

*AUSTRALIAN TECHNOLOGY PARK
DEVELOPMENT APPLICATION*



STRUCTURAL REPORT

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AUSTRALIAN TECHNOLOGY PARK

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1 Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Mirvac Projects Pty Ltd (Mirvac) is seeking to secure approval for the urban regeneration of the Australian Technology Park (ATP), including the redevelopment of three car parking lots within ATP for the purposes of commercial, retail and community purposes, along with an extensive upgrade to the existing public domain within ATP. Building heights of 4, 7 and 9 storeys are proposed across the 3 development lots.

Australian Technology Park (ATP) has been continuously developed since its establishment in 1996, but has been underutilised as a technology and business precinct for quite some time. UrbanGrowth NSW Development Corporation (UGDC) has actively encouraged new development and employment opportunities at the Park for the past 15 years, and Mirvac intends to continue upon this and deliver upon the precinct's full potential, with the development of circa 107,400sqm for employment uses, which will facilitate the employment homes of an extra 10,000 staff everyday within ATP by development completion.

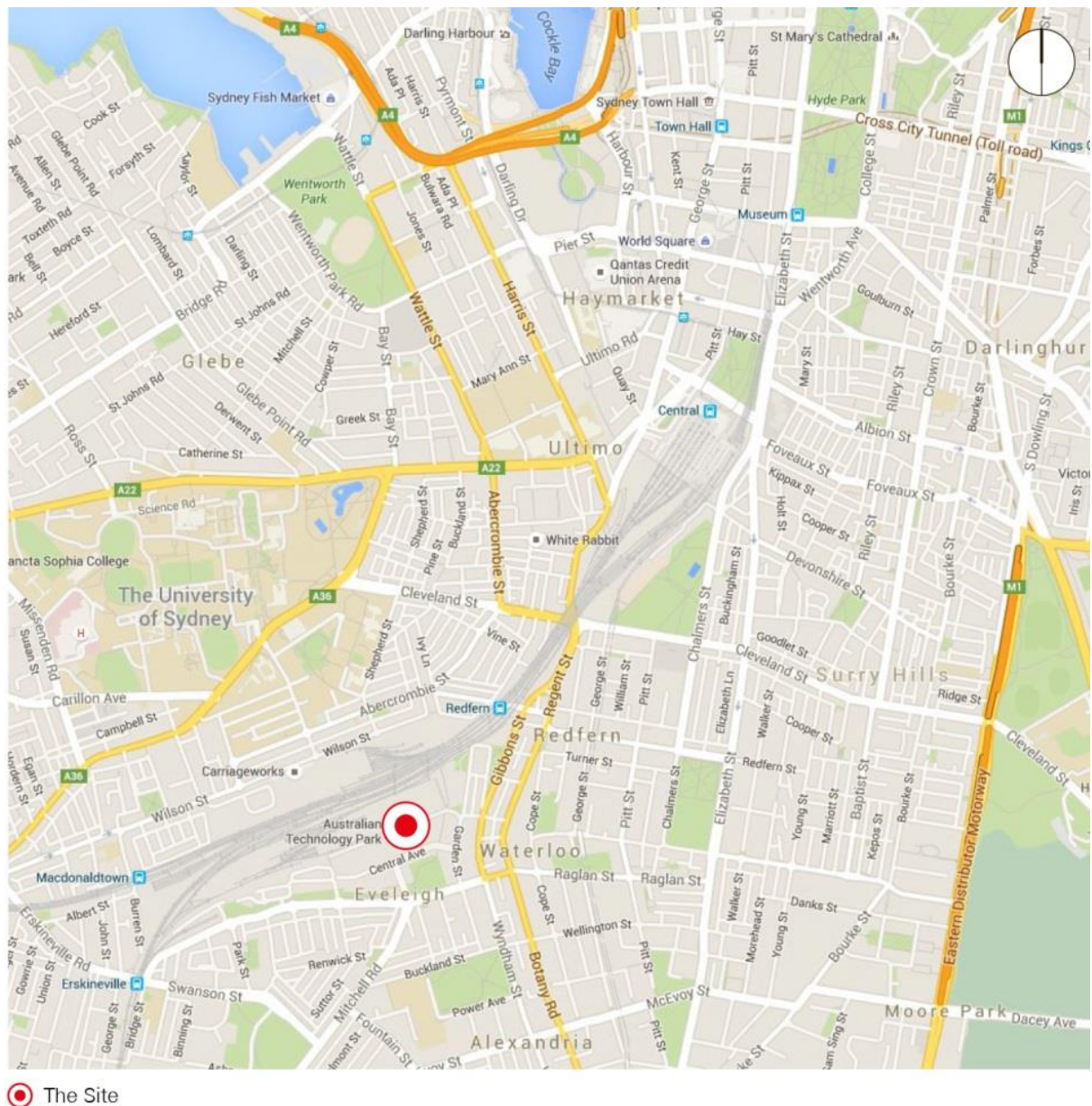
2 Background

Mirvac has been announced by UrbanGrowth NSW as the successful party in securing ownership and redevelopment rights for the ATP precinct, following an Expression of Interest (EOI) and an Invitation to Tender (ITT) process which commenced in 2014. Mirvac has also secured the Commonwealth Bank of Australia (CBA) as an anchor tenant for the development and intends to immediately commence the urban regeneration of this precinct through the lodgement of this SSDA. CBA's commitment to the precinct is in the form of one of the largest commercial leasing pre-commitments in Australian history, occupying circa 95,000 square metres of commercial, retail, community and childcare NLA, which will house circa 10,000 technology focused staff by 2019 and 2020. Mirvac's redevelopment goes well beyond the development on the 3 development lots, as it includes the regeneration of the public domain

within ATP, the addition of retail to activate the precinct and also the provision of community facilities such as a community centre, a gym and 2 x 90 child childcare facilities.

3 Site Description

The ATP site is strategically located approximately 5km south of the Sydney CBD, 8km north of Sydney airport and within 200m of Redfern Railway Station. The site, with an overall area of some 13.2 hectares, is located within the City of Sydney local government area (LGA). Refer to Figure 1 below for a graphic representation of the site location and context.



Three key sites remain undeveloped within the ATP site and are presently used for at-grade worker and special event car parking. These sites are:

- Lot 8 in DP 1136859 – site area circa 1,937m²;
- Lot 9 in DP 1136859 – site area circa 8,299m²; and
- Lot 12 in DP 1136859 – site area circa 11,850m².

