

# State Significant Development Application - SSDA 7317

## Stakeholder and Community Engagement Summary Report



### Australian Technology Park, Eveleigh

Multi-building Redevelopment including Commercial Office,  
Retail and Community Uses and Upgrades

Submitted to NSW Department of Planning and Environment  
On Behalf of Mirvac Projects Pty Ltd

December 2015 ■ 15756

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14/12/2015

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15/12/2015

## 1.0 Overview

The Australian Technology Park (ATP) has been continuously developed since its establishment in 1996, founded on a vision to sustain a thriving, technology-focused, growth-oriented business park producing leading products and services. In November 2015, Mirvac was announced by Urban Growth 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 engaged JBA to provide communications and stakeholder engagement services for the project. The consultation program included engagement with the local community, neighbours and key stakeholders to present the proposal and gather feedback.

The consultation activities were designed to address the Secretary's Environmental Assessment Requirements (SEARs), ensure that all stakeholders were informed about the proposal and had the opportunity to provide feedback prior to the submission of the State Significant Development Application (SSDA). The feedback received during the initial consultation process has been considered during the preparation of the SSDA.

This SSDA commences the next phase of urban regeneration for ATP and Mirvac will actively continue this process which has been ongoing for the past 15 years, through new employment opportunities. Additional development phases of the Eveleigh precinct and former railway facilities are proposed over the coming years, which will in turn support and be supported by this phase of development at ATP. This application will fulfil the NSW Government's long held vision for the ATP as a genuine world class technology and business centre

The consultation summary report will be updated to include feedback received from consultation activities held during the public exhibition period after lodgement of the SSDA.

### 1.1 Consultation summary

The pre-lodgement communications and stakeholder engagement activities included:

- Reviewing the outcomes of Urban Growth NSW's consultation activities around Central 2 Eveleigh project and consideration of key issues and themes raised by the community in relation to ATP.
- Developing a Stakeholder and Community Engagement Strategy to guide the consultation process to ensure timely and proactive communication of important information and identify opportunities for further active engagement.
- Issuing a media release from Mirvac and its partners on 12 November 2015 outlining the proposals in broad detail following the NSW Government's announcement on the sale of ATP.
- Establishing a project email and phone number for the public to request more information and ask questions about the proposals.
- Presenting the plans and answering questions at public information sessions hosted by Urban Growth on 17 and 19 November 2015.
- Stakeholder meetings with relevant authorities, agencies and organisations, including consultation meetings with ATP tenants and key local community groups such as REDwatch and the Alexandria Residents Action Group.

- Postcard distribution to 7,000 surrounding residents on 3 December 2015 and businesses to notify them of the project, invite them to attend the information session and advise them of the phone and email contact details for more information.
- Newspaper advertisement in the Central Courier on 2 December 2015 to advise the wider community of the project, the planned public information session and the phone and email contact details for more information.
- A community information session at the Australian Technology Park on 10 December 2015 to enable the wider community to view the plans and provide feedback.
- An information stall at the Australian Technology Park Heritage Open Day on 12 December 2015 to provide a further consultation opportunity for the local community.
- Creation of a four page project brochure which was distributed at the information session and heritage open day.

## 1.2 UrbanGrowth NSW's consultation for the Central to Eveleigh project

Mirvac's proposals for ATP had the benefit of building upon the community and stakeholder consultation that has been undertaken by UrbanGrowth NSW as part of the Central to Eveleigh project: a 30-year project that aims to transform 80 hectares of government owned land from Central to Macdonaldtown and Erskineville stations. The 3 kilometre study area includes Central and Redfern Stations, Australia Technology Park and the Eveleigh Rail Yards.

UrbanGrowth NSW has been working with stakeholders and the community since 2013 to develop a long-term plan that will guide the redevelopment of these mainly government-owned lands and act as a catalyst to develop a thriving, vibrant and more connected area for people to play, work and live.

Previous activities have included workshops, meetings and briefings with government stakeholders and the community, newsletters and updates, an interactive online forum and information stalls and activities at local markets and events.

The outcomes of this widespread and extensive consultation provided Mirvac with valuable insights about how the community and stakeholders would like to see the site redeveloped in the future.

Urban Growth also received submissions from community organisations during the tendering process for the ATP site which raised a number of issues including the importance of maintaining public access through the site, preserving heritage buildings and collection and providing for potential future crossings of the rail tracks.

