

1.2 Development Overview

1.2.1 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.

1.2.2 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.



ATP Site
Key Development Sites

Figure 2

2.0 Site Specifity

2.1 Site Overview

2.1.1 Local Environment - Relationship to Key Urban Spaces

The Australian Technology Park, located approximately 4 kilometres south of Sydney’s Central Business district is in close proximity to key commercial and business zones and important urban spaces including:

- tertiary educational campuses (University of Sydney, University of Technology, Sydney Institute of Technology)
- health facilities (Royal Prince Alfred Hospital)
- local open space (Prince Alfred Park, Redfern Park, Waterloo Park and Alexandria Park)
- transport infrastructure (rail and bus networks, major road networks including regional roads linking to the Sydney CBD, Sydney Airport and Port Botany)
- residential and commercial developments proposed at Green Square and the Carlton United Brewery site

The proposal celebrate the opportunity to facilitate links and connectivity between the site, the key commercial and business zones and the wider community through a series of defined public spaces, including pedestrian boulevards, parklands, gateways, children’s playground, community facilities and activated edges lined with cafés and restaurants and importantly public art.

Developed alongside city-wide urban strategies including the City of Sydney Cultural Plan, Sustainable Sydney 2030 and City of Sydney Public Art Strategy, the following proposed artwork strategy seeks to promote high quality art, complementing and responding to the existing cultural fabric and public art initiatives of the broader precinct and various surrounding communities. the public art initiatives in surrounding areas and support local artists and art community.

2.1.2 Local Context - Relationship to Immediate Context

The area surrounding the site contains a mix of residential, educational and railway uses.

New landscape areas, streetscaping and public art initiatives and installations are envisaged as part of the development. The measures will activate the ATP site through addressing the immediate context, to ensure the proposed built forms align with the overall character and fabric of ATP. The site is bounded by Henderson Road to the south; Garden and Cornwallis Streets to the east; the railway corridor (including Redfern Station) to the north and Department of Housing properties and State Rail operational facilities to the west.

Integration of the ATP site with the immediate context is described as below:

East and West of ATP are primarily residential zones. The residential areas are characterised by fine grained subdivision pattern featuring narrow frontages (ie. 5-6m) and deep lots (ie. 30m) with streets to the front and laneways to the rear. Typical of many inner city areas of Sydney, the built form is a mixture of terrace housing, small single storey cottages, and two to three storey commercial and retail buildings.

The proposed streetscape development within the precinct aims to improve pedestrian amenity, walkability and increased surveillance.

The north of the site is defined by the railway corridor and more specifically Redfern Station. The station is considered one of the most significant assets of the Redfern-Waterloo precinct. Currently, \$25 million is being invested by the Redfern-Waterloo Authority and Railcorp in a concept design study for the redevelopment of Redfern Railway station. The objective is for a town centre to form around Redfern Railway Station and create a civic space that connects the station to the ATP through well defined pedestrian and cycle linkages.

In alignment with the upgrade of Redfern Railway station, the proposal includes landscape and streetscape areas to facilitates public domain improvements along linkages and increase open space provision. Increased connectivity of public spaces will also contribute to increased public surveillance in areas frequently compromised by crime and intimidating behavior.

2.1.3 Immediate Site - Public Art Opportunities

A rich mix of historical, geographical, cultural and social influences has shaped the Australian Technology Park precinct. For public art to be site-responsive, site specific and enhance the future character of the site it is essential to understand how these various influences form the context for individual projects and programs.

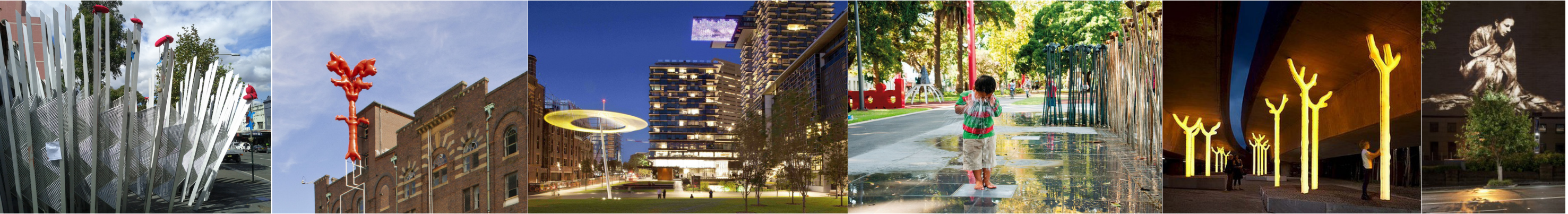
Following consultation six areas have been identified as providing opportunities for public art initiatives and installations on the ATP site. These have been selected to best reflect the unique history of the site, the relationship of the site to the immediate context and wider key urban spaces, to build upon the existing site structure, and to respond to both the unique heritage of the site and the new design proposed.

