - c) 3,095m² cultural/community GFA including a gymnasium/fitness centre, 60 place child care centre, a gallery and offices for the AHC
- maximum building heights and floor space ratios within Precincts 1, 2 and 3
- basement car park for 115 vehicles, including 10 accessible spaces
- eight at-grade **90°-angle** car parking spaces **along the northern side of in the Shared Zone in** Caroline Street **between Eveleigh Street and Louis Street**
- **widening of the railway overbridge on the northern side of Caroline Street within Precinct 1**
- landscaping and public domain improvement works.

2. The description of the development in Condition A1(5) - Development Description in Schedule 2 is to be amended to read:

“Eight (8) at grade **90°-angle** car parking spaces to be located **on the northern side of in the Shared Zone in** Caroline Street **within Precinct 1 between Eveleigh Street and Louis Street.**”

3. The table of approved drawings contained in Condition A2(f) – Development in Accordance with Plans and Documentation in Schedule 2 is to be amended to read:

Drawing No.	Revision	Name of Plan	Date
Concept drawings prepared by Nordon Jago Architects			
0DA011	H I	Proposed Site Plan	06.07.18 21.07.20
0DA012	J	FSR & Building Heights	06.07.18
0DA013	C	Laneways	
0DA070	J	Public Domain Areas	06.07.18
0DA300	E	Streetscape Elevations	06.07.18
0DA600	F	Massing View	06.07.18
Concept landscaping drawings (Public Domain + Public Art Strategy, Rev D dated 02 May 2018) prepared by Scott Carver Pty Ltd			
20170005		3.2 Pedestrian + Vehicular Movement	June 2017
20170005		3.3 Public Domain + Connections	June 2017
20170005		3.4 Material Strategy	June 2017
20170005		3.5 Programme + Activation	June 2017
20170005		3.6 Public Arts Strategy	June 2017
20170005 LD CD600	A	3.9 Land Dedication to Council	June 2017 22 July 2020
20170005 LD CD100	A	4.2 Pemulwuy Precinct -The Wider Masterplan	June 2017 20 July 2020
20170005		Indicative Materials Palette	June 2017
20170005		Indicative Planting Palette	June 2017

Deletions from the conditions in the approval are shown ~~bold and overstruck~~, while additions are shown **bold and underlined**.

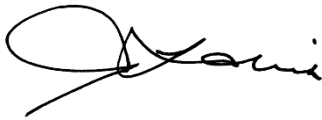
The modifications do not involve any physical change to the buildings approved in Precincts 1 and 2 or to the public domain treatment of the Pemulwuy Project, with the exception that the car parking in Caroline Street is to be modified to meet the requirements of Council.

4.0 CONCLUSION

The development, as modified:

- represents the same development as the concept plan approved by *MP06_0101*;
- will not have any environmental effects; and
- is suitable for approval under Section 4.55(1A) of the *EP&A Act*.

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