Figure 2 provides an aerial image of the ATP site along with identifying the three development sites.

The SSDA works boundary excludes the Locomotive Workshop. Future development associated with the adaptive re-use of the Locomotive Workshop will be the subject of separate future applications.



- ATP Site
 Key Development Sites

4 Overview of Proposed Development

The development application seeks approval for the following components of the development:

- Site preparation works, including demolition and clearance of the existing car parking areas/ancillary facilities and excavation;
- Construction and use of a 9 storey building within Lot 9 (Building 1), comprising of parking, retail, commercial and childcare uses;
- Construction and use of a 7 storey building within Lot 12 (Building 2) comprising of parking, retail and commercial uses;

- Construction and use of a 4 storey community building within Lot 8 (Community Building) comprising of gym, retail, community, commercial and childcare uses;
- Extensive landscaping and public domain improvements throughout the precinct for the benefit of the local community; and
- Extension and augmentation of physical infrastructure/utilities as required.

A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

4.1 Planning Framework

State Environmental Planning Policy (SEPP) Major Development 2005 is the principal environmental planning instrument applying to the ATP. Schedule 3, Part 5 of the Major Development SEPP sets out the zoning, land use and development controls that apply to development on the Site.

As the development has a capital investment value of more than \$10 million it is identified as State Significant Development under the *State Environmental Planning Policy (State and Regional Development) 2011*, with the Minister for Planning the consent authority for the project.

5 Structural Design Report

Enstruct group has been involved in the structural concept design and preparation of the State Significant Development Application documentation for all permanent structural elements for this project. This is inclusive of all in-ground and above ground permanent structures.

We confirm that the building structural design is able to be completed without significant impact on the proposed building envelopes.

5.1 Design Criteria

The Design shall comply with:

- The BCA;

- The Project Brief
- Relevant Australian Standards, including:
 - AS3600 Concrete Structures Code
 - AS4100 Steel structures Code
 - AS3700 Masonry Structures
 - AS1720 Timber Structures
 - AS1170.0 Structural Design Action Effects
 - AS1170.1 Loading Code
 - AS1170.2 Wind Loads
 - AS1170.4 Earthquake Loads
 - AS2159 Piling Code
- Local Authority development controls & design codes;
- Major Development SEPP;
- The requirements of the DA conditions;
- Disability Discrimination Act (DDA) and Access to Premises Standards;

The design will also meet the following additional criteria;

- Project PCA requirements;
- Project Green Star requirements; and
- Existing easements, covenants and restrictions that both burden and benefit the land.