The locations chosen complement the proposed landscape architecture works and the heritage offerings on the site - particularly the moveable heritage items to ultimately create a layered and vibrant public offering.

The conservation and adaptive reuse of the large heritage buildings on the site provides a focus and establishes the unique character and point of difference for the ATP. The site contains the Locomotive Workshops which is a large heritage listed masonry and steel former railway. The Locomotive Workshops were the hub of locomotive manufacture form the 1880s to the 1930s. By the 1960s, the Workshops had begun to wind down as the NSW Railways changed technology to diesel from steam. The Workshops closed in 1988 and were converted to the Australian Technology Park in the mid 1990s, at this time it was readapted to house a community of researchers, entrepreneurs, start-up and mature technology companies and educational organisations.

The integration of public art, interpretation and cultural programs within the landscape, architecture and other design elements will be critical in establishing the public’s connection with ATP. Works will be developed that respond to its past, present and future and can illuminate its significance.

Public Art - Key Urban Spaces and Immediate Context



Public Art - Existing site



Village Square



Innovation Plaza



Entry Garden



Vice Chancellors Oval



3.0 Architectural Context

The proposed urban regeneration of the Australian Technology Park (ATP) , including the redevelopment of three car parking lots for commercial, retail and community purposes, along with extensive upgrade to the existing public domain is a true integration of urban design, architecture, and landscape architecture toward the creation an innovative technology and business precinct within Sydney.

The Australian Technology Park, located approximately 4 kilometres south of Sydney’s Central Business district is in close proximity to key commercial and business zones and important urban spaces including:

- tertiary educational campuses (University of Sydney, University of Technology, Sydney Institute of Technology)
- health facilities (Royal Prince Alfred Hospital)
- local open space (Prince Alfred Park, Redfern Park, Waterloo Park and Alexandria Park)
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The redevelopment of the precinct will create a significant 21st century workplace as well as a destination for the surrounding communities, in a way that imbues it with a sense of quality and permanence.

The precinct will be enhanced through a series of defined public spaces, including pedestrian boulevards, parklands, gateways, children’s playground, community facilities and activated edges lined with cafés and restaurants. It is to be a place for everyone, for city workers at lunchtime and in the evenings, families, children, the young and old, visitors and locals.

The proposed buildings will establish a different type of workplace. The architecture is a direct reflection of the evolution of CBA’s strategy to create a state of the art workplace for a unique creative open technology-enabled and interconnected environment. One that respects the diversity of people, their ideas, work styles and perspectives.

It is an architecture of human scale, with materials and a warmth of character appropriate to create a precinct of excellent amenity for business and leisure. The long gently curving façade of Building 1 defines and enhances the public realm with a warmth and transparency unusual in commercial buildings. The new buildings frame and define new pedestrian streets, that link the precinct to the wider community.

Above the retail, restaurants, cafés, bars and promenades are the work environments of the building, centred around day-lit atriums. Lobbies on Locomotive Street, Davy Road and escalators bring visitors and workers to the dramatic atrium floors. The asymmetry of the workplace floors and atriums, large flexible

floor plates, edged with stairs, bridges, breakout areas and glazed lifts, creates a stimulating and collaborative campus environment.

These campus-style buildings offer vertical and horizontal connectivity supporting a best-practice contemporary workplace and reflects the new dynamic the CBA will bring to the precinct with the addition of 10,000 staff to the precinct.

The community facilities aim to establish a contemporary sense of place, providing an open and inviting public facility with a strong connection to its setting, and the community values it embodies - accessible to all.

An important aspect of the project’s design innovation focuses on a promotion of occupant well being and the creation of an enabling, supportive, human and ultimately inspiring place to work, generate, and exchange ideas.