Based on feedback received throughout their comprehensive consultation process, UrbanGrowth proposed a series of 'key moves' which were published in November 2015. Two of these moves relate to the ATP:

- **Key move number 1:** *'Partner with Transport for NSW to renew Redfern Station, connecting Redfern and Wilson Streets and unlocking adjacent land for urban renewal and increased activity.'*

- **Key move number 6:** *'Use the proximity to higher education institutions, Royal Prince Alfred Hospital, Australian Technology Park and the CBD to improve productivity and create a major centre of Sydney's growing new economies focused on knowledge intensive, education, creative, cultural and digital industries.'*

These key moves and the outputs of this consultation were considered by Mirvac in the preparation of the SSDA and provided guidance on key issues of local concern that could be addressed these through further consultation.

The project's responses to these issues is outlined in section 3.0 of this report.

## 2.0 Consultation activities

### 2.1 Stakeholder consultation

Mirvac has consulted with the following authorities, agencies and organisations to date and the key issues and discussion topics are summarised below.

Stakeholder group & date	Discussion summary
Urban Growth NSW 16 & 24 November	<ul style="list-style-type: none"> <li>• Consultation undertaken to date with communities and stakeholders on Central 2 Eveleigh</li> <li>• Key issues raised by public around the redevelopment of ATP</li> <li>• Proposed consultation and engagement strategy and activities</li> </ul>
General public and ATP tenants 17 & 19 November 2015	<ul style="list-style-type: none"> <li>• Initial presentation of ATP plans and answering questions at public information sessions hosted by Urban Growth.</li> <li>• Overall principles of development proposals</li> <li>• Proposed mix of uses and CBA involvement</li> <li>• Public access through site and links to public transport</li> <li>• Preservation of heritage buildings and treatment of heritage collection</li> </ul>
City of Sydney Council 26 November 2015	<ul style="list-style-type: none"> <li>• Building form and height</li> <li>• Compliance with existing site controls</li> <li>• Public domain</li> <li>• Accessibility</li> </ul>
Heritage Council of NSW 25 November 2015	<ul style="list-style-type: none"> <li>• Building form, height and relationship with Locomotive Workshop and other historic buildings</li> <li>• Preservation of heritage collection items and potential incorporation into public realm/public art</li> <li>• Survey, documentation and archaeology requirements</li> <li>• Heritage Interpretation Strategy and management of heritage assets</li> <li>• Treatment of remaining historic foundry wall</li> <li>• Research and site documentation required</li> </ul>
Transport for NSW Sydney Trains 4 December 2015	<ul style="list-style-type: none"> <li>• Capacity of Redfern Station and disabled access</li> <li>• Local intersection impacts and traffic modelling</li> <li>• Parking on ATP site</li> <li>• Proximity of construction to Illawarra relief train tunnel easements</li> <li>• Current and future bus services and stops in the area</li> <li>• Potential future crossing of rail tracks</li> </ul>
REDwatch The Factory Community Centre, Redfern 7 December 2015	<ul style="list-style-type: none"> <li>• Preservation of heritage buildings and access to heritage collection items</li> <li>• Heritage Interpretation Strategy, management of heritage assets and potential for tours/public education</li> <li>• Parking on ATP site</li> <li>• Parking in local residential roads by construction workers</li> <li>• Height of buildings, built form and existing controls on the site</li> <li>• Proposed mix of sports courts</li> <li>• Workplace travel plans for CBA staff</li> <li>• Administration and operation of community building</li> </ul>

	<ul style="list-style-type: none"> <li>• Proposed use and nature of community building space</li> <li>• Potential for future north/south crossing of railway tracks</li> <li>• Capacity of local infrastructure to handle new development</li> <li>• Safety in public areas and at night</li> <li>• Managing construction impacts including noise, dust and air quality</li> <li>• Ongoing consultation with local community, particularly socially disadvantaged and hard to reach groups</li> </ul>
ATP tenants briefing 8 December 2015	<ul style="list-style-type: none"> <li>• Masterplan overview</li> <li>• Program and construction timing</li> <li>• Public access</li> <li>• Parking</li> </ul>
Alexandria Residents Action Group The Hon. Jenny Leong MP, Member for Newtown 9 December 2015	<ul style="list-style-type: none"> <li>• Capacity of Redfern Station and requirements for upgrade and improved accessibility</li> <li>• Parking on ATP site</li> <li>• Parking in local residential roads by construction workers</li> <li>• Potential local traffic impacts</li> <li>• Importance of open public access to community facilities, not just "user pays"</li> <li>• Public access through the site</li> <li>• Managing construction impacts including noise, dust and air quality</li> <li>• CBA involvement and representation at future engagement/consultation meetings</li> </ul>
Roads & Maritime Services 14 December 2015	<ul style="list-style-type: none"> <li>• Initial traffic study findings.</li> <li>• Parking on site and potential displacement</li> <li>• Local intersection impacts and traffic modelling</li> <li>• Additional intersections to be modelled</li> <li>• Potential for cumulative impact with other developments</li> <li>• Left turn lane on to Henderson Road</li> </ul>

In addition to the above meetings, residents from Chippendale Residents Interest Group and Friends of Erskineville were actively engaged and offered the opportunity for a briefing and invited to attend the information sessions.

