

Australian Technology Park (ATP)

Eveleigh Stage 1 Call for Expressions
of Interest

An independent review of the opportunities
and risks relating to the Sale of the ATP

Prepared for the City of Sydney
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TABLE OF CONTENTS

Introduction, Summary of Findings and Options	2
Review context	
About the ATP and EOI Process	
Key Opportunities and Risks	
Why the ATP's ownership is in the public's interest	
Mitigation Actions for Stage 1 EOI	
Mitigation Actions for Stage 2 Tender	
Conditions and Covenants of Sale	
 Key Issue 1: Strategic Planning	 9
 Key Issue 2: Heritage	 10
 Key Issue 3: Traffic and Transport	 12
 Key Issue 4: Public Access, Pedestrian and Cycle Links	 14
 Key Issue 5: Public Domain & Open Spaces	 15
 Key Issue 6: Urban Design	 16
 Key Issue 7: Community and Employment	 17
 Key Issue 8: Governance	 18

LIST OF FIGURES

Figure 1 - Components of ATP site included/ excluded from EOI	6
 Figure 2 – Central to Eveleigh Corridor	 9
 Figure 3 - Buildings within the ATP listed on the NSW Heritage Register	 11
 Figure 4 – Existing Primary and Secondary road connections	 13
 Figure 5 – Potential for ATP to contribute to Transport Improvements	 13
 Figure 6 - Existing and Potential Cycle and Pedestrian Routes	 14
 Figure 7 - SEPP 2005 Zoning Map Showing the location of designated Public Recreation Space in dark green on the ATP Site	 15
 Figure 8 – Existing Open Spaces on and off site	 15
 Figure 9 - ATP Masterplan 2005 Concept Plan	 16

SUMMARY OF FINDINGS

REVIEW CONTEXT

- The following document has been prepared to assist the community in understanding the potential implications of the proposed sale of the Australian Technology Park (ATP) by the NSW Government to the private market.
- The ATP is a specialised employment precinct located within the Central to Eveleigh Corridor that has also been designed to *“provide a range of community facilities not only for the occupants of the Site but also the surrounding community”*.¹
- The sale of the ATP is being considered by the NSW Government *“to realise the capital locked in the asset”* whilst enabling the further development of the ATP consistent with State Environmental Planning Policy (Major Projects) 2005.
- The NSW Government states that any capital raised by the sale could be reinvested within the *“transformation of the Central to Eveleigh corridor”*.²
- This document has reviewed the plans, strategies and Stage 1 expression of interest (EOI) documentation relevant to the ATP to identify eight key issues that are considered in the public’s interest as follows:
 1. Strategic Planning
 2. Heritage
 3. Traffic and Transport
 4. Public Access, Pedestrian and Cycle Links
 5. Public Domain and Open Space
 6. Community and Employment
 7. Urban Design
 8. Governance
- Based on these issues and a review of documentation prepared by REDwatch (a group of community residents from Redfern, Eveleigh and Darlington) the key opportunities and risks associated with the sale of the ATP relate to both the EOI process as well as the outcomes of the sale. These risks and opportunities are set out in the matrix on Page 4 and feed into a summary of reasons why the ATP’s ownership and governance arrangements are in the public’s interest (Please refer to Page 5 of this document).
- Whilst the issues, opportunities and risks identified by this Review are complex, Pages 6, 7 and 8 provide a range of options that have been designed to minimise any potential adverse impacts, to the public interest, of the potential sale of the ATP across three key stages being:
 1. The Stage 1 EOI Process;
 2. The lead up to, and conduct of, the Stage 2 Tender Process; and
 3. The prospective sale of the ATP.



1 Source: ATP Masterplan 2005

2 (<http://www.atp.com.au/Property/Development>)

SUMMARY OF FINDINGS

ABOUT THE ATP AND EOI

The ATP is located within close proximity to three Universities (University of Sydney, University of Technology and the University of Notre Dame).



About the Australian Technology Park (ATP) EOI

The ATP is a 13.2ha business park owned by the UrbanGrowth NSW (UGNSW) Development Corporation and managed by the Australian Technology Park Sydney Limited (ATPSL). Established in 1994, the ATP seeks *“to sustain a thriving, technology-focused, growth-oriented business park producing leading products and services”*³

The 113,00sqm of floorspace within the ATP accommodates a wide range of global IT, communication, media and science companies in addition to government agencies, conferencing facilities and educational institutions. Examples of which include Channel 7, the University of Sydney, Pacific Magazines and NEP Australia studios.

The former Eveleigh rail yards and broader Eveleigh area is an important focal point for Aboriginal and European Heritage with a number of buildings listed on the NSW Heritage Register. The ATP also provides some important community facilities including access to public open space.

About the EOI Process:

In 2013 UGNSW released an initial Registrations of Interest (ROI) to develop the three remaining sites within the ATP. Responses to the ROI identified that a better option could be the sale of the ATP in its entirety.

Accordingly UGNSW is now seeking Expressions of Interest (EOI) from investors and developers to purchase the entire ATP. The EOI requires respondents *“to demonstrate their capacity to deliver significant masterplanned developments that embrace the commercial, heritage and conservation attributes of the park, and contribute positively to the surrounding community.”*

The sale process has two potential stages. As explained by UGNSW *“If the NSW Minister for Planning decides that the Stage 1 EOI generates the level of interest expected, and meets the Government's view of the overall value of ATP (in terms of price, and public benefits like access, heritage and employment), the site will be offered for sale by tender”* by way of a second stage (Stage 2 Tender).⁴

The Stage 1 EOI closes on 30th January 2015. Should the sale proceed to Stage 2, it is anticipated this would occur in 2015.

SUMMARY OF FINDINGS

KEY OPPORTUNITIES AND RISKS

A review of the eight key public interest issues has identified a range of opportunities and risks associated with the EOI (Process) and in turn the prospective sale (Outcome) of the ATP. These opportunities and risks are summarised in the matrix below.

