

SOUTH  
EVELEIGH

mirvac

# Locomotive Workshop

# Join the thriving neighbourhood at South Eveleigh

**Embrace this rare chance to locate your business in a state of the art, spacious and light-filled workplace against the historic backdrop of Sydney's iconic Locomotive Workshop. A remarkable location, seamlessly connected to the city.**

As South Eveleigh (formerly Australian Technology Park) is reimagined for the future, the adaptive re-use of the Locomotive Workshop has enabled the creation of a collection of bespoke workplaces with an abundance of character that will inspire collaboration and creativity.

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# A Rich History

The areas known today as South Eveleigh, Eveleigh and Redfern are located on land of the Gadigal people of the Eora nation.

Mirvac would like to acknowledge the Traditional Owners of the land on which our properties are located. We would also like to pay our respects to Elders past and present.

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# A Rich History

## Chisholm Estate

**Soon after European settlement, the South Eveleigh site became part of a 60 acre land grant to James Chisholm, parts of which were farmed.**

In 1855, the first signs of its future use as a rail hub emerged when the estate was bisected by the western rail line to Parramatta. Around this time, part of the homestead was understood to be leased as a school and a group of stables were located in what is now South Eveleigh.

## Eveleigh Railway Workshops

**The rapid growth of rail transport during the second half of the 19th century soon led to the emergence of the Eveleigh Railway Workshops.**

The NSW Government allocated around 65 acres for the rail yards in 1878 on both sides of the rail line. Construction of the manufacturing and workshop sheds started soon after clearing the land in 1882. The workshops continued to expand, primarily as railway workshops for locomotive manufacture and maintenance, up until their closure in 1989. To this day, the precinct retains and celebrates its rich railway heritage.

## From steam to silicon

**For a short period after the rail yard closed, Paddy's Market occupied the Locomotive Workshop, and in 1991 plans for the development of Australian Technology Park were announced.**

This was a bold initiative from Sydney's leading universities to regenerate and re-use the largely vacant site as a technology and innovation hub. From the mid-1990s, the site was substantially redeveloped with a focus on investment, job creation, heritage interpretation and environmental rehabilitation. By 2000, management of the park had transferred to the NSW Government and transformation into a technology park was well underway.

The heritage workshops had been sensitively converted into offices and conference facilities, and the technology focus grew rapidly with the construction of new buildings such as the Biomedical Building in 2000, Data 61 (formerly known as the National ICT Australia (NICTA) Building) in 2008 and Media City in 2010. The site was home to 100 resident firms providing over 5,500 jobs and research positions, and became an important part of the local community - providing local jobs, support for community programs and high-quality campus services.

Today, South Eveleigh is pioneering a new future focused on the tech revolution, while maintaining the same industrious spirit in bringing change to life. In reinstating the Eveleigh name we are recognizing the significance of the original Eveleigh workshops that provided opportunity to past indigenous generations, and ensuring they feel a part of its future. The industrial now takes on new dimensions - from the re-invigoration of a prized heritage site, to advances in FinTech and the latest in artisanal food manufacturing experiences. South Eveleigh is now a place where past and present, large and small, edgy and modern, innovators and community come together to forge the ideas of tomorrow.

The buzz and excitement of this emerging area will infuse it with a new energy, encouraging powerful connections between businesses, students, shoppers and the local community, making all feel welcome and inspired.



# Expansive Collaborative Spaces

The Locomotive Workshop provides a blank canvas to create your ideal and bespoke working environment. The remaining available areas range in size from intimate spaces to large scale spaces. With each space benefiting from its own identity with individual front doors, the unique workspaces offer flexible, open plan layouts flooded throughout with warm, natural light.

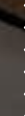
Architecturally striking inside and out, the space features a suspended steel mezzanine floor offering unique horizontal and vertical lines of sight complementing the building's generous voids, all further emphasising the character of this fascinating heritage structure.