## 2.2 Community information session

A total of 72 people attended the community information session held on 10 December 2015 at the Australian Technology Park.

The session was advertised via 7,000 postcards, which were distributed to the local community (see figure 2) and advertisements (see figure 1) were published in the Central Courier two weeks prior to the event.

The proposal was presented via a series of A0 exhibition boards, a large scale map of the masterplan and a rolling presentation of key features on a large screen. Members of the project team and Mirvac representatives were also in attendance to answer questions and discuss the proposal.

Visitors were invited to register their names and contact details to subscribe to the project mailing list, and also register any comments they had via feedback forms. A total of 18 feedback forms were received. The feedback received during the community information session was generally supportive of the site's development, with concerns focussing on detailed aspects of design and local parking impacts. The majority of people welcomed the opportunity to view the proposals and registered to stay informed during the planning and development process.

The key topics discussed and feedback received included:

- Mix of uses: the lack of residential development was welcomed and the provision of commercial development preferred.

- **Parking:** concern whether number of proposed spaces will be sufficient for new development and potential overspill in to surrounding residential areas. Pricing and affordability of public parking under Channel 7 building was also raised as an important factor.
- **Public transport:** strong desire for Redfern Station to be upgraded to cope with additional demand with disabled access and lifts provided.
- **Links across rail corridor:** strong desire for future pedestrian/vehicle link across rail tracks to Eveleigh North to be provided.
- **Retail and non-commercial uses:** proposed small supermarket strongly supported along with mix of cafes and restaurants. Feedback also stressed importance of ensuring spaces were activated during evenings and weekends.
- **Local traffic impacts:** concern over additional traffic on Henderson Road and potential impacts on side streets.
- **Building scale and height:** concern regarding scale of buildings and their impacts on views through to the Locomotive Workshops.
- **Overshadowing and view impacts:** concerns of overshadowing from Building 1 on to Alexandria Street and also the blocking of views to the Locomotive Workshops from Henderson Road.
- **Building design:** desire for sensitive façade treatment that does not reflect glare on to surrounding residential areas. Suggestion to incorporate a 'green façade'.
- **Construction impacts:** concerns of potential noise, dust and air quality impacts during construction as well as construction workers parking on local roads.
- **Preservation of heritage buildings and assets:** idea of incorporating heritage collection items into public domain through art and street furniture was welcomed. Strong interest in how community can input into heritage conservation and interpretation plans.
- **Public access through site:** unrestricted public access is a priority along with upgrade of connection to Redfern Station.
- **Public domain and landscaping:** additional planting, trees and greenery would be welcomed on the site.
- **Sports facilities:** desire for mix of sports courts including tennis, netball and basketball. As well as desire for online booking system for hire of courts.
- **Community building:** desire for a range of potential uses to be considered.
- **Childcare centres and amenities:** this was welcomed with additional outdoor play areas and adventure playgrounds also desired.
- **Public consultation:** need for regular and ongoing consultation with local residents, ATP tenants and community groups throughout planning and development of site.
- **Sustainability:** desire to see renewable energy such as solar panels or rainwater harvesting incorporated into the design.



*Photos of Information Session*

## 2.3 Heritage Open Day information stall

Mirvac held a community information stall at the Australian Technology Park Heritage Open Day on 12 December 2015 to provide the community and stakeholders with further opportunities to meet the project team and discuss the plans for the site.

Participation in this event enabled the project team to consult with a broader audience and capture more comprehensive feedback

Approximately 150 people visited the stall throughout the day. Visitors were again invited to register their names and contact details to subscribe to the project mailing list, and also raise any feedback directly with staff or register any comments they had via feedback forms. A total of 7 feedback forms were received and considered during the preparation of the SSDA.

The key topics discussed with team members and feedback received at the Open Day included:

- Public transport: strong desire for Redfern Station to be upgraded to cope with additional demand with disabled access and lifts provided.
- Public domain and landscaping: additional planting, trees and greenery welcomed on the site.
- Links across rail corridor: strong desire for future pedestrian/vehicle link across rail tracks to Eveleigh North to be provided.
- Parking: concern over potential overspill in to surrounding residential areas.
- View impacts due to bulk and scale of proposal: concern regarding loss of views to Locomotive Workshops from Henderson Road.
- Preservation of heritage buildings and assets: idea of incorporating heritage collection items into public domain through art and street furniture was welcomed.