OPPORTUNITIES

RISKS

EOI Process

- An EOI is an effective and efficient way of identifying the private interest in developing the remaining ATP sites in accordance with the established vision and planning controls
- Sale of ATP prior to substantial commencement of the Central to Eveleigh Urban Transformation Corridor could result in a higher sale value for the NSW Government and capital to be reinvested in the local area

- Perceived lack of transparency for the Public owing to the EOI's commercial in confidence requirements
- Sale of ATP prior to sufficient level of detail being developed for the Central to Eveleigh Corridor resulting in lower sale value for the NSW Government and less capital to be reinvested in the local area
- EOI process shortlists proposals that are inconsistent with the SEPP 2005 undermining public confidence in planning
- The EOI process fails to consider the curtilage and setting of the heritage buildings

Sale Outcome

- Capital raised by the sale to be reinvested in infrastructure located within the Central to Eveleigh Corridor to the benefit of the local community / Region / State
- Developer / investor delivers remaining sections of the ATP as envisioned by the SEPP (Major Projects) and Masterplan in accordance with NSW 2021 objectives to support creative industries, communications and the digital economy
- Opportunities to build on the existing Government investment in the ATP (i.e. infrastructure and planning) and for the heritage buildings to create a distinctive place
- Attraction of new businesses and enhanced appeal of the ATP for cluster industries to the benefit of the NSW economy as well as local job generation
- The ATP's development makes a more significant contribution to urban sustainability i.e. by providing features that are difficult to achieve on smaller sites such as co-generation of energy, waste water recycling and precinct wide solar lighting

- Potential redevelopment inconsistent with established vision, controls and permitted land uses resulting in loss of long term employment opportunities and impacts to surrounding residents and heritage (including the blacksmiths workshops)
- Loss of incubator space and start up businesses
- No longer a requirement to maintain a s170 Register of Heritage and Conservation assets and potential for reduced heritage oversight as Heritage Council approvals have been 'turned off' by the SEPP 2005
- Poor maintenance of the ATP resulting in its diminished appeal and attraction
- Loss of technology cluster and agglomeration benefits as well as university links
- Loss of public access through the ATP to the station
- Loss of public access / perceived access to designated public open space i.e. the oval and tennis courts
- Capital from sale raised is not re-invested in the Corridor
- Reduced or diminished corporate responsibility by new owner / governance arrangement to support local initiatives and programmes such as the Aboriginal Employment Program.

INTRODUCTORY COMMENTS

WHY THE ATP'S OWNERSHIP IS IN THE PUBLIC'S INTEREST

Context

In this review, we have identified reasons why the vision, ownership and governance arrangements for the ATP is in the public's interest. We also identified areas where the safeguarding and future development of the ATP could be in the public's interest including the effective transformation of the Central to Eveleigh Corridor. The public interest is broad and relates not only to the local community and the ATP's existing tenants, but also to visitors to the ATP, future tenants, residents and visitors to the broader Redfern Waterloo locality as well as employees, businesses and visitors from across the Sydney Metropolitan Region.

Why the ATP is in the Public's Interest

Existing Public Benefits of the ATP		Possible Future Public Benefits of the ATP
Local and regional job generation	Preservation of, and access to, heritage buildings, machinery and education	Additional local jobs, productivity and agglomeration benefits as well as support for a diverse range of businesses and employment opportunities in accordance with the objectives for Global Sydney and the Global Economic Corridor.
A technology and innovation cluster with associated agglomeration and productivity benefits for Sydney	A constitution that seeks to contribute to <i>"the long-term economic and social sustainability interests of the Redfern-Waterloo and wider community in accord with the strategic priorities of Sydney, New South Wales and Australia"</i>	Potential for parts of the ATP to support a bus interchange or the dual loading of Redfern Station (providing platforms at both ends) which would bring the station entry closer to the ATP and provide a new pedestrian link to Newtown as well as Sydney University. The second station entry could be within the ATP site.
Provision of public open space (both active and passive recreation space)	A catalyst and magnet for local development and drawcard for international businesses	Safeguard and enhance ATP's role as an employment and community hub to serve the growing residential population in the Central to Eveleigh Corridor.
Support for local employment and training programs and links to universities	Support for start up businesses	An opportunity for development of the ATP to be a leading sustainable precinct providing features that are difficult to achieve on smaller sites such as co-generation of energy, waste water recycling and precinct wide solar lighting.
A safe, active and attractive environment improving the appeal of the broader Redfern Waterloo locality	Cycle links that connect with local and regional destinations	Potential Opportunities and Risks <ul style="list-style-type: none"> A key opportunity of the EOI and prospective sale relates to the enhancement of its benefits that are in the public's interest; A key opportunity also relates to parts of the ATP being safeguarded to realise future public benefits and urban improvements; A key risk relates to undermining public confidence in the planning system owing to a commercial process overriding strategic planning; and A key risk relates to the loss of these existing and prospective benefits on account of its sale from Government to private ownership.
Pedestrian links to surrounding uses and services i.e. transport and universities	Community events and social cohesion	

SUMMARY OF FINDINGS

MITIGATION ACTIONS FOR STAGE 1 EOI

As established on Page 2 of this review, the issues associated with the sale of the ATP by Government and any associated governance changes are complex. The following actions have therefore been identified to maximise the opportunities that are in the public interest and minimise the risks associated with the Stage 1 EOI process.

Please note that a number of actions may be selected for progression however others are nominated as either / or options.

EOI Stage 1: Process Focused Actions

Action 1a: CoS forms part of the Stage 1 Evaluation Panel and has input to the agreed weighting of assessment criteria.

Action 1b: An independent community member forms part of the Stage 1 Evaluation Panel or acts as a specialist advisor to the Panel.

Action 1c: The Stage 1 EOI process is supported by expert advisors in heritage and design.

Action 1d: The Stage 1 EOI process places greater weight on design, access and heritage criteria including consistency with existing planning controls and masterplan vision (as suggested by additional criteria 7).

