

27 August 2018

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Carolyn McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39, Sydney
NSW 2001

Attention: Brendon Roberts

Dear Brendon

**SSDA 7317 MOD 8 – RESPONSE TO SUBMISSIONS
BUILDINGS 1 AND 2, AUSTRALIAN TECHNOLOGY PARK, EVELEIGH**

This Response to Submissions has been prepared by Ethos Urban on behalf of Mirvac Projects Pty Ltd (Mircac) to address submissions received during the notification period of the Section 4.55(1A) Modification 8 to State Significant Development 7317 (SSDA 7317) which relates to the development of a commercial campus at the Australian Technology Park, Eveleigh.

The Section 4.55(1A) modification application submitted as MOD 8 was lodged on 8 May 2018 and sought approval for alterations to the end-of-trip (EOT) and storage locker facilities in the Lower Ground Level of Building 1 and Lower Ground Level of Building 2 and a reduction in the number of internal bicycle spaces provided within Buildings 1 and 2.

The proposed modification relates to provisions of bicycle parking throughout the Lower Ground Levels of Building 1 and Building 2, as approved under SSD 7317.

The Modification 8 application was placed on notification until 38 May 2018. This letter responds to those submissions made and should be read in conjunction with the original application letter.

1.1 Request for further information

The Department of Planning has requested:

“further consideration / justification in relation to the proposed reduction in bicycle parking spaces in Building 1. In this regard, please provide further detail comparing the proposal for bicycle parking in Building 1, with alternative options that deliver the increase in lockers while maintaining the approved bicycle parking provision, such as the potential reallocation of back of house / parking space in Building 1 or the reprovision of bicycle parking spaces in Building 2 and/or the public domain”.

Furthermore, the City of Sydney supported the increase in end of trip facilities, but did not support the reduction in bicycle parking.

Our response to the comments made by both the Department of Planning and the City of Sydney Council is set out below.

Response

Further consideration has been given and Mirvac proposes to provide 248 lockers and 256 bicycle spaces in Building 1 and 464 lockers and 321 bicycle spaces in Building 2. This results in the loss of 10 bike spaces in Building 1 and 19 in Building 2.

Mirvac do not want to change the total bicycle parking space provision, therefore, to off-set the reduction of internal spaces, Mirvac will provide 15 new bike racks (i.e. 30 spaces) in the public domain which will be strategically located to ensure that outdoor spaces are provided in close proximity to Buildings 1 and 2. There will therefore be a loss of employee bicycle spaces (as has been agreed by CBA) but an increase in visitor spaces. No net loss overall.

For clarify the following will be provided across the ATP precinct.

- 643 bicycle spaces across the ATP precinct;
- 577 employee/ staff bicycle spaces within in Buildings 1 and 2; and
- 66 visitor spaces within the public domain.

We trust the information provided satisfies your request and assessment of the modification application can proceed. Please do not hesitate to contact me should you have any further requests.

Yours sincerely,



Claire Burdett
Associate Director
02 9956 6962
cburdett@ethosurban.com