*Photo of Heritage Open Day*

## 3.0 Consultation outcomes

The feedback received during the pre-lodgement consultation activities has been considered in the development of Mirvac's proposals and incorporated into the SSDA.

The following summary sets out the top 10 issues raised during the process (as well as key issues raised during Urban Growth's consultation) and a summary of how the project has responded to them.

*Key issue 1: The height and massing of buildings should consider surrounding buildings and impacts on key views*

**Project response:** The proposal represents a reasonable redevelopment of lots which have long been earmarked for commercial buildings.

The proposed buildings have been designed to fit appropriately within the local context and character of the site, including existing heritage buildings, without adverse overbearing impacts on the surrounding properties or on the public domain areas. All three proposed buildings have been kept lower than the existing Channel 7 building on the site.

The proposed buildings have also been designed to minimise overshadowing of other buildings and public spaces where possible and avoid wind impacts on pedestrian amenity.

*Key issue 2: Buildings should feature high quality design and integrate with the existing area*

**Project response:** Mirvac has made design excellence a key objective for the ATP site, in accordance with the urban design principles outlined in the Redfern Waterloo Built Environment Plan. A mix of techniques have been adopted by Architects FJMT +Sissons, including the use of high quality materials, to ensure this objective will be achieved. These techniques are detailed within the Architectural Design Report that accompanies the EIS.

*Key issue 3: Availability of on street parking in local residential streets is a significant concern for local communities*

**Project response:** Mirvac acknowledges provision of on-street parking in local residential areas is a key concern for local communities.

The proposal will be increasing the parking spaces on site by 352 to 1,433 (including time-limited on-street parking spaces). This is consistent with the limit of 1,600 spaces on the site established by existing development controls.

Mirvac will continue to engage with local communities, City of Sydney Council and ATP tenants regarding car parking on the site.

*Key issue 4: Construction impacts on local communities need to be considered and managed*

**Project response:** A Construction and Environmental Management Plan (CEMP) has been prepared to accompany the EIS. The CEMP outlines the actions and staging of construction deemed necessary to address the concerns of neighbouring properties and authorities whilst maintaining a safe and productive construction site with efficient surrounding pedestrian/traffic movements.

Mirvac will ensure local communities and stakeholders are notified appropriately in advance of construction activities and continue to be appropriately engaged throughout construction.

*Key issue 5: Safe public access throughout the site must be maintained and encouraged*

**Project response:** Full and open public access will be maintained throughout all public domain areas of the site at all times. Public domain spaces and buildings will be designed to create an attractive environment that encourages the public to visit and use the site throughout the day and at weekends.

Crime Prevention Through Environmental Design (CPTED) design principles have also been adopted to ensure safe public movements through the site. Disability access will also be improved and cycle connections through the site reinforced and enhanced.

*Key issue 6: There is a desire for higher quality public domain on the site*

**Project response:** The proposal incorporates significant upgrades to the public domain within ATP that will enhance public spaces for the enjoyment of the community.

This will include new trees and planting along roads and public spaces as well as new paving, street furniture and public art. A significant new civic space will also aim to create an active village feel and a variety of recreational opportunities for workers and the wider community.

*Key issue 7: The ATP's unique heritage assets must be maintained and enhanced*

**Project response:** The three significant heritage buildings of the Eveleigh Locomotive Workshops will be retained and preserved under the proposed redevelopment of the ATP site.

Mirvac is also investigating heritage interpretation options to ensure that heritage artefacts are incorporated in a meaningful way and showcase how the site has developed overtime. This could include incorporating items from the heritage collection into the public realm as street furniture, public art or educational installations.

A combined Heritage Impact Statement, Archaeological Impact Statement and Heritage Interpretation Strategy has been prepared to accompany the EIS. This report assesses potential heritage and archaeological impacts against the endorsed Conservation Management Plan (CMP) for the site.

Mirvac will continue to engage with interested stakeholders, members of the community and relevant authorities in the preparation of its heritage initiatives.

*Key issue 8: The ATP's technology focus should be maintained and residential development should not be allowed on the site.*

**Project response:** Urban Growth's consultation also demonstrated a strong desire in the local community for ATP to retain its focus as a hub for innovation and technology. The Mirvac proposal will enhance the ATP as a technology and innovation precinct and include workspaces for technology and innovation users and start-up businesses.

In order to further enable and encourage the use of the ATP precinct as a technology and innovation hub, Mirvac, the Commonwealth Bank and Centuria will also establish a Tech Incubation Fund. The purpose of the Tech Incubation

Fund will be to enable appropriately qualified technology focused companies and start-up businesses to occupy space within the Locomotive Workshop on subsidised rents.