Action 1e: Stage 1 EOI includes additional criteria for assessment (please see adjacent suggestions).

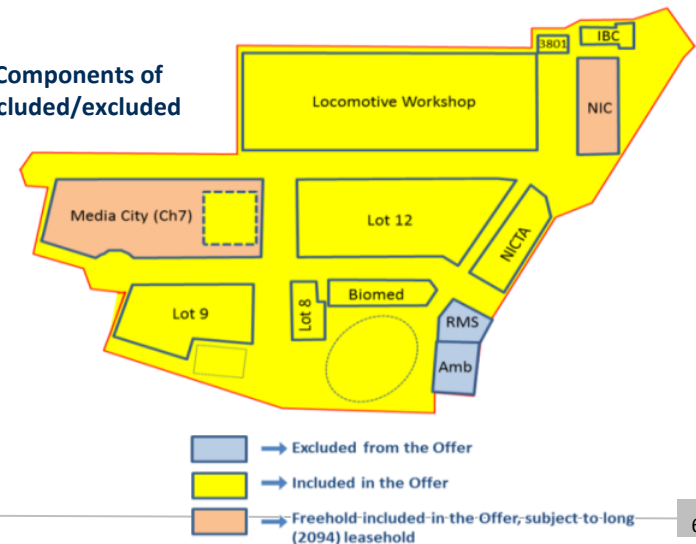
Action 1f: The City of Sydney (CoS) and UrbanGrowth NSW partner in a community forum to explain the potential opportunities and risks to the public interest of the proposed sale together with methods to mitigate them.

Stage 1 EOI Action - Criteria for Assessment

Outlined below is the criteria established by the UGNSW documentation with respect to the Stage 1 EOI. In light of the key issues identified by this review, two additional criteria are recommended and established in **bold** font for consideration.

1. Indicative commercial parameters including sale price and settlement period.
2. Financial capacity to complete the sale.
3. Demonstrated recent experience and capability to deliver world class masterplanned developments and business parks.
4. Sustainability and heritage credentials **and experience.**
5. Risks to UrbanGrowth NSW **and the public interest.**
6. **Demonstrated experience with maintaining community access to open spaces and improving public access and linkages.**
7. **Consistency of proposed uses and built form outcomes with existing SEPP 2005 controls and ATP Masterplan 2005 vision and objectives.**

Figure 1 – Components of ATP site included/excluded from EOI



SUMMARY OF FINDINGS

MITIGATION ACTIONS FOR STAGE 2 TENDER

Should the Minister decide to progress to Stage 2 of the EOI process and subsequent sale of the ATP, a number of actions are suggested to minimise the adverse impacts and maximise the opportunities that are in the public interest.

Consistent with the actions listed for the Stage 1 EOI process, a number may be selected for progression whilst others are either / or options.

Tender Stage 2: Process Focused Actions

Action 2a: Prior to the start of the Stage 2 Tender, a report is prepared that identifies the ATP's potential to contribute to broader Government and community objectives for the Central to Eveleigh Corridor i.e. how the ATP could help to resolve existing and future urban challenges. The report should be prepared with input from TfNSW, the CoS and other key government agencies as well as the local community and inform the preparation of the Stage 2 Tender documentation, assessment criteria and proposed conditions of sale.

Action 2b: Re-establish the previous Redfern Waterloo Heritage Taskforce to identify means to mitigate any adverse heritage impacts of the sale and to inform Stage 2 Tender documentation.

Action 2c: The Stage 2 Tender process is publically initiated by a community briefing and shortlisted tender briefing outlining key objectives, criteria and requirements for the sale designed to protect the public interest, such as those described on Page 8.

Action 2d: The Stage 2 Tender includes assessment criteria to protect the public interest, informed by the Report referred to in 2a above. The criteria and its appropriate weighting are to be designed collaboratively with the CoS and an independent community representative(s).

Action 2e: The CoS forms part of the Stage 2 Evaluation Panel.

Action 2f: An independent community member forms part of the Stage 2 Evaluation Panel or acts as a specialist advisor to the Panel.

Action 2g: The Stage 2 Tender process is supported by heritage and design specialists and others as required.

Action 2h: The open space is removed from the portion of the site for sale and retained in government ownership (for example dedicated to the City of Sydney). Alternatively a public trust could be established with funding to govern and maintain the public open space.

Action 2i: The heritage buildings are removed from the portion of the site for sale and retained in government ownership. Alternatively heritage assets such as the Blacksmiths workshop could be handed to an appropriate community organisation or cultural institution with funding to maintain the building and uses along with public access.

Action 2j: The Stage 2 Tender process places greater weight on design, access and heritage criteria including consistency with existing planning controls and the ATP's established land use, development and technology vision.

Tender Stage 2: Significantly non-conforming proposals

Action 2k: To maintain confidence in the planning system, undertake a strategic planning process to amend the planning controls in SEPP 2005 if the stage 2 proposals are based on development proposals that do not comply with the current planning controls, are outside the ATP site boundary or materially affect the heritage items. The strategic planning process is to include community consultation, investigation into impacts and consideration of public benefits.

SUMMARY OF FINDINGS

CONDITIONS AND COVENANTS OF SALE

Actions for Conditions and Covenants of the Prospective Sale

The following actions have been identified to minimise the risk, and maximise the opportunities of the sale, for the public interest.

Action 3a: A covenant is made with the sale for the public to retain the right of access to open space and site linkages (such as pedestrian links to the station and cycleways through the ATP). The means of governing this space, maintaining its quality and its perception as public open space to be established as part of a Public Areas Accessibility Management Plan that is to be approved by UGNSW and prepared by the prospective owner attached to the land title.

Action 3b: A covenant is made for the community to retain access to heritage items and the prospective owner required to submit a Plan of Heritage Management (including a program of public engagement and education). The Plan to identify means of protecting and enhancing heritage assets including heritage related tenancies such as the Blacksmith's workshop and any associated governance arrangements all of which are to be attached to the land title.