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# Flexible Layouts

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# Flexible Layouts

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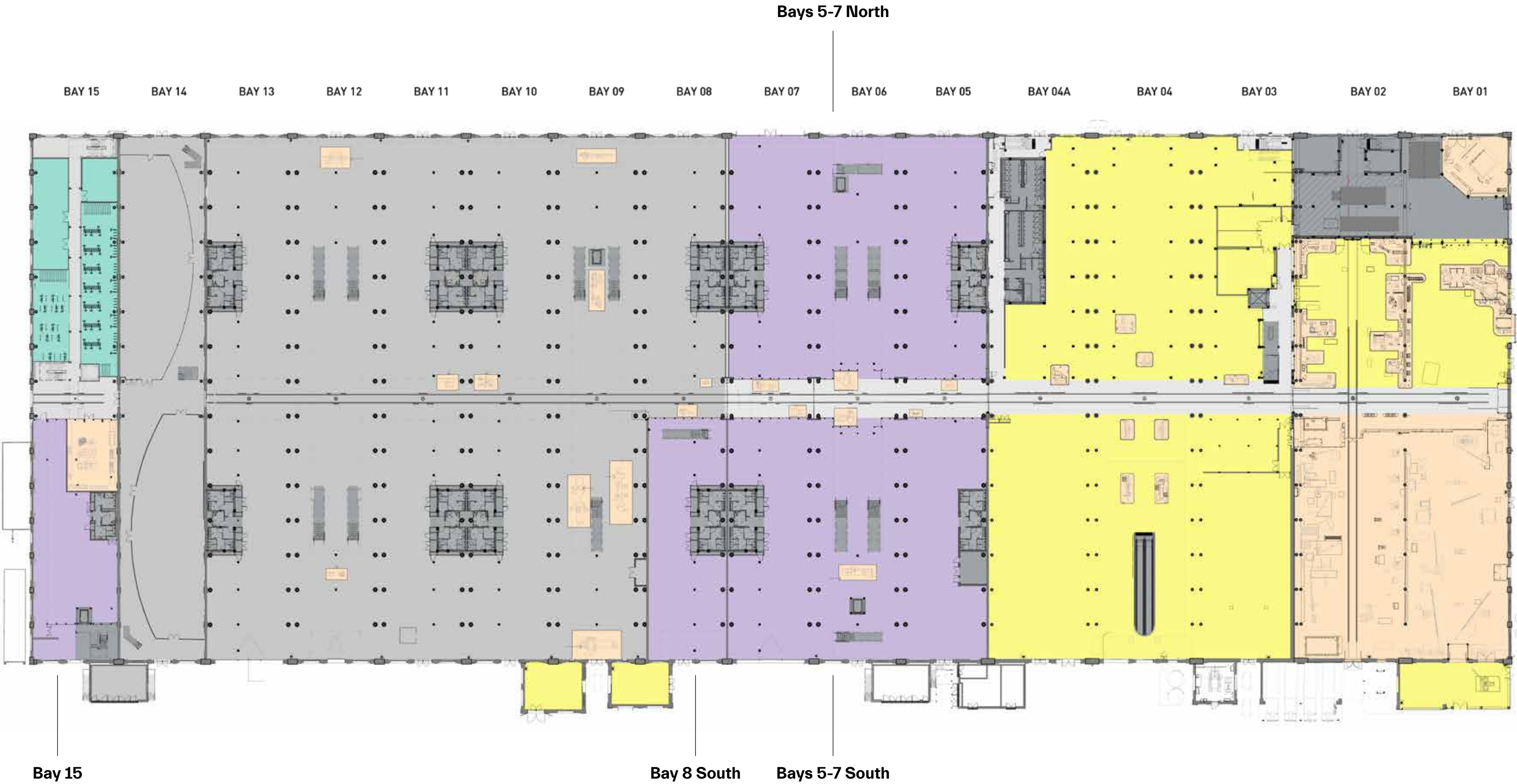
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# Floorplan Concept

## Ground Floor

- Available space
- Retail
- End of trip facilities
- Heritage
- Leased space
- Loading/Plant

**End of trip facilities**  
215 bicycle spaces  
70 lockers  
14 showers



Schedule of Areas\*

|         | Bay 15              | Bay 8 South       | Bay 5-7 North       | Bay 5-7 South       |
|---------|---------------------|-------------------|---------------------|---------------------|
| Level 2 | 400m <sup>2</sup>   | -                 | -                   | -                   |
| Level 1 | 400m <sup>2</sup>   | 436m <sup>2</sup> | 1,481m <sup>2</sup> | 1,458m <sup>2</sup> |
| Ground  | 454m <sup>2</sup>   | 504m <sup>2</sup> | 1,711m <sup>2</sup> | 1,695m <sup>2</sup> |
| Total   | 1,254m <sup>2</sup> | 940m <sup>2</sup> | 3,192m <sup>2</sup> | 3,153m <sup>2</sup> |

\*All areas are approximate and subject to survey

# Floorplan Concept

## First Floor

- Available space
- Retail
- End of trip facilities
- Heritage
- Leased space
- Loading/Plant

