

## Summary Fact Sheet

### **NSW Planning Assessment Commission Determination: Australian Technology Park (ATP), Eveleigh (SSD 7317)**

Tuesday, 20 December 2016

The NSW Planning Assessment Commission has approved the Australian Technology Park (ATP) State significant development application, subject to amendments to building design as well as comprehensive conditions and management requirements. The project involves a new commercial campus on vacant land at this important heritage location. The project consists of:

- three mixed use buildings to include commercial, retail, community office, child care and gym uses; and
- associated public domain improvements.

No works are proposed to any of the existing buildings within the ATP precinct, including heritage buildings, which range from the State listed Eveleigh Railway Workshops to associated machinery and tools.

The Commission notes that *A Plan for Growing Sydney* (2014), as well as the *draft Central District Plan* (2016) identify the ATP site as a business park. The objectives of the plans are to attract jobs and activity to this location which is within close proximity to the road and rail network. The Project will meet these objectives by locating approximately 10,500 operational jobs on the site. Retail uses, upgraded and new community facilities, a gym and child care centres will also be provided in an improved public domain setting. The historically industrial character of the locality will be reinforced, while provision will be made for incubating and supporting new technologies and growth sectors.

In making its determination, the Commission has addressed key community and government agency concerns regarding the bulk and height of buildings and their integration with surrounding land uses and built form. To this end, the Commission required the Applicant to redesign Building 1, reducing the height and modulating the massing of the building where it adjoins the Alexandria Child Care Centre and existing apartments. The form of this building has also been adapted to minimise overshadowing of buildings on Henderson Road.

The Commission has taken care to balance economic growth and development with heritage on the site, and has included conditions recommended by the Heritage Council of NSW as well as requiring ongoing consultation with local residents and interest groups ranging from Aboriginal groups to current and past rail workers. Community facilities on the site are to be improved, with community access assured through management conditions. Ongoing consultation with Transport for NSW has also been required to ensure effective travel demand management.