Action 3c: A covenant is made with respect to maximum building heights, FSR and permissible land uses.

Action 3d: A covenant is made and governance arrangement designed to retain and support some tenancies within the ATP including the incubator space and Blacksmith's workshop.

Action 3e: A covenant or deed of agreement is made to retain and fund connections between the ATP and North Eveleigh (such as a pedestrian bridge over the railway line).

Action 3f: A condition of sale is to establish a mechanism for quarterly reporting to the community so that a representative sample can ask questions and gain an understanding of what is happening within, and planned for, the ATP.

KEY ISSUE 1:

STRATEGIC PLANNING

Context

The ATP is located within the Central to Eveleigh Corridor, a 3km area identified by the NSW State Government for significant change. The Metropolitan Plan for Sydney (2014) identifies the Corridor as a long term initiative with opportunities for *“medium and high density office, education, retail, hospitality and residential development – including social and affordable housing.”*

The Metropolitan Plan states that within the Corridor *“Development options will be subject to market testing and a series of community consultations structured around key project milestones”*. With specific regards to the ATP, the Metropolitan Plan seeks to *“support the land use requirements of the transport and logistics knowledge hub at Redfern (ATP).”*

A number of key planning documents guide what is considered an acceptable form, scale and character of development within the ATP including:

- NSW State Environmental Planning Policy (SEPP) (Major Projects) 2005;
- The Redfern Waterloo Built Environment Plan (BEP1) (2006); and
- The Australian Technology Park Masterplan (2005).

UGNSW has been charged with renewing the Corridor as one of the corporations nine urban transformation projects. The Central to Eveleigh Project has a broad remit to unlock the potential of land in the Corridor, to create job opportunities, better social infrastructure and more attractive places to live.

UGNSW is currently working with state and local government, in consultation with the community, to prepare a draft Urban Transformation Strategy for the Corridor by June 2015.

Figure 2 – Central to Eveleigh Corridor



Planning and Development Snapshot

Land Use Zoning:

Approximately 106,320sqm of site area is zoned Business Park
Approximately 25,603sqm is zoned Public Recreation
Residential development is prohibited.

Existing Floorspace: 113,00sqm

Potential Additional Floorspace: up to 102,450sqm over 3 sites:

Lot 8: in DP 1136859 – 1,937sqm site area

Lot 9: in DP 1136859 – 8,299sqm site area

Lot 12: in DP 1136859 – 11,850sqm site area

Maximum Building Height: Between 4 and 14 storeys

Maximum FSR 2:1

Consent Authority: the City of Sydney is the consent authority for development applications with a capital investment value of under \$10m with any development over this amount being determined by the NSW State Government.

Potential Opportunities and Risks

- An opportunity created by the sale of the ATP relates to the realisation of its Masterplan 2005 objectives via the development of the existing outstanding sites;
- A risk associated with this however is that a prospective owner / developer may seek an alternative form and type of development to what has been envisioned in consultation and by the planning controls; and
- Schedule 3 of the SEPP 2005 gives discretion to the Minister for Planning at any given time to deviate from the height and massing controls subject to the approval (by the Minister) of a concept plan.

KEY ISSUE 2:

HERITAGE

Context

The operation of the Eveleigh Locomotive Workshop between 1885 and 1986 (on the ATP site) heavily influenced the social profile and built form character of the Redfern Waterloo Area including the provision of terrace houses and the generation of up to 3,000 local jobs.

In light of the heritage significance of the ATP, three buildings are listed on the State Heritage Register - the Locomotive Workshops, the National Innovation Centre (former Engine Shop or New Locomotive Workshop) and the International Business Centre Former Manager's office (please see Figure 3). Furthermore some buildings (such as the Blacksmith Workshop) are used by businesses that help to conserve and interpret the historic character of the buildings and machinery.

Accordingly the adaptive re-use of the ATP's heritage buildings and assets has been identified as an important factor in defining its unique character and appeal whilst creating an important focal point.

The ATP Masterplan 2005 (discussed under Key Issue 1 of this review) established a vision to adaptively re-use the buildings and elements of heritage significance whilst showing the historical use of technology and establishing land uses that *"will have a positive impact on the historic, social, economic, natural or built environments of the surrounding locality"*.

In accordance with Section 170 of the Heritage Act 1977 (NSW), government agencies (such as the UGNSW Development Corporation) are required to keep a register of heritage items they own or manage. Furthermore the Major Project's SEPP 2005 lists heritage conservation as a key matter prohibiting any modification to, or development within, the vicinity of a heritage item unless express consent is granted by the relevant consent authority. Notwithstanding this, the requirement for NSW Heritage Council approval has been turned off by the NSW Environmental Planning and Assessment Act 1979 (as amended).

A number of important plans and documents have also been prepared with respect to the ATP's heritage including:

- A Heritage Conservation Management Plan (CMP) that was endorsed by

the Heritage Council in January 2014;

- An Interpretation Plan and Implementation Strategy prepared by the Redfern Waterloo Heritage Taskforce in February 2012;
- A Heritage Asset Management Strategy as well as a Projects Management Policy;
- A Heritage Statement prepared by the ATP Management in February 2014 that commits to conserving and maintaining all heritage buildings and moveable items in the ATP in accordance with the Conservation Management Plan (CMP); and
- A Conservation Vision Statement that ensures:
 - All heritage management actions and decisions will comply with the ATPSL's constitution, relevant legislation, the Burra Charter, the policies of the ATP CMP and the NSW Government policy, as appropriate;
 - The ATP will evolve in a manner which not only respects and conserves the heritage value but encourages new and exciting design as well as innovative commercial uses; and
 - Interested people will be engaged with the sites history through on site tours, publications, access to common areas and events.

A list of Frequently Asked Questions (FAQ) prepared by UGNSW with respect to the EOI Process and prospective sale addressed whether the heritage of the ATP would be affected by the sale.

UGNSW recognised the ATP's heritage value and identity together with the requirement of the EOI process for prospective owners to *"demonstrate their capacity and experience in relation to heritage matters"*.