**End of trip facilities**  
215 bicycle spaces  
70 lockers  
14 showers



Schedule of Areas\*

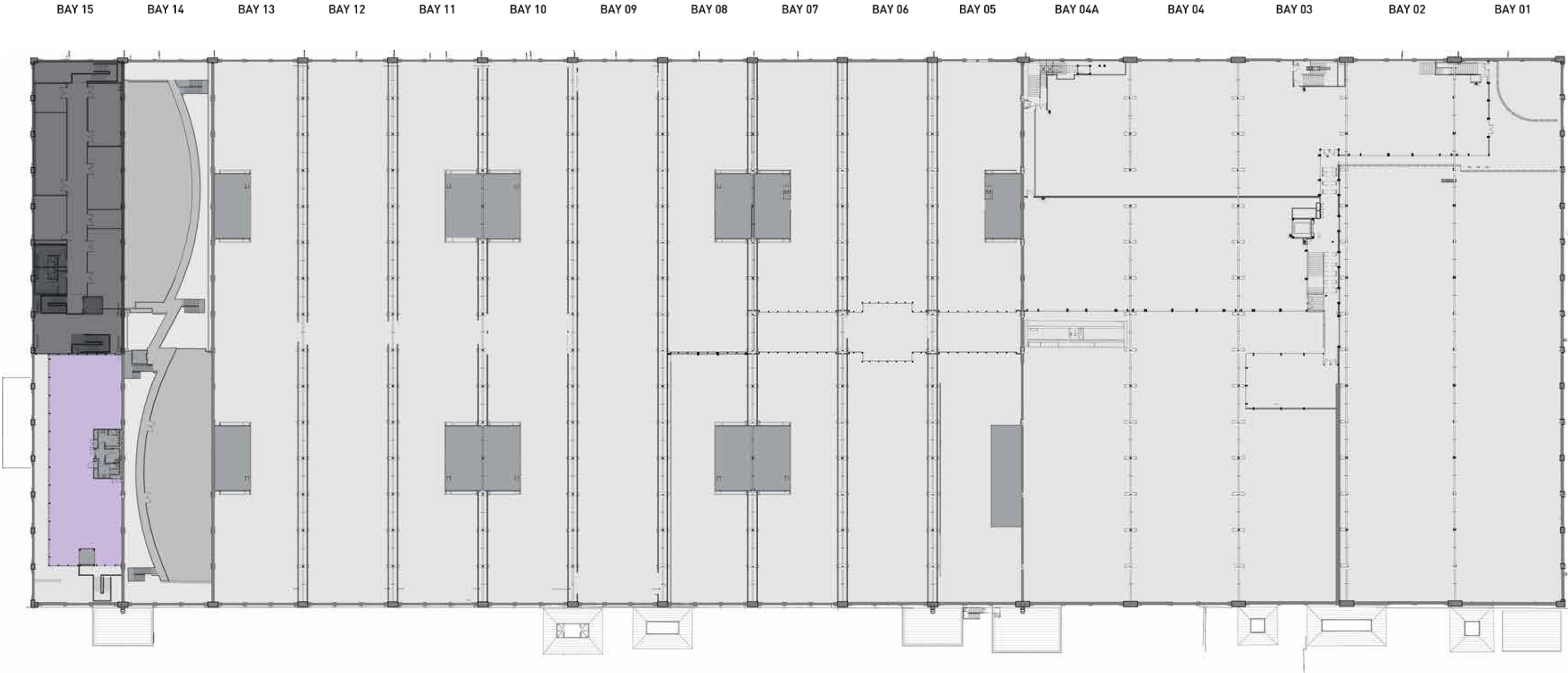
|         | Bay 15              | Bay 8 South       | Bay 5-7 North       | Bay 5-7 South       |
|---------|---------------------|-------------------|---------------------|---------------------|
| Level 2 | 400m <sup>2</sup>   | -                 | -                   | -                   |
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\*All areas are approximate and subject to survey