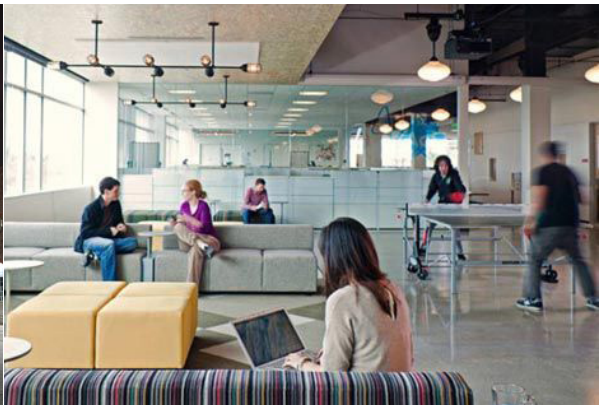
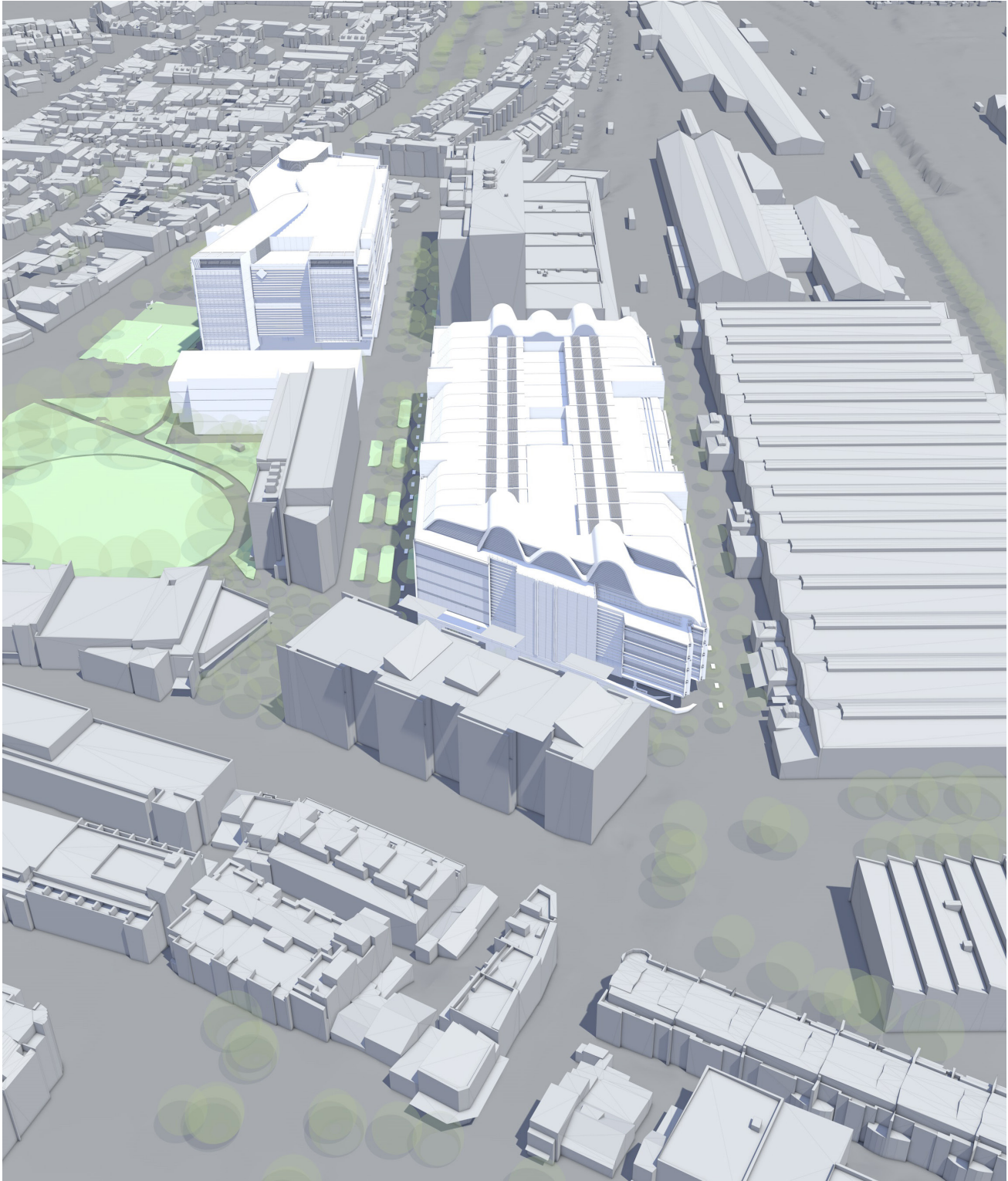
This is complemented in the public domain - with external spaces designed to facilitate an extension of the workplace with flexible and adaptable spaces for either external workplace or public gatherings, and a unique range of opportunities for recreation and work activities thus further fostering occupant well being.

Public art initiatives are proposed to create a layered and vibrant public offering - a brilliant connected future of people, space, technology, and innovation.





top: building 3
 left: building 2 - from Locomotive Street
 bottom: building 1 - from south



4.0 Guiding Principles

This public art strategy consists of a series of guiding principles to help identify opportunities and approaches to providing public art, ranging from community based local works to iconic new major art projects at the Australian Technology Park (ATP).

These guiding principles provide instruction for developing projects, shaping briefs, selecting artists and implementing projects. They build on the legacy of the past, while responding to new ideas about art, story telling, interpretation and cultural expression and ensure a balance between the site, historical significance, audience and identity.

These guiding principles reference the key relevant objectives from the City of Sydney's artwork policies.

1. Excellence

To become a distinctive exciting and engaging destination, excellence is critical in commissioning works of art, interpretation and programming.

A rigorous process and appropriate budget will allow the selection of high quality artists and artwork of high artistic merit. Artist briefs will provide a clear framework to inspire the fullest creative input. We believe that quality is not perceived as materials and objects, but instead is defined by the creative thought process and the integral involvement of the artist throughout the entire project.

The scope of the artwork strategy and the process proposed will allow opportunities for new and emerging as well as established artists.

2. Diversity of Projects

The public art will have conceptual strength, and contribute to ongoing dialogues that shape the character of ATP over time.

Public art at ATP will explore and be open to the full range of media used by contemporary artists. Artists and developers will need to consider diverse audiences including workers and families, children younger people, older people, visitors and locals. As audiences engage in different ways, it is important to create a range of spaces and works, from the monumental and immediately noticeable, to the discrete and discoverable. Some projects may require active audience involvement and participation, whereas others may satisfy a desire for passive reflection. Audiences will range from those with no time constraints and a desire for a sense of discovery, while others may only fleetingly experience the precinct, so this needs to be considered.

Public art will play a significant role in bringing multiple voices, responses and debate, resulting in a living, rich, dynamic, multi-faceted and evolving place.

3. Historical interpretation

The site has a significant history. Artwork should assist in the community's understanding of the history of the site and its environs and enhance the everyday experience for visitors. This strategy should identify opportunities for integrated heritage interpretation and site specific public art and to potentially integrate existing heritage artefacts within the precinct into the public domain design.

4. Aboriginal heritage

The history of the site includes the Cadigal people of the Eora nation prior to European settlement. Artwork should assist in the community's understanding of this history and relate to the larger Eora Dreaming project.

5. Creative collaborations

To ensure ATP is a vibrant destination, it must demonstrate multiple voices and viewpoints, as opposed to one singular vision.

This strategy establishes platforms for collaborations on major permanent works and temporary programming. Collaborative design and program development is critical, as art that is integrated into the physical and social fabric of the landscapes and buildings will bring a distinctive character to ATP.

Great public art will be realised by engaging great artists and artistic teams in collaborative relationships with architects, designers, curators, managers and the community.

ATP presents countless opportunities for artists to work in collaboration with a broad range of other professions. Public art will be memorable, inspirational, exciting, intriguing and challenging, in some cases embracing new technologies and modes of practice. Public artworks will be held in the same regard as the architecture and landscape architecture that define the built and 'natural' forms of ATP.

6. Sustainable Sydney 2030

The city of Sydney's artwork Policy and Strategy sets out the framework for public art with Sustainable Sydney 2030. The design proposal for the Australian Technology Park offers opportunity for implementation of the Sustainable Sydney 2030 vision and alignment with the City of Sydney policies and other major art projects in the area and city.

Integration of sustainable art practices throughout the site will be pursued - artworks may reference environmental, social and economic sustainability. Artists will be encouraged to demonstrate these concepts, for example via utilisation of renewable power sources, or through using materials and processes in their work to reflect the importance of ecological sustainability.

The lifecycle of artworks will be considered at the brief development and commissioning stage with the expectation that major permanent public art works will have longevity and ongoing relevance.

7. Landmark projects

To reflect ATP's status as a world class technology and business precinct demands artwork of scale and artistic significance. Landmark pieces are iconic artworks that provide enduring and memorable experiences. They can also feature as a landmark or monument that provides familiarity for someone wanting to establish their location. They are magnetic, and effortlessly attract audiences into public space. "I'll meet you at the..." Commissioning of this type of work at ATP will ensure the creation of important new civic places, where individual and collective memories are created. The transformative impact of these types of artworks will encourage people to revisit the site and bring other people to experience the same wonder. Landmark works are generally, although not exclusively, larger signature projects.

8. Integrated projects

Within an urban context, the integration of public art and interpretation into the surrounding environment is key. When applied successfully, integration can begin to break down the barrier between the artwork and the environment, and barriers between the audience and the artist.

By providing these methods of engagement, the experience can be surprising as well as functional or aesthetic. The low-impact nature of an integrated artwork can also encourage a greater interest in the site and the elements within it. Integrated art works closely with significant architectural and landscape works. Through the use of technology, these works might also weave throughout the fabric and function of ATP.

This strategy is particularly relevant to the moveable heritage artefacts to be displayed. There is the potential to integrate these existing heritage artefacts within the precinct into the public domain design to encourage engagement and education of the sites history.