Mirvac will also continue to work closely with UrbanGrowth and other stakeholders such as University of Sydney to drive local economic growth in innovative knowledge-intensive, education, creative, cultural and digital industries.

The proposals will also deliver a complementary combination of land uses which will benefit tenants and workers on the ATP site as well as the local community: These include a small supermarket, child care facilities; a gym, community space and upgraded sports facilities.

*Key issue 9: Development of the ATP should not result in significant local traffic impacts*

**Project response:** Intersection analysis was conducted as part of a detailed Traffic and Transport assessment that accompanies the EIS. The analysis indicates that the proposed changes to Davy Road would have no impact to the intersection capacity at the Henderson Road intersection. It would operate with the same level of service with the same traffic delays as that found under the existing intersection layout (with future development flows).

Further, the analysis undertaken asserts that additional traffic generated by the development would generally have minimal impact upon the surrounding intersections with negligible changes to delay and level of service.

*Key issue 10: The upgrade of local public transport infrastructure is a key concern for the local community*

**Project response:** Mirvac understands accessibility to Redfern Station through the ATP is a key consideration for the local community. Public connections will be fully maintained and upgraded throughout the site with improved disabled access and enhanced public domain also provided. Mirvac is supportive of the renewal of Redfern Station and will continue to work with the local community, UrbanGrowth and Transport for NSW on potential upgrades of the station.

## 4.0 Conclusion and next steps

Mirvac is committed to delivering on its vision for the site, which will ensure ATP becomes a thriving place for creative and digital industries, a major employment hub with high quality public spaces that preserve the site's important heritage values.

Consultation has been undertaken with the public, community organisations, local stakeholders and government agencies in accordance with the SEARs. The feedback received, as well as the outcomes from Urban Growth's previous consultation process, has been considered and incorporated where possible into the SSDA.

It is clear the proposals will deliver considerable public benefits that are welcomed by parts of the community, including improved public domain, preservation of heritage buildings and assets, upgraded public access through the site and new sports and community facilities.

However a development of this scale will also result in unavoidable concerns in the community and local impacts. Mirvac will continue to engage with local communities and stakeholders throughout the planning and delivery of this project to manage and mitigate these impacts where possible.

A second community information session will be held during the public exhibition period of the EIS and SSDA to provide the community and stakeholders with further opportunity to view the plans and provide feedback.

## Appendix: Communication materials



**Have your say**  
**Australian Technology Park**

A consortium led by Mirvac has been selected to be the successful purchaser of the Australian Technology Park (ATP) site in Redfern from the NSW Government. Mirvac is planning to transform ATP into a true technology hub and also a precinct for the local community. This project will include new community and retail facilities, along with a significant investment into upgrading the public domain of ATP.

Bringing thousands of new jobs to Redfern and Eveleigh, the proposal will preserve ATP's future as a technology precinct and act as a catalyst for the NSW Government's wider transformation of the Central to Eveleigh corridor.

A State Significant Development Application is currently being prepared and Mirvac will be consulting with the community to obtain feedback on the plans. We invite you to have your say and learn more about the proposal at our community information session.

**DATE:**  
Thursday 10 December 2015

**LOCATION:**  
**Australian Technology Park**  
Locomotive Workshop  
2 Locomotive Street, Eveleigh  
*Enter through Bay 8 Atrium up to Meeting Room 7ABC (Level 1)*

**TIME:**  
Drop in at any time from  
5.30pm to 7.30pm.

**FOR GENERAL ENQUIRIES:**  
☎ (02) 9956 6962  
✉ [talkatp@jbaurban.com.au](mailto:talkatp@jbaurban.com.au)

Figure 1 newspaper advertisement



**Have your say**  
**Australian Technology Park**

**Dear resident/business owner,**

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**TIME:**  
Drop in at any time from  
5.30pm to 7.30pm.

We will also be hosting a stall at the ATP Heritage Open Day on 12 December 2015 at Innovation Plaza, ATP. Please drop in any time from 10am - 4pm to discuss Mirvac's plans and provide feedback.