# Floorplan Concept

## Second Floor

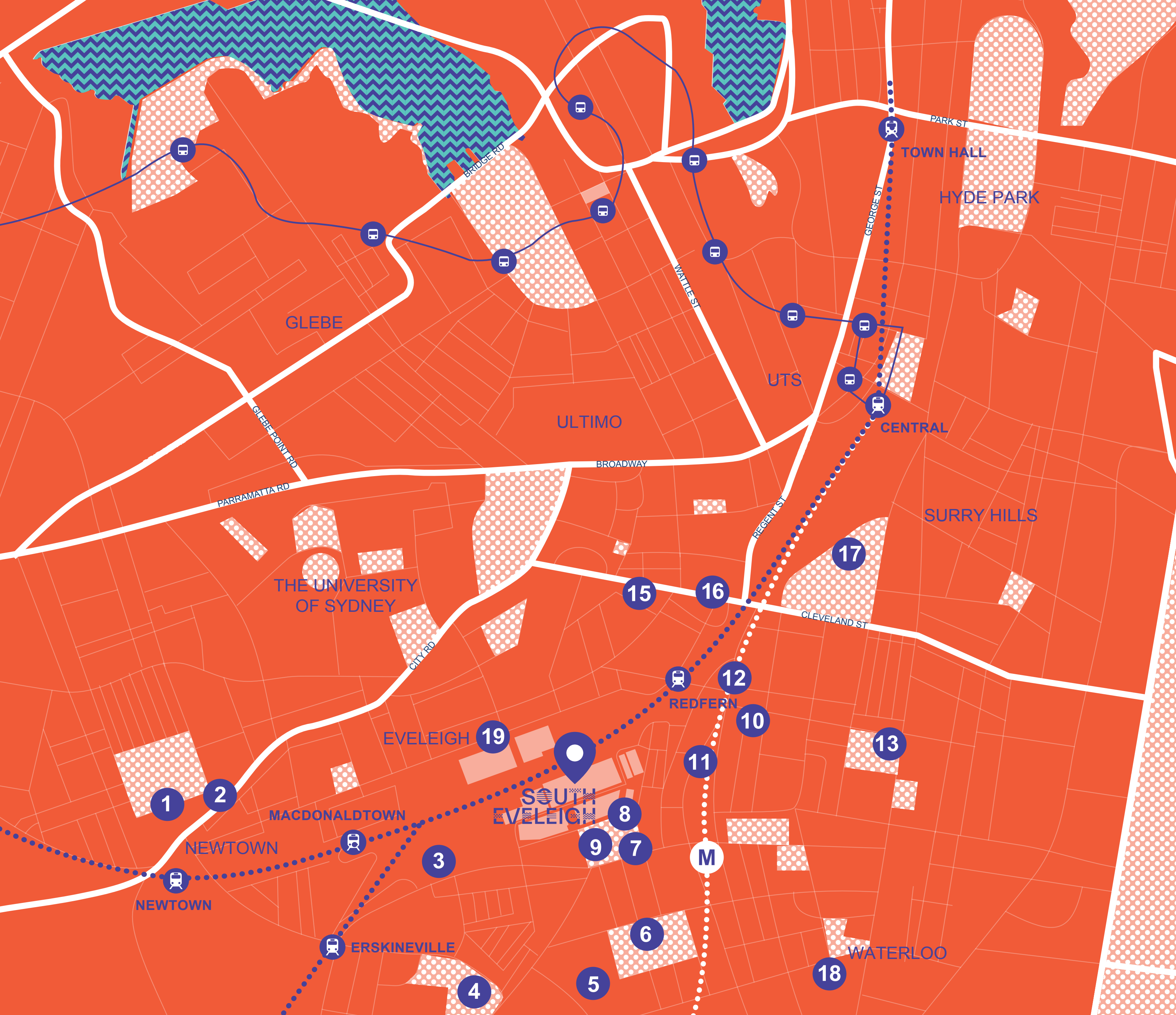
- Available space
- Leased space
- Loading/Plant



Schedule of Areas\*

|         | Bay 15              | Bay 8 South       | Bay 5-7 North       | Bay 5-7 South       |
|---------|---------------------|-------------------|---------------------|---------------------|
| Level 2 | 400m <sup>2</sup>   | -                 | -                   | -                   |
| Level 1 | 400m <sup>2</sup>   | 436m <sup>2</sup> | 1,481m <sup>2</sup> | 1,458m <sup>2</sup> |
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# Well Connected

## Sydney's Urban Context

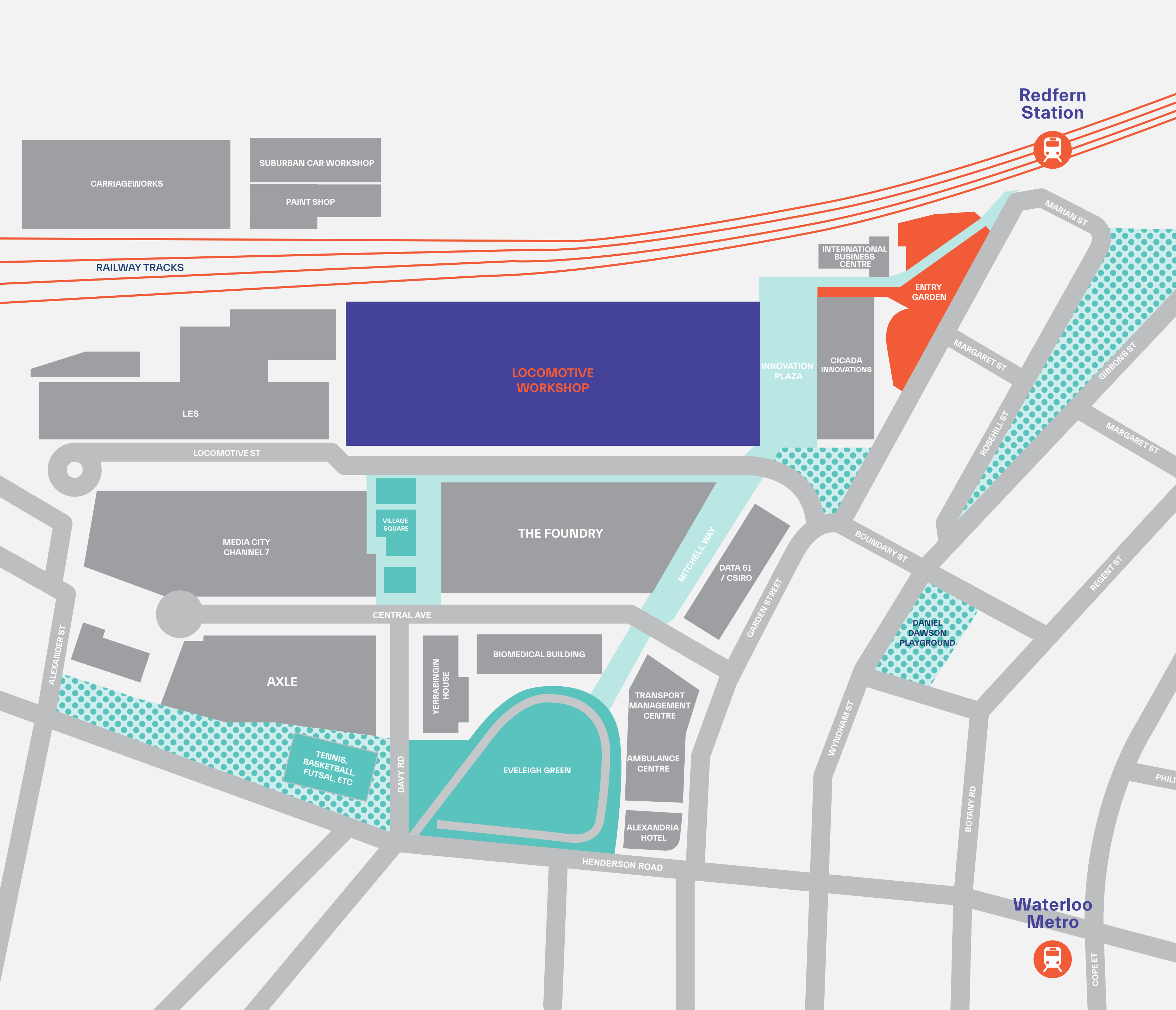
- |                            |                             |
|----------------------------|-----------------------------|
| 1 Mary's                   | 12 Scout's Honour           |
| 2 Blacksheep               | 13 The Sydney Story Factory |
| 3 South Sydney Rotary Park | 14 Redfern Park             |
| 4 Erskineville Oval        | 15 The Rose Hotel           |
| 5 Bread & Circus           | 16 Cake Wines Cellar Door   |
| 6 Alexandria Park          | 17 Prince Alfred Park       |
| 7 Alexandria Hotel         | 18 Waterloo Oval            |
| 8 Transport Management     | 19 Carriageworks            |
| 9 Eveleigh Green Oval      | M Waterloo Metro station    |
| 10 The Bearded Tit         | Parklands                   |



