

The Locomotive Workshop at Australian Technology Park

Vision

Mirvac's vision for the ATP is to create a vibrant new precinct that combines world class work, retail and community spaces. Mirvac will conserve, interpret and celebrate the precinct's rich and significant heritage assets and stories.

Project Background

In 2015, a consortium led by Mirvac, including AMP Capital and Sunsuper, received approval for the redevelopment of the Australian Technology Park in Eveleigh from the NSW Government. Mirvac is the developer, builder and long-term manager of the precinct, as well as the land owner and commercial operator of the Locomotive Workshop. 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 will occupy 93,000 square metres of the new office space upon completion.

The Locomotive Workshop

The adaptive reuse and repurpose of the Locomotive Workshop building represents an important step in Mirvac's wider vision for realising the true potential of ATP and we are excited to be working with our partners and the local community. By celebrating the rich history of the site, fostering a technology and innovation hub, and ensuring the creation of an exceptional place to work and socialise in, the Locomotive Workshop will integrate with and enrich the surrounding community.

In May 2017, Mirvac requested the Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning & Environment for two State Significant Development Applications (SSDAs). The SEARs were issued in June 2017. These set out all the issues and potential impacts that the Environmental Impact Statements (EIS) (that will accompany the SSDAs) are required to address. In addition, the SEARs require effective and genuine community consultation during the preparation of the EIS.

High level concepts for the adaptive reuse and repurposing of the Locomotive Workshop have been designed and Mirvac is currently exploring detailed options and opportunities to retain the existing Blacksmith, increase the public activation of the building and provide heritage display areas alongside a range of new high quality commercial and artisan retail spaces.

SSDA for Retail

This State Significant Development Application (SSDA) will seek approval for the following:

- ▶ demolition of existing 'modern' office infill fitout elements to Bays 1-5, within the Locomotive Workshop;
- ▶ the adaptive re-use of the eastern portion of the Locomotive Workshop for generally a mix of retail and commercial uses;
- ▶ construction of internal and external improvements to the Locomotive Workshop;
- ▶ the provision of pedestrian access improvements;
- ▶ heritage interpretation and conservation works;
- ▶ public domain improvements within the curtilage of the building;
- ▶ provision of an external building illumination system;
- ▶ signage; and
- ▶ associated utilities and infrastructure.

SSDA for Commercial

This State Significant Development Application (SSDA) will seek approval for the following:

- ▶ demolition of existing 'modern' structural and fitout elements to Bays 6-14 and 16, within the Locomotive Workshop;
- ▶ the adaptive reuse of the western portion of the Locomotive Workshop Building generally for commercial and high-tech uses;
- ▶ construction of internal and external improvements to the Locomotive Workshop;
- ▶ heritage interpretation and conservation works;
- ▶ public domain improvements within the curtilage of the building;
- ▶ provision of an external building illumination system;
- ▶ signage; and
- ▶ associated utilities and infrastructure.

**Have Your Say
on the SSDA for the
Locomotive Workshop**

Mirvac is keen to consult with the community and stakeholders throughout the planning process to ensure that feedback is captured during the preparation of the SSDAs. Please complete a feedback form or speak to one of our project team members to ensure that your feedback is heard.

To provide additional feedback or ask further questions, please contact us:

 **1800 870 549**

 **talkATP@jbaurban.com.au**

Evolution of the Locomotive Workshop

