

2 May 2018

Mr Sam Shumack
Trainee Development Manager
Office and Industrial
Mirvac Pty Ltd
Level 28, 200 George Street
Sydney NSW 2000

Dear Mr Shumack

Re: Australian Technology Park, Community Building (Building 3)—Section 4.55 Variation to Development Application—Revised Heritage Impact Statement

We understand that Mirvac is seeking to submit a Section 4.55 variation to a Development Application (DA) to the Department of Planning & Environment (DPE) for the Community Building (Building 3) (Lot 8 in DP 1136859), within the redevelopment site of Australian Technology Park (ATP), Sydney.

This letter addresses the revised plans for the Community Building with respect to any potential heritage impacts that the revision may have on the specific subject site (i.e. the site of Building 3), and the wider heritage values of ATP.

A full Heritage Impact Statement (HIS) was prepared by Curio Projects for the entire ATP site in 2015 (Curio Projects 2015, *Heritage Impact Statement—ATP Redevelopment*, prepared for Mirvac, November 2015), and should be referenced as required for further details regarding the wider heritage values and impact statement for the ATP site. In addition, an Interpretation Strategy was also prepared by Curio Projects for the ATP site in November 2016 (Curio Projects 2016, *Interpretation Strategy for Australian Technology Park*, prepared for Mirvac, November 2016). This letter should be read with reference to the above two reports where applicable.

The amended plans for the Community Building, prepared by Sissons Architects, referred to through this letter and included as attachments are:

- DA Plan - Below Ground (Drawing No. DA_3000B, 24.04.18)
- DA Plan - Ground (Drawing No. DA_3000G, 24.04.18)
- DA Plan - Level 01 (Drawing No. DA_3101, 24.04.18)
- DA Plan - Level 02 (Drawing No. DA_3102, 24.04.18)
- DA Plan - Level 03 (Drawing No. DA_3103, 24.04.18)
- DA Plan - Level 04 (Drawing No. DA_3104, 24.04.18)
- DA Plan - Level 05 (Roof) (Drawing No. DA_3105, 24.04.18)
- DA Elevations - West and North (Drawing No. DA_3300, 24.04.18)
- DA Elevations - East and South (Drawing No. DA_3301, 24.04.18)
- DA Sections (Drawing No. DA_3400, 24.04.18)
- Façade Details - Level 03 Canopy (Drawing No. DA_3505, 24.04.18)
- Façade Details - Level 02 Balustrade & Screening (Drawing No. DA_3506, 24.04.18)
- GFA Plans (Drawing No. DA_5000, 24.04.18)

Background

In 2015, the NSW Government announced the Mirvac Consortium 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 that commenced in 2014. Ownership of the ATP site transferred to Mirvac in April 2016. Mirvac has secured the Commonwealth Bank of Australia (CBA) as an anchor tenant for the development and commenced the process of urban regeneration of this precinct. CBA's commitment to the precinct is in the form of one of the largest commercial leasing pre-commitments in Australian history, occupying circa 95,000m² of commercial, community and childcare NLA, which will house circa 10,000 technology focused staff by 2019 and 2020.

Mirvac commenced the urban regeneration of the redevelopment of the ATP precinct through the lodgement of a State Significant Development Application (SSDA) determined in December 2016 (SSD 7317).

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). The Community Building (Building 3) is the third of three new building developments within ATP, (Lot 8 in DP 1136859), located approximately in the centre of the ATP site. Refer to Figure 1 and Figure 2 below for a graphic representation of the site context and location of the Community Building.

The Community Building is proposed to be located in the centre/south of the site and will consist of a four storey multi-purpose building including commercial office, community office, childcare, retail and gym uses. No heritage assets, nor heritage interpretation currently exist in this zone.