## Seamless Connectivity

**South Eveleigh stands as a compelling commercial proposition. The Locomotive Workshop offers the space, flexibility and enjoyment of large open plan office facilities on the fringe of Sydney's CBD.**

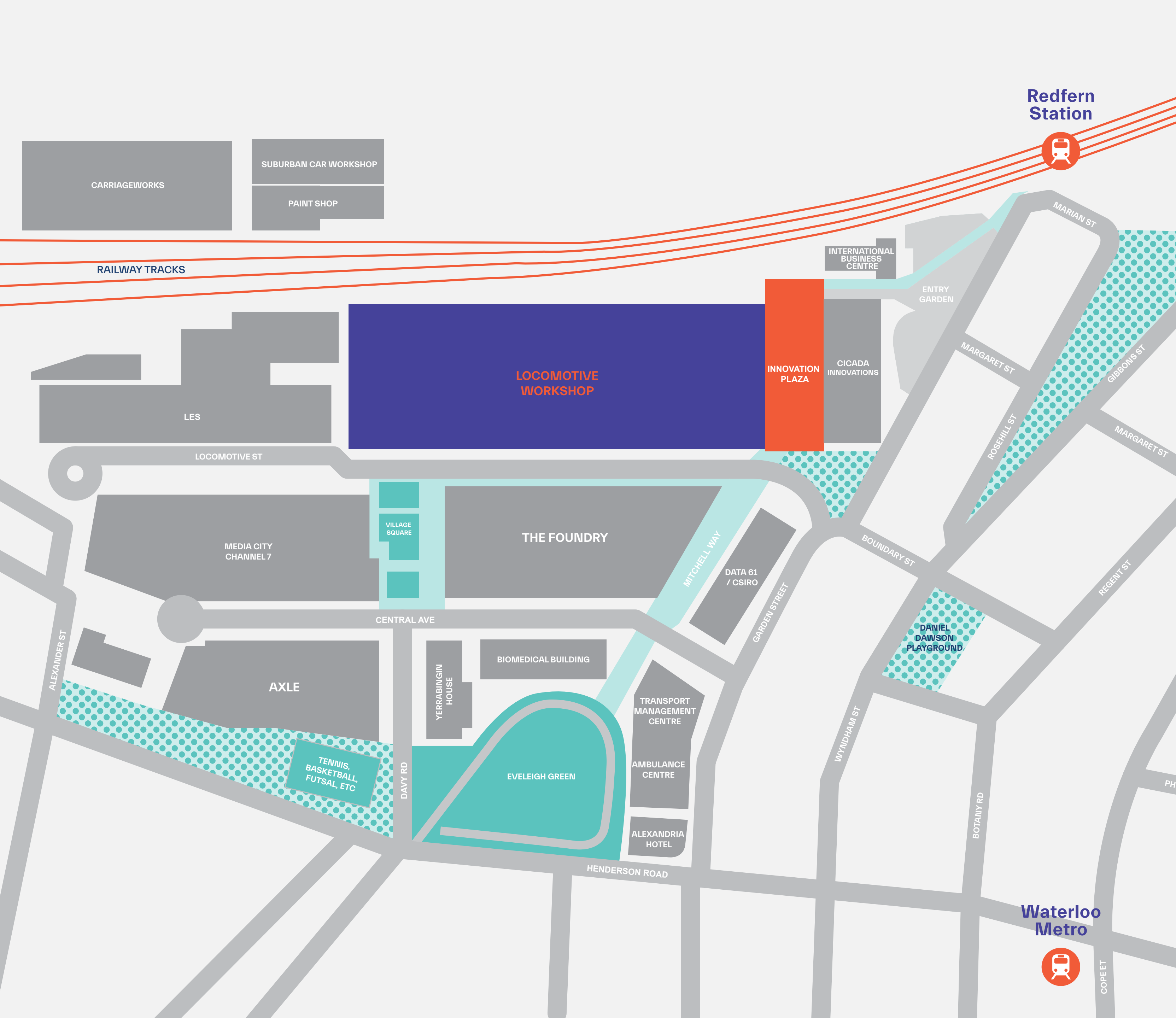
Seamlessly connected to Sydney's commuter network, the Locomotive Workshop is just 200 metres from Redfern Station, served by nearly all Sydney CBD trains lines, and is we connected to Sydney Airport. From the heart of this vibrant and renewed precinct, your business will effortlessly connect with the world.



