

Monday, 17 October 2016

Independent decision for redevelopment of the Australian Technology Park

The independent Planning Assessment Commission will now make the final decision on Mirvac's proposal for a new commercial precinct at the Australian Technology Park in Eveleigh.

The Department of Planning and Environment has referred its final assessment report to the Commission, recommending it approve the proposal, subject to strict conditions responding to issues raised during consultation.

The development proposal includes the construction of three mixed use buildings, ranging from four to nine storeys in height, to be used for mainly commercial uses but also including retail, community space, child care uses, a gym and associated car parking.

Key issues identified by the Department following careful consideration of the proposal and submissions raised during consultation relate to:

- the size and design of the building and overshadowing
- impacts on transport, traffic, walking and cycling
- public benefit and contributions
- heritage
- construction impacts.

These issues have been addressed in the Department's assessment by recommending strict conditions in response, including:

- requiring Mirvac to amend the design of one of the buildings to reduce the impacts of overshadowing on properties south of Henderson Road
- removing an external car park at the western side of one of the buildings to provide better access for people between this building and the child care centre next door
- ensuring that the facilities on the site such as play areas, sports courts and fields, outdoor gym equipment and Wi-Fi can be used by the local community through a Community Access Plan
- requiring Mirvac to contribute financially towards upgrades to public space and community facilities in the wider Redfern and Waterloo area
- requiring Mirvac to pay money towards affordable homes within the Redfern and Waterloo area
- implementing a Workplace Travel Plan to help workers get to the site using public transport, cycling or walking

- removing or relocating the proposed substation and making design changes to one of the buildings to improve its relationship with the Vice Chancellor's Oval
- preparing a detailed heritage interpretation plan in consultation with key stakeholders, including representatives of the community
- limiting the construction hours to the City of Sydney's standard hours
- preparing management plans for a range of issues, including air quality, traffic and construction.

"Consultation with the community is enshrined into the process for assessing applications like these," a spokesperson from the Department said.

"The Commission is an important part of the NSW planning system ensuring major developments are subject to expert, independent review and assessment.

"The Commission will now consider the Department's report and recommended conditions as well as community submissions to make a final decision."

The Department publicly exhibited the application in January and February this year and received nine submissions from Government agencies and 98 from the public, including 92 objections.





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