The FAQ also referenced the heritage items State Heritage Listings and that the ATP would be sold in the context of the endorsed Conservation Management Plan.

In this context and having undertaken a review of relevant documentation, the heritage related opportunities and risks on the following page have been identified.

KEY ISSUE 2:

HERITAGE CONT'D

Figure 3 - Buildings within the ATP listed on the NSW Heritage Register



Potential Opportunities and Risks

- As a potential opportunity the sale could result in the enhanced character, adaptive re-use and maintenance of the heritage buildings and assets creating a distinctive and unique ATP setting;
- The sale to a private entity would no longer require the retention of a Section 170 Heritage and Conservation Register;
- A risk relates to the EOI process failing to consider the curtilage and setting of the heritage buildings;
- A risk of the sale is that the prospective owner seeks to amend the CMP or seeks consent for a development that differs from the ATP Masterplan 2005 that could adversely affect the heritage character of the ATP;
- A risk relates to the development of 'Parcel A' and the sensitivity of its relationship with the heritage listed Locomotive Workshop; and
- A risk relates to the discontinuation of the existing heritage tours provided of the ATP and importantly the operations of the Blacksmith workshop which help to conserve and interpret the historic character of the buildings and associated machinery, resulting in reduced community engagement with, access to, and education about the assets.

KEY ISSUE 3:

TRAFFIC AND TRANSPORT

The ATP is well located with respect to regional roads, rail and bus services leading to the Airport, Sydney CBD and broader region. Over the course of the ATP's planning and development a range of regional traffic and transport related improvements have been made in addition to local traffic upgrades.

The ATP Masterplan 2005 recognised however that access to the ATP itself was constrained owing to the rail lines to the north and the need to protect the amenity of the surrounding residential streets. As a consequence the main vehicle access points are from the south.

In keeping with its sustainability focus and strong transport linkages, planning for the ATP has restricted the number of car parking spaces to 1,600 across the ATP since 1994. A range of mechanisms have also been implemented to promote the use of public transport services such as bulletin boards, car pooling and bicycle facilities together with a requirement for the traffic impacts of the ATP to be monitored at such time as the ATP's floorspace exceeds 120,000sqm (it is presently at 113,000sqm).

The ATP Masterplan 2005 also sought to create a safe pedestrian environment, protect existing and proposed residential areas from the impact of increased traffic and establish a permeable street pattern with pedestrian and cycle links through the ATP to the surrounding area.

At the time of the BEP1's preparation in 2006, the Department of Planning forecast that over the 10 year period, road trips in the morning peak would increase by 20,000 within the Sydney CBD to Airport corridor

thereby increasing traffic congestion on the regional road network and in turn pedestrian amenity and safety (BEP1).

There are also longstanding plans by TfNSW to upgrade to Redfern Station as well as a new bus interchange in Wyndham Street. A key issue also relates to pedestrian safety, particularly surrounding Redfern Station and associated transport linkages.

In this context parts of the ATP have been identified as having the potential to contribute land or enhance linkages to improve the current scenario to the benefit of the broader locality, its residents and visitors.

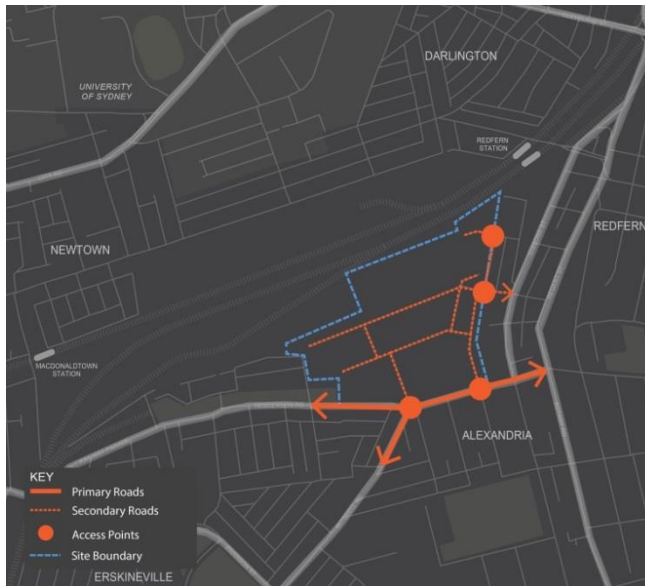
There is also an opportunity to 'dual load' Redfern Station (providing platforms at both ends) to bring the station entry closer to the ATP and provide a new pedestrian link to Newtown and Sydney University. The second station entry could be within the ATP site.

"According to the Australian Bureau of Statistics 2001 Census Data, compared to the Sydney Metropolitan region, Redfern Waterloo has almost half the level of car ownership and double the public transport patronage" Page 12 BEP1 2006.

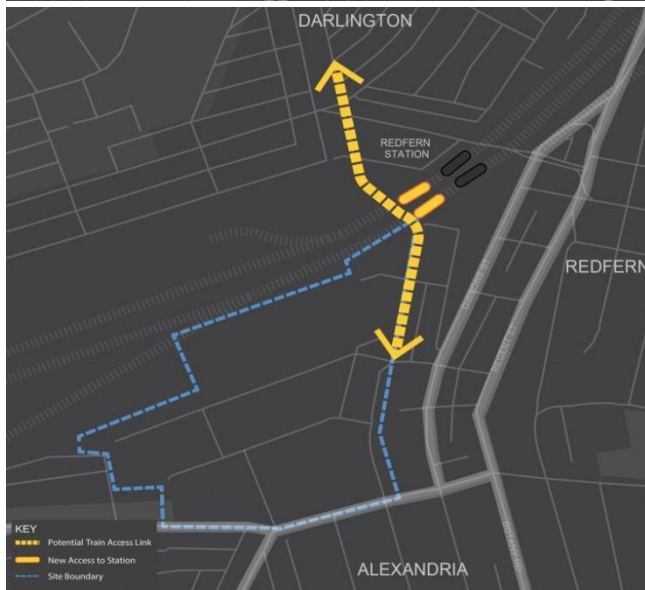
KEY ISSUE 3:

TRAFFIC AND TRANSPORT – CONT'D

**Figure 4 –
Existing Primary
and Secondary
road
connections**



**Figure 5 –
Potential for
ATP to
contribute to
Transport
Improvements**



Potential Opportunities and Risks

- An opportunity relates to the contribution the ATP can make to improving pedestrian connections and safety around existing and planned transport interchanges (please see Figure 5);
- A potential risk relates to the missed opportunity for the ATP to contribute to interchange and access improvements around Redfern Station;
- A potential risk relates to a prospective purchaser seeking to increase densities and associated rates of car parking provision resulting in additional local and regional traffic; and
- Many of the traffic and transport studies undertaken in the context of the ATP are dated (i.e. they were undertaken between 1994 and 2003). A potential risk therefore relates to the changing nature of the area owing to the Central to Eveleigh Urban Transformation Project and the cumulative effect this additional development (and associated traffic / demand for transport) could have to the ATP and its surrounding transport and traffic network.

KEY ISSUE 4:

PUBLIC ACCESS, PEDESTRIAN AND CYCLE LINKS

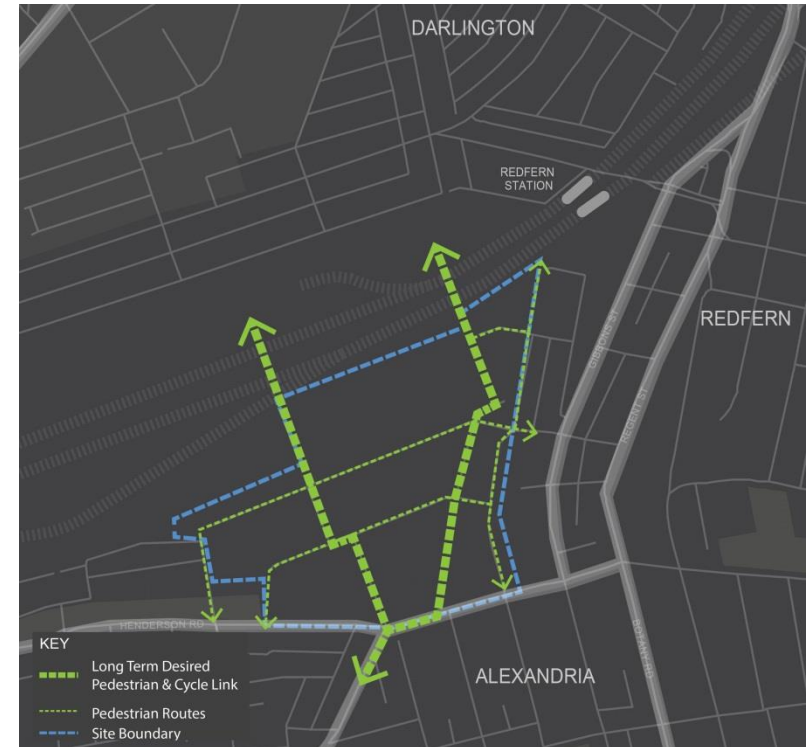
Context

A key objective of the BEP1 and ATP Masterplan 2005 is to improve connections within the Redfern Waterloo Area for both pedestrians and cyclists. A review of the documentation identifies a range of important existing and targeted access points across and within the ATP that have been designed for not only employees and visitors but also residents of the surrounding area. These include:

- A dedicated pedestrian path via Mitchell Way to Mitchell Road and Redfern Station;
- An east west route to Boundary Street and bus services;
- Cycle ways through the ATP for commuters and visitors;
- Access to open space within the ATP including the Vice Chancellors Oval, basketball courts and tennis courts; in addition to
- An aspiration to build a bridge from the ATP to North Eveleigh to better connect the two sides of the rail line along with surrounding uses such as the universities.

The ATP Masterplan identifies that the majority of the pedestrian and cycle routes have been constructed *“However, these are inadequately sign posted and concentrated towards the eastern end of the Site”* (Page 14).

Figure 6 - Existing and Potential Cycle and Pedestrian Routes



Potential Opportunities and Risks

- An opportunity relates to the upgrade and enhancement of public open spaces within the ATP by a new owner. However community access to these spaces is not listed as a key term of the sale despite being zoned for public recreation;
- UGNSW requests that any prospective purchaser discusses as part of their submission *“..the Respondent’s strategy for Government to be able to retain public access throughout the site”*. A risk therefore relates to access to the ATP being retained for the NSW Government without a requirement for ongoing and unfettered community access to open spaces within the ATP and as a

convenient access route to surrounding uses / services. The rail station, bus services, child care services and the prospective connection to the north of the rail line being of critical local importance; and

- Should the ATP be sold, a risk relates to the prospective owner(s) maintaining the existing standard of maintenance, security and passive surveillance for the pedestrian and cycle links within the ATP.

PUBLIC DOMAIN & OPEN SPACE

Context

The ATP Masterplan 2005 recognised that “*General public open space in the vicinity of the Site is limited.*” Accordingly 2.86ha of land was zoned as Public Recreation:

- To be used for public open space or recreational purposes;
- That enables development for the enjoyment of the community; and
- That ensures the vitality and safety of the community and amenity of the public domain.

The existing open space provided within the ATP provides a range of active and passive recreational uses including tennis courts, playing fields, informal open space and pedestrian / cycle walkways. The ATP Masterplan 2005 noted the value of this space in providing:

- A range of passive and active space for local employees, visitors to the ATP and surrounding residents to encourage social interaction to provide a 'synergy' between the disciplines in keeping with the philosophy of a successful technology park;
- An interface between the residential areas to the south and west of the ATP;
- A means of enhancing the visual appreciation of the heritage buildings; and
- An important component of the ATP's vision to be *"an inspiring, inviting and safe public domain appropriate to a world class technology park."*

The importance and value of this open space being likely to grow however with the urban transformation and associated urban densification of the Central to Eveleigh Corridor.