# Precinct Plan

## Entry Garden

The Entry Garden is the arrival point for the precinct from Redfern Station and the north of the City. It is the most used pedestrian and cyclist entry point, providing dynamic landscaping and a lift and accessible ramp to ensure a comfortable entry experience for all. Providing a sunny spot for sitting on the grass and relaxing, it will also be the location for one of the major artworks on the site, which is currently under development.

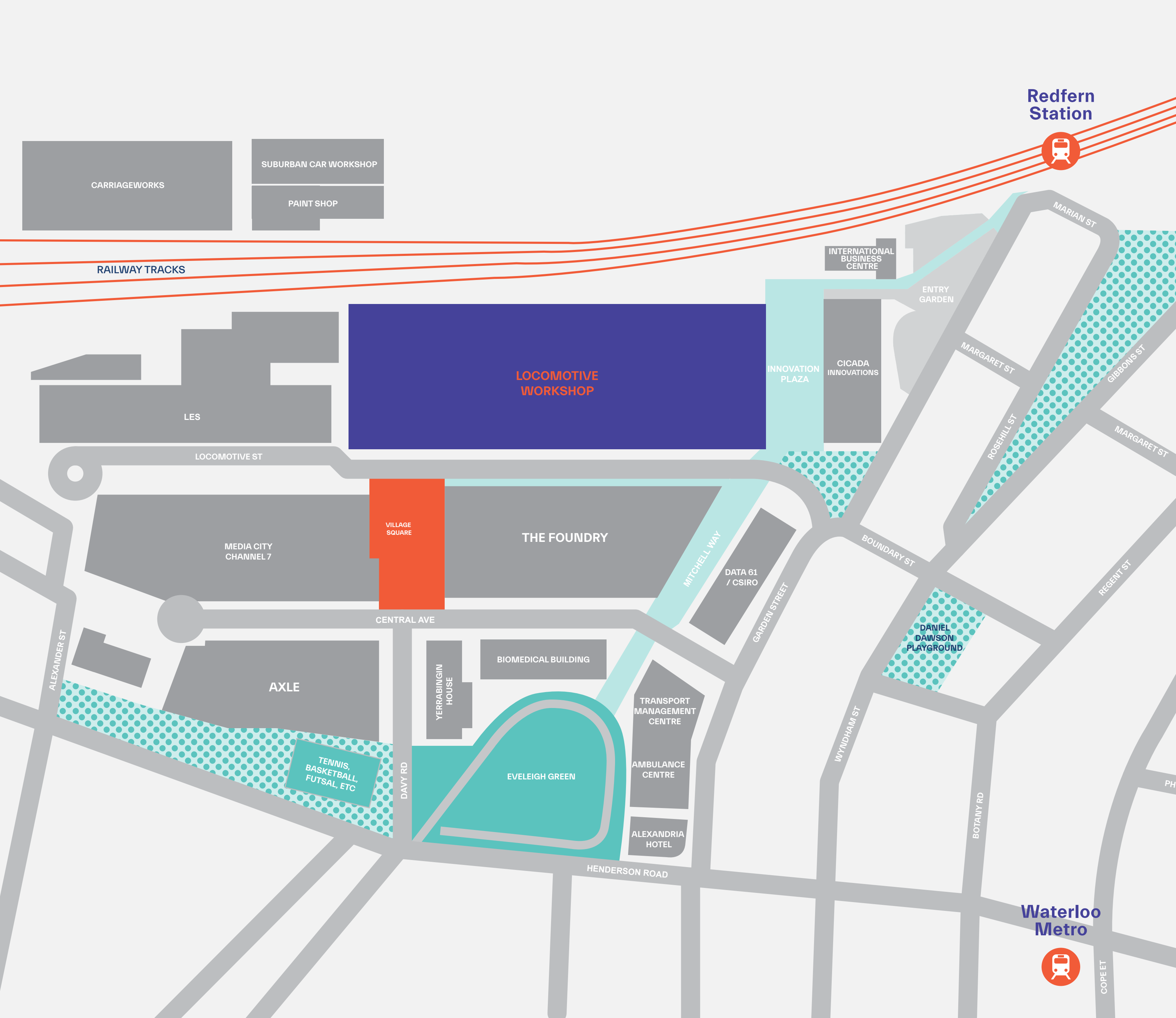


# Precinct Plan

## Innovation Plaza

Innovation Plaza is located between the Locomotive Workshop and the Cicada Innovations (formerly National Innovation Centre). A vibrant space with various uses throughout the day and into the evening, including a lunch location, a connected hub where work can be undertaken outside, a spill out space for adjacent retail and F&B uses within the Locomotive Workshop Shed and a venue for markets, food trucks and food and wine related events. Enlarged and enhanced planting areas will provide comfortable and restorative places to sit out under the trees.



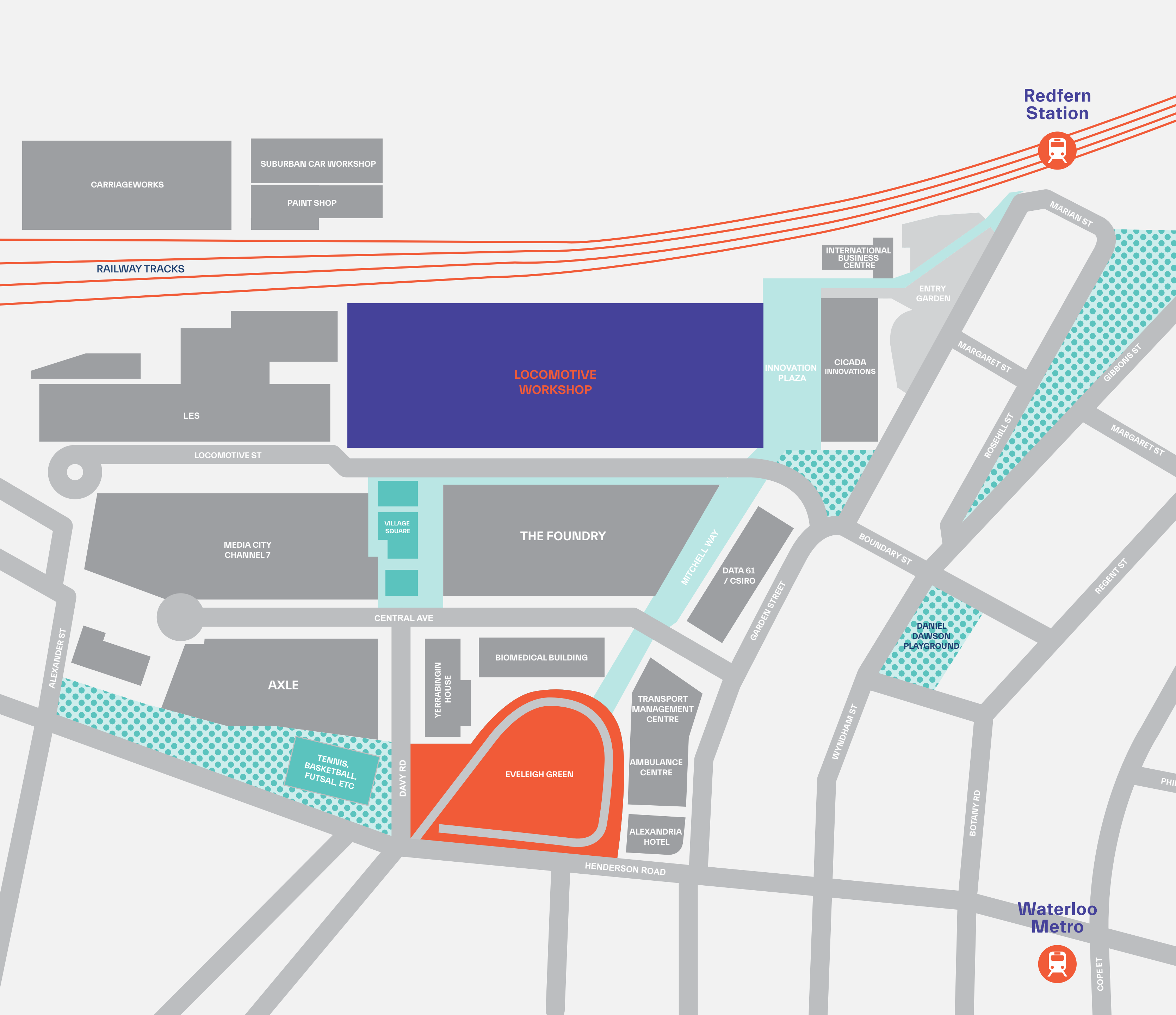


# Precinct Plan

## Village Square

Village Square will be a flexible space for events, concerts and performances, a place for individual or team working or for sitting and enjoying lunch. Shaded spots and open grass will combine with planted and timber terraces, with power and Wi-Fi connectivity making outdoor working, meetings and presentations a seamless experience.