**FOR GENERAL ENQUIRIES:**  
☎ (02) 9956 6962  
✉ [talkatp@jbaurban.com.au](mailto:talkatp@jbaurban.com.au)

Figure 2 postcard

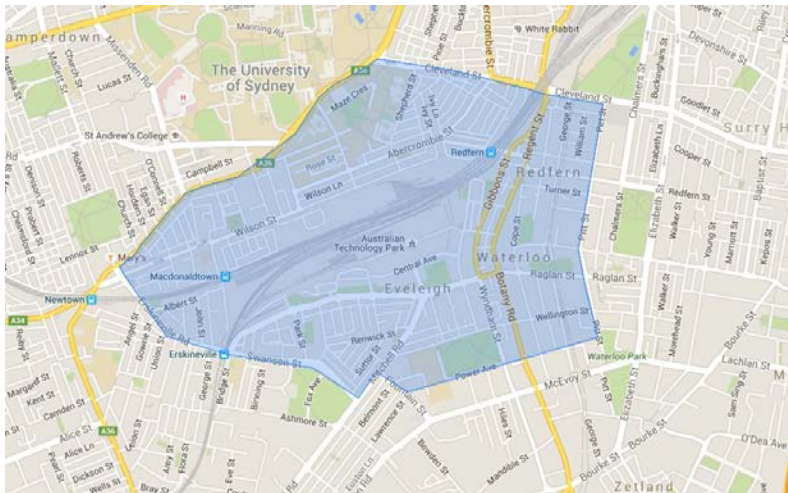


Figure 3 postcard distribution map



### Welcome

Welcome to the community information session about the proposed redevelopment of the Australian Technology Park site in Eveleigh. At this session you will find information about the project, the future plans for the site and be provided an opportunity to submit your comments. Please speak to a project team member today or complete a feedback form to ensure your comments are considered during the planning process.

### About the consortium

A consortium led by Mirvac, including AMP Capital and Sunsuper, has been selected as the successful purchaser of the Australian Technology Park in Eveleigh. Mirvac is the developer, builder and long term owner of the precinct.

Mirvac is the land owner of the Locomotive Workshop, as well as the entire public domain within ATP and to ensure cohesion across the precinct, Mirvac will also be the Precinct Manager to ensure the precinct is curated as necessary. Centuria Property Funds has acquired the Media City building, the Biomedical Building, the NICTA Building and the International Business Centre. The Commonwealth Bank of Australia, one of Australia's largest tenants, will occupy circa 93,000 square metres of office space.

### Our vision for the Australian Technology Park

Mirvac is committed to delivering this significant urban renewal project, in alignment with the NSW Government's long held vision for ATP and the emerging Central to Eveleigh Urban Transformation Strategy.

Mirvac is planning to transform ATP into a world-class technology hub and a thriving precinct, with necessary amenity for the community. The consortium has also committed to the establishment of a new \$2.1 million Tech Incubation Fund to be established by Mirvac, the Commonwealth Bank and Centuria to encourage technology start-ups to be located and thrive in the Park.

The revitalisation and development of ATP presents an opportunity to unlock this former industrial site and deliver a 21st Century workplace and public destination. The public domain is one of the most important elements of this project, with plans to create diverse and active public spaces.

The Commonwealth Bank of Australia will be the major tenant and will bring a fresh, new dynamic to the ATP site with the addition of 10,000 staff to the precinct. Therefore the public domain will need to be accessible and inclusive, facilitating commercial, social and cultural interaction to enable the development of a safe, stimulating and distinctive workplace.

ATP's industrial heritage will be key in the creation of vibrant public spaces with integrated heritage interpretation and site specific public art, which will celebrate the site's historic character.

Australian Technology Park



### Site context

The ATP was established in 1996 by the NSW Government with the vision to create a thriving, technology-focused, growth-oriented business park producing leading products and services.

The ATP site is strategically located approximately 5km south of the Sydney CBD, 6km north of Sydney airport and within 200m of Redfern Railway Station. The site, with an overall area of 13.2 hectares, is located within the City of Sydney local government area.



The Site



### Central2Eveleigh and Urban Growth NSW

The Central to Eveleigh Transformation Program is a 30-year project that aims to gradually transform 80 hectares of largely under-used government owned land in and around the rail corridor from Central to Macdonaldtown and Erskineville stations.

The project extends for 3 kilometres and includes Central and Redfern Stations, Australia Technology Park, Eveleigh Rail Yards and the airspace above railway lines. Mirvac has identified the ATP site as a catalyst that will support the NSW Government's wider transformation of the Central to Eveleigh corridor. Proceeds from the sale of the ATP site will be invested in major infrastructure in the Central to Eveleigh corridor.

Australian Technology Park



### About the proposal

A State Significant Development Application is currently being prepared and Mirvac will be consulting with the community to obtain feedback on the plans. Mirvac and partners will revitalise the existing technology precinct through the development of approximately 93,000 square metres of collaborative and technology-based office space for the Commonwealth Bank of Australia, 3,000 square metres of amenity, including a gym, retail outlets, childcare facilities and a multipurpose community space.