Potential Opportunities and Risks

- An opportunity relates to the improvements that could be made to the existing disjointed linear public open space along Henderson Road to improve its usability;
- A risk relating to the sale of the ATP is that existing and prospective surrounding residents will cease to have actual or perceived unrestricted access to the designated public open space provided within the ATP thereby reducing the enjoyment of their living environment;
- A risk relates to the quality of management and upkeep of the open spaces by a prospective owner;
- There is a risk that constraints to the development of the ATP (such as the underground railway tunnel) results in development outcomes (such as the location of the public open space) being sterilised from other active uses with little public amenity and poor accessibility; and
- A risk relates to the prospect of some open space being rezoned, redeveloped or relocated to a less visible and accessible spot that may be perceived as private rather than public open space.

Figure 7 - SEPP 2005 Zoning Map

Showing the location of designated Public Recreation Space in dark green on the ATP Site

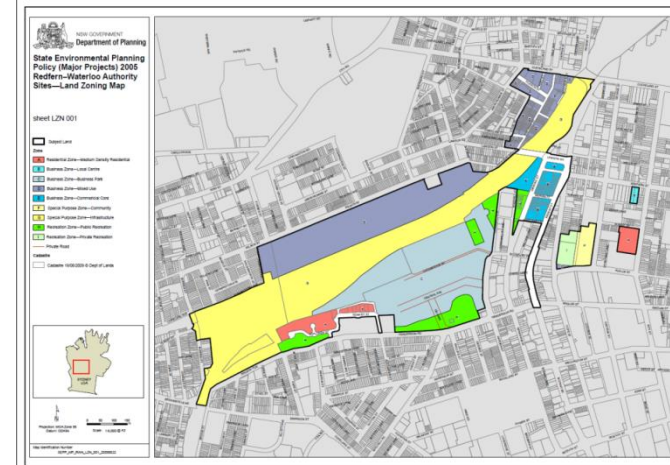
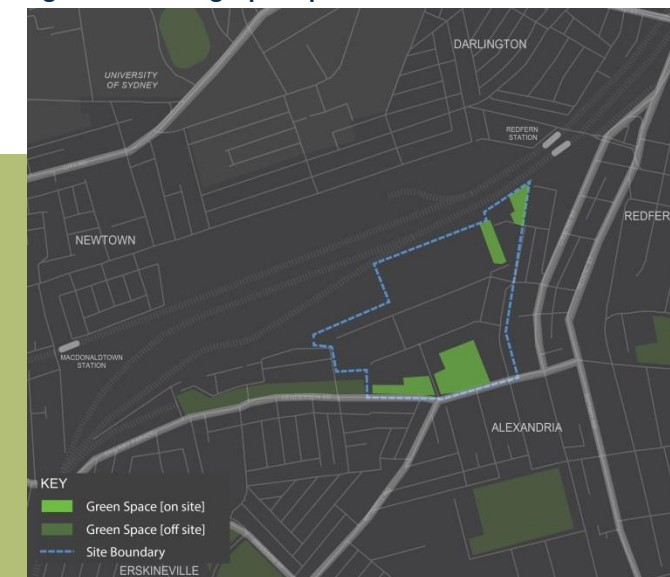


Figure 8 – Existing Open Spaces on and off site



KEY ISSUE 6:

URBAN DESIGN

Context

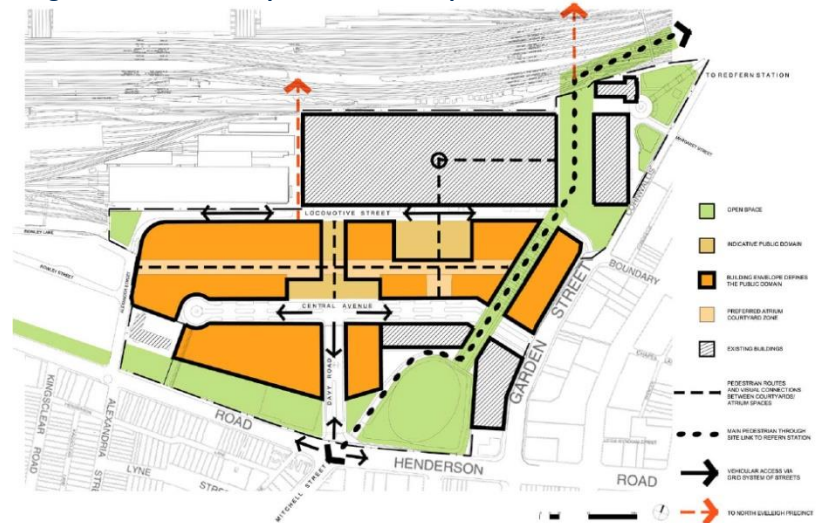
The ATP Masterplan 2005 was informed by a number of supporting studies and also considered the vision established by the earlier 1994 ATP Masterplan. It identified a proposed street pattern, building footprints and heights that protected identified view corridors and ensured a careful interface with heritage buildings. It identified general objectives linked to the vision for the ATP and a wide range of specific objectives including those for land use, built form and building envelopes, the Locomotive Workshop interface zone and for transport and access.

The ATP Masterplan 2005:

- provides guidance to developers and authorities on the type, scale, form and phasing of development that would be acceptable in a particular location, within a publicly accountable process;
- enables development to proceed efficiently by clarifying issues and identifying requirements for co-ordination and consultation;
- assists the public in understanding the future character of the area and assists them to comment on development applications; and
- assists consent authorities when they are considering development applications.

A number of the building envelopes identified in the 2005 Masterplan were developed as of 2014. When these are combined however with the heritage buildings and the existing open space area, only a few potential building envelope areas remain to be developed.