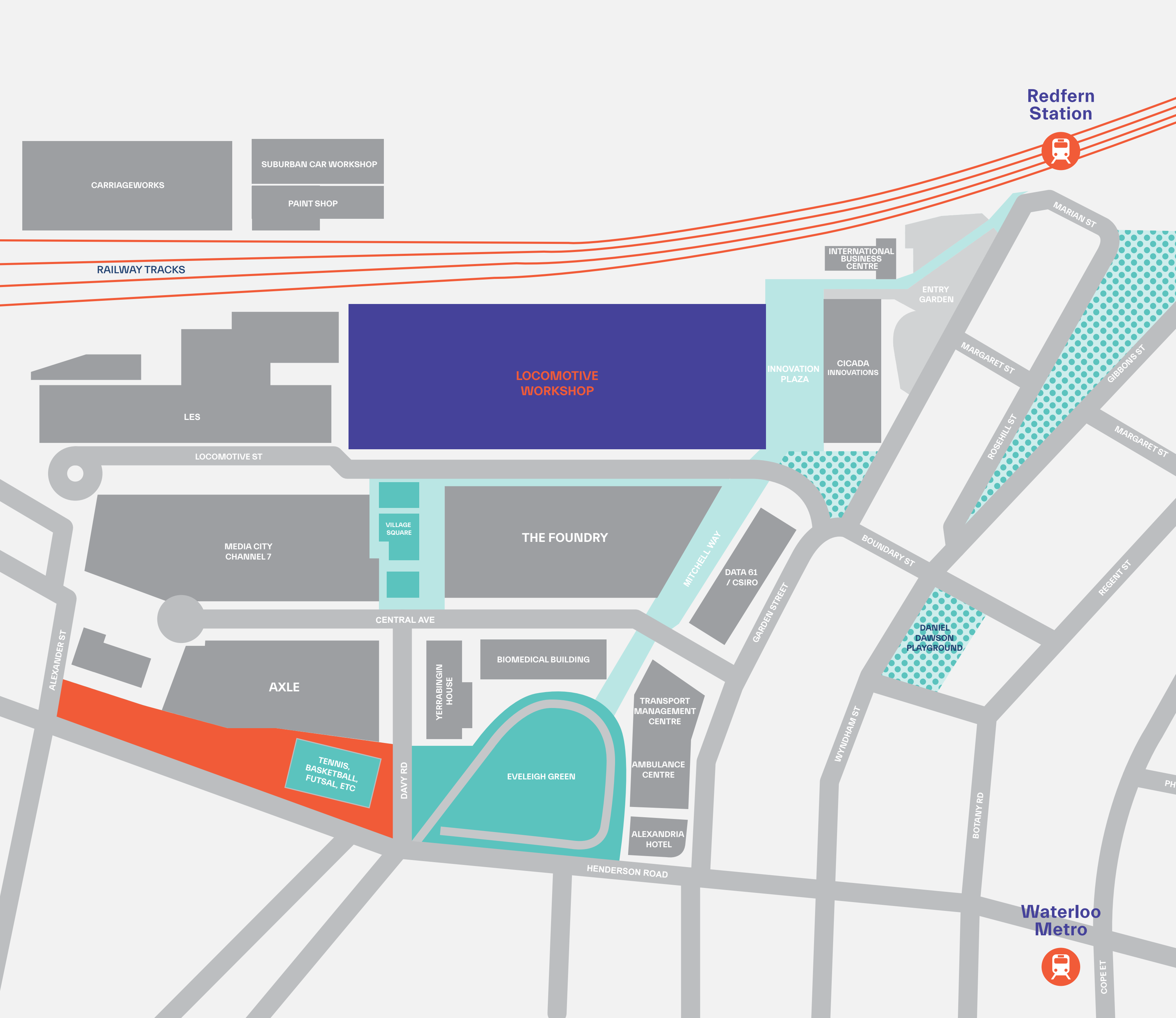


# Precinct Plan

## Eveleigh Green

Eveleigh Green will be the community heart of the precinct. Adjacent to this space is the primary active recreation space containing formal and informal play facilities for a range of ages, kick-about lawn areas, space for larger scale events and sports. Its mature tree canopy, protected and enhanced by additional plantings will provide a green and welcoming frame to the site.





# Precinct Plan