This proposal would significantly revitalise the public domain areas, bring thousands of new jobs to Redfern and Eveleigh, as well as preserve ATP's future as a technology precinct.

The proposal includes development of three buildings with complying heights of 4, 7 and 9 storeys in accordance with the State Environmental Planning Policy Major Development 2005, which is the principal planning instrument applying to the ATP site. No proposed building will be taller than the existing Media City building.

Mirvac is also proposing to regenerate the precinct and make it more accessible and inviting to the wider Redfern and Eveleigh communities through significant improvements to the site's accessibility public domain and amenities.

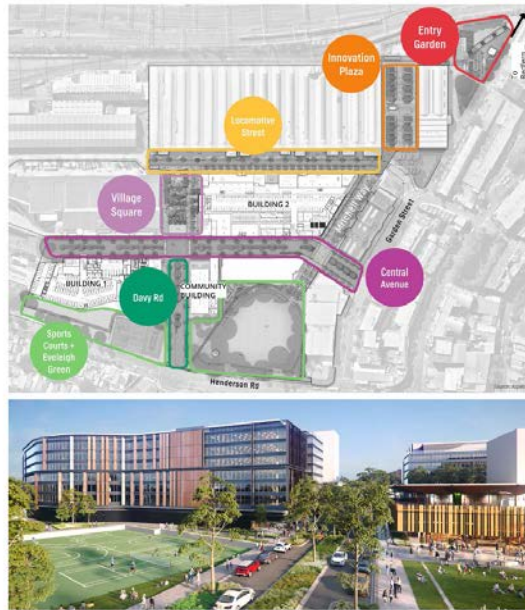


Australian Technology Park



### Key Public Domain Spaces

- **INNOVATION PLAZA** – as the public entry to ATP, Innovation Plaza will be an everyday breakout space with outdoor seating and a large sunny centre, ideal for lunches or outdoor events.
- **LOCOMOTIVE STREET** – the front door to the Locomotive Workshop with street trees, lighting, seating with access to Wi-Fi and bicycle parking. The revitalised, pedestrian friendly streetscape also provides new opportunities for integrated heritage interpretation.
- **VILLAGE SQUARE** – upper and lower plazas with outdoor seating will provide a green heart for outdoor events and create a village centre for Eveleigh/Redfern.
- **CENTRAL AVENUE** – will become Eveleigh's new High Street, which will be buzzing with retail activity - retail, cafes and restaurants will activate the night time economy during weekdays and weekends.
- **DAVY ROAD AND HENDERSON ROAD** – this is the main vehicle entry to the site. The road width will be reduced to increase pedestrian amenity. A direct bicycle connection from Henderson Road extends along a shared pedestrian and cycle path, providing a direct connection for cyclists to the community building, and Buildings 1 and 2.
- **EVELEIGH GREEN AND SPORTS COURTS** – the sports precinct of the site, accessible to ATP staff and the wider community, it will provide opportunities for fitness and recreation, activating the precinct throughout the week. The existing character of Eveleigh Green will be retained and enhanced with existing trees, improving views across the park and picnic furniture will be upgraded to provide high quality amenity.



Australian Technology Park



Australian Technology Park – Masterplan



## Access, Traffic and Car Parking



### ROAD LAYOUT AND TRAFFIC ASSESSMENT

It is proposed that the kerbside lanes on both sides of Davy Road and Central Avenue be converted to provide on-street parking spaces, reducing the number of arrival lanes from three to two, and the number of departure lanes from two to one. Technical analysis indicates that the proposed changes to Davy Road would have no impact on capacity at the Henderson Road Intersection. Technical traffic analysis also demonstrates that the additional traffic generation would generally have minimal impact upon the surrounding intersections.



### PEDESTRIAN & CYCLE NETWORK

Existing pedestrian and cycle connections will largely be retained throughout the ATP site and will be embellished through upgrades to surface materials, wayfinding and lighting. A direct bicycle connection from Henderson Road extends along a widened, shared pedestrian and cycle path, providing a direct connection for cyclists to the proposed community building, and Buildings 1 and 2.



### PUBLIC TRANSPORT CONNECTIVITY

The site is serviced by both Sydney Trains via Redfern Station and Sydney Buses between CBD and Marrickville Metro, as well as a dedicated cycleway.



Australian Technology Park



## Project Timeline



### Have your say

Thank you for visiting today's session, please fill out a feedback form so your suggestions can be considered for the State Significant Development Application, which will be lodged with the Department of Planning and Environment. There will be further opportunities for consultation during a public exhibition period to be held in 2016.