Figure 9 - ATP Masterplan 2005 Concept Plan



Potential Opportunities and Risks

- There is an opportunity for the development of the ATP to build on the vision for a high quality employment hub established by the ATP Masterplan 2005 and BEP1. The EOI could propose clear and abiding principles that would also allow future proposals to be tested against this vision and the agreed principles;
- A risk relates to the failure to protect the current urban structure which has been created to respond to the historical patterns of development and the objectives for access, amenity, open space, and heritage; and
- As the majority of the ATP has been developed, it will be difficult to radically change the existing vision without substantially altering what is already there. There is a risk that any new development could compromise the heritage values and public benefits that already exist.

KEY ISSUE 7:

COMMUNITY AND EMPLOYMENT

Context

The ATP Masterplan 2005 and BEP1 recognised that an important role of the ATP was to *“provide a range of community facilities not only for the occupants of the Site but also the surrounding community”* together with the objective to be *“a specialised employment node”* employing up to 6,500 people within the ATP.

Accordingly a number of important plans have been prepared and implemented over the course of the ATP’s operation including the *Human Services Plan* and the *Employment and Enterprise Plan*. These plans identify the ATP as a key component of their success with the provision of employment growth as a critical driver of a sustainable community together with the provision of local community and cultural facilities.

The ATP also provides a number of community events and activities including open day tours of the Blacksmith Workshop, Film Festivals and Blacksmith Demonstrations (from ATP tenant Wrought Artworks) so that members of the public can visit and experience the culture and heritage of the ATP. In addition the ATP’s management organisation (ATPSL) supports the Aboriginal Employment Program.

The ATP has also been designed to provide custom built facilities for anchor tenants together with multi-tenanted occupation for small to medium sized companies. An important component of the ATP is its specialised incubator space and services for start up businesses. The latter being reflected in the fact that over 300 software, hardware and life science start up businesses have been assisted by the ATP Innovations organisation since 2000 with it winning the 2014 Incubator of the Year award.²

“Last year, ATP Innovations’ companies had combined revenue of over \$45 million, half of which was export related. They raised \$8 million in equity capital, hired 69 new employees, launched 80 products, and had seven patents granted.”²

The ATP also provides conference and exhibition space that is used by a broad range of businesses from International Women’s Day breakfasts to Big Brother auditions. The existing tenants of the ATP operate under a variety of lease arrangements with the EOI explaining that any prospective owner would be contractually required to honour these agreements until their expiration. After this time however there would be no requirement to retain the uses and the tenancy / use of the ATP could be reconsidered.

Potential Opportunities and Risks

- A potential opportunity of the sale relates to the development of the remaining sites to create a greater critical mass of technology businesses and a net increase in local jobs in keeping with the ATP’s vision and employment growth objectives;
- There is an opportunity to locate museum, interpretation and educational facilities within the ATP as identified by the ATP Masterplan 2005 and in response to the scale of anticipated residential growth in the Corridor;
- Conversely a risk relates to the redevelopment of the ATP for alternative uses resulting in the loss of the existing technology cluster, agglomeration benefits and local jobs as well as existing connections, and possible future connections, to the strong and growing educational cluster in the locality;
- A risk relates to the loss of the incubator space and the benefits this has to fledgling local businesses;
- A risk relates to the loss of businesses that link to the ATP’s industrial past such as those located within the Blacksmith’s workshop; and
- A risk relates to the actual or perceived disconnection between the community and the facilities provided by the ATP following its sale.

1 <http://www.atp.com.au/News---Resources/Newsletters/2014-Newsletter/May/ATP-Innovations-awarded-best-incubator-in-the-world>

2. NBIA International Conference on Business Incubation global awards

KEY ISSUE 8:

GOVERNANCE

Context

The ATP is owned by the UGNSW Development Corporation and managed by the Australian Technology Park Sydney (ATPSL) which is a company limited by Guarantee.

The ATPSL Company is governed by a board of directors and has a company constitution. The majority of the 18 objects of the constitution relate to the promotion and management of the ATP together with support for training and research in the field of science and technology. Of relevance to this review however, the constitution also seeks to:

(j) conduct activities of an educational or cultural nature in accordance with the Objects;

(p) provide incubator facilities for the early stages of commercialisation of new technologies;

(r) Contribute to the long-term economic and social sustainability interests of the Redfern-Waterloo and wider community in accord with the strategic priorities of Sydney, New South Wales and Australia.

All income and property of the Company must be applied solely towards the promotion of the Objects and no portion of them may be paid or transferred, directly or indirectly by way of dividend, bonus or otherwise, to the Members of the Company.

EOI Process

The Minister for Planning will determine whether the submissions made to the Stage 1 process of the EOI warrants progression to Stage 2 – Tender in 2015. A key factor in the Minister's determination will relate to whether *"...a prospective developer or business will be determined by their potential to make the Park a viable place for business, now and into the future."*

Potential Opportunities and Risks

- A potential opportunity relates to the enhanced management and promotion of the ATP to the benefit of Sydney's economy and local community;
- A potential risk relates to the poor management and operation of the ATP resulting in a loss of appeal and the economic benefits that it generates for Sydney;
- A potential risk of private governance relates to a re-prioritisation of values for the ATP resulting in reduced education and training services as well as a perceived or actual impediment to community use of the ATP, access to heritage items in addition to a reduced focus on start-up businesses; and
- A potential risk relates to the reduced or diminished level of corporate responsibility to support local initiatives and programmes such as the Aboriginal Employment Program as well as broader Central to Eveleigh and Sydney wide strategic objectives.

"The ATP, which is a unique employment hub located a short walking distance from Redfern Railway Station, has not realised its economic and investment potential. Further job growth at the ATP will benefit local residents, as well as provide a vital employment destination for residents in the south eastern metropolitan sub-region." (BEP1)

ABBREVIATIONS AND DEFINITIONS

BEP1 – Redfern Waterloo Built Environment Plan 1

EOI – Expression of Interest

GFA – Gross Floor Area

LEP – Local Environmental Plan

LGA – Local Government Area

SEPP – State Environmental Planning Policy

UGNSW – UrbanGrowth NSW

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