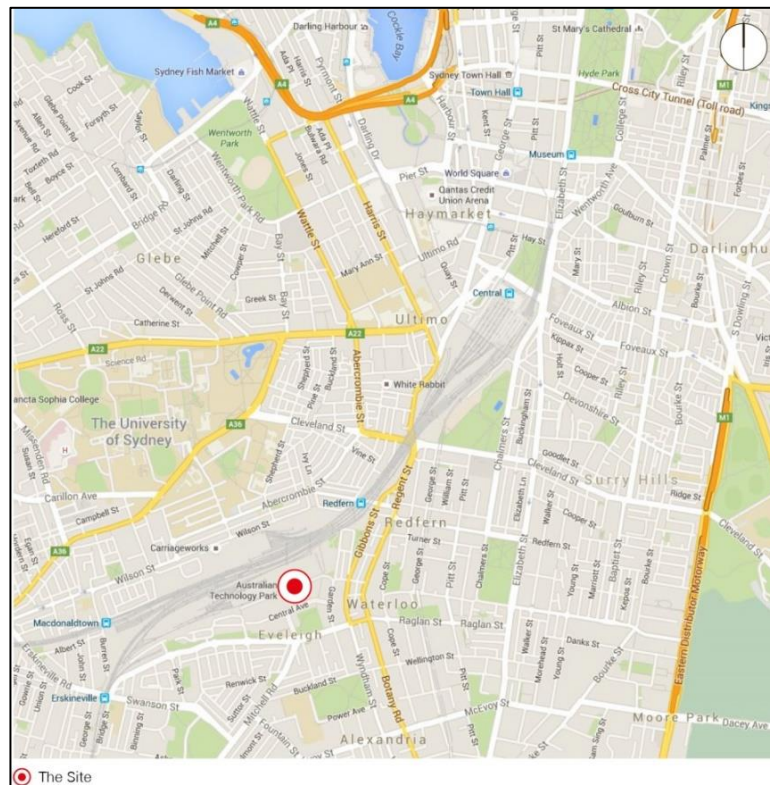


FIGURE 1: LOCATION OF ATP (SOURCE: MIRVAC)



FIGURE 2: AERIAL VIEW OF THE SITE WITH KEY DEVELOPMENT SITES IDENTIFIED. COMMUNITY BUILDING (BUILDING 3) IS LOCATED APPROXIMATELY IN THE CENTRE OF THE SITE (SOURCE: MIRVAC)

Community Building—Visual and Physical Impacts

Curio Projects (2015) assessed the visual and physical heritage impacts of the original design of the Community Building to be as follows:

The Community Building, at 4 storeys, provides a lightweight contemporary building that contrasts and compliments the height and scale of Building 1 and Building 2. Its simple lines and use of industrial inspired finishes is consistent with the overall character of the site. The form and scale of the building sits within the landscape and creates a distinctive utilitarian aesthetic that pays homage to the smaller scale and more simple design of the shops and buildings that once existed in this location.

The location and orientation of the building reinforces the existing street alignment and assists with formalising the entry point from Henderson Road.¹

The physical impacts of the construction of the Community Building were stated to include:

Minor cutting and filling of Lot 8 in DP 1136859 to allow for construction of the Community Building (approx. site area of 1,937m²) and discrete deeper bulk excavation to allow for the construction of the lift well and associated services.²

With regards to archaeological potential, the Community Building overlaps partially with where the Alexandria Goods Yard was once located, however this location has been assessed through the HIS to have no historical archaeological potential or significance.

Community Building—Amended Design Heritage Impact Statement

The amended design for the Community Building will alter the design of the building slightly from that which is currently approved, with the main variance consisting of:

- Wellness Tenancy enlarged and Retail 01/02 combined;
- additional Lift 03 running to level 03;
- Doors added to Level 01 & 02 terraces;
- Roof Farm/Plant Rooms rearranged.

Other minor modifications such as:

- New lift lobby and entrance provided on ground level (due to additional lift);
- Retail 04 layout adjustment (due to additional lift);
- Concrete bench added on top of stair on level 01;
- Balustrades height raised to 1800H on level 02;
- Glass façade changed to aluminium cladding;
- Rainwater collection relocated on level 04;
- Solar panels array updated and gangway access removed;
- Services exhaust zones updated.

As most design changes are internal to the Community Building and represent minor layout changes, the footprint of the building itself will remain generally the same as that previously proposed. The ground impacts including minor cutting and filling, and discrete deeper bulk excavation for the construction of the lift well and associated services will remain consistent with previous impact assessments (in terms of impacts to any potential archaeological resources in this location).

The slight design modifications on the external part of the building, such as the balustrade height, the additional terrace doors and the rearrangement of the Roof Farm, are considered to have no additional visual impact on any heritage values of the ATP site, the design and materiality of which will remain commensurate with the overall industrial design of the

¹ Curio Projects 2015: 35

² Curio Projects 2015: 39

Community Building, as well as the design of Buildings 1 and 2, further complementing the industrial heritage values of the ATP site.

Overall, it is considered that the amended design of the Community Building will have no additional physical or visual heritage impact to any of the significance heritage values of the ATP site, and should be supported on heritage grounds.

Kind Regards,



Natalie Vinton
Director
Curio Projects Pty Ltd

Attachments:

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