FOR MORE INFORMATION OR TO PROVIDE FEEDBACK  
 ☎ (02) 9956 6962 during business hours or  
 ✉ [talkatp@jbaurban.com.au](mailto:talkatp@jbaurban.com.au)

Australian Technology Park



Figure 4 public information boards

### About the consortium

A consortium led by Mirvac, including AMP Capital and Sunsuper, has been selected as the successful purchaser of the Australian Technology Park in Eveleigh. Mirvac is the land owner of the Locomotive Workshop, as well as the entire public domain within ATP and to ensure cohesion across the precinct, Mirvac will be the Precinct Manager. Centuria Property Funds has acquired the Media City building, the Biomedical Building, the NICTA Building and the International Business Centre. The Commonwealth Bank of Australia, one of Australia's largest tenants, will occupy circa 93,000 square metres of office space.

### Project Timeline



### Have your say

Mirvac is now seeking feedback from the community and stakeholders on the proposal to ensure the best outcomes are delivered for this important project.

Mirvac is committed to community consultation that enables different views to be voiced and considered during the preparation of the State Significant Development Application.

We are undertaking initial consultation prior to lodgement and exhibition of the State Significant Development Application, which is expected to occur in early 2016. There will be further opportunities for consultation during a public exhibition.

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## Revitalising the Australian Technology Park



## Revitalising the Australian Technology Park

Creating a world-class technology hub, a 21st Century workplace and inviting public destination

### Our vision

Mirvac and its partners AMP Capital and Sunsuper, are committed to delivering this significant urban renewal project, in alignment with the NSW Government's long held vision for the Australian Technology Park and the emerging Central to Eveleigh Urban Transformation Strategy.

Mirvac, Commonwealth Bank and Centuria are planning to transform the Australian Technology Park into a world-class technology hub. The consortium has also committed to the establishment of a \$2.1 million Tech Incubation Fund to encourage technology start-ups to be located and thrive in the Park. The Commonwealth Bank of Australia will be the major tenant and will bring a fresh, new dynamic to the ATP site with the addition of 10,000 staff to the precinct.

The revitalisation and development of the Australian Technology Park presents an opportunity to unlock this former industrial site. An integrated heritage interpretation and public art will be featured in vibrant public spaces, which will celebrate the site's historic character.

The public domain is one of the most important elements of this project, with plans to create diverse and active public spaces. The public domain will be accessible and inclusive, facilitating commercial, social and cultural interactions.

### About the proposal

A State Significant Development Application is currently being prepared and Mirvac will be consulting with the community to obtain feedback on the plans. Mirvac and partners will revitalise the existing technology precinct through the development of approximately 93,000 square metres of collaborative and technology-based office space for the Commonwealth Bank of Australia, 3,000 square metres of amenity, including a gym, retail outlets, childcare facilities and a multipurpose community space.

The proposal includes development of three buildings with complying heights of 4, 7 and 9 storeys in accordance with the State Environmental Planning Policy Major Development 2005, which is the principal planning instrument applying to the ATP site. No proposed building will be taller than the existing Media City building.

Mirvac is also proposing to regenerate the precinct and make it more accessible and inviting to the wider Redfern and Eveleigh communities through significant improvements to the site's accessibility public domain and amenities.



### Key public domain spaces

- **INNOVATION PLAZA** – as the public entry to ATP, Innovation Plaza will be an everyday breakout space with outdoor seating and a large sunny centre, ideal for lunches or outdoor events.
- **LOCOMOTIVE STREET** – the front door to the Locomotive Workshop with street trees, lighting, seating with access to Wi-Fi and bicycle parking. The revitalised, pedestrian friendly streetscape also provides new opportunities for integrated heritage interpretation.
- **VILLAGE SQUARE** – upper and lower plazas with outdoor seating will provide a green heart for outdoor events and create a village centre for Eveleigh/Redfern.
- **CENTRAL AVENUE** – will become Eveleigh's new High Street, which will be buzzing with retail activity – retail, cafes and restaurants will activate the night time economy during weekdays and weekends.
- **DAVY ROAD AND HENDERSON ROAD** – this is the main vehicle entry to the site. The road width will be reduced to increase pedestrian amenity. A direct bicycle connection from Henderson Road extends along a shared pedestrian and cycle path, providing a direct connection for cyclists to the community building, and Buildings 1 and 2.
- **EVELEIGH GREEN AND SPORTS COURTS** – the sports precinct of the site, accessible to ATP staff and the wider community, it will provide opportunities for fitness and recreation, activating the precinct throughout the week. The existing character of Eveleigh Green will be retained and enhanced with existing trees, improving views across the park and picnic furniture will be upgraded to provide high quality amenity.

Figure 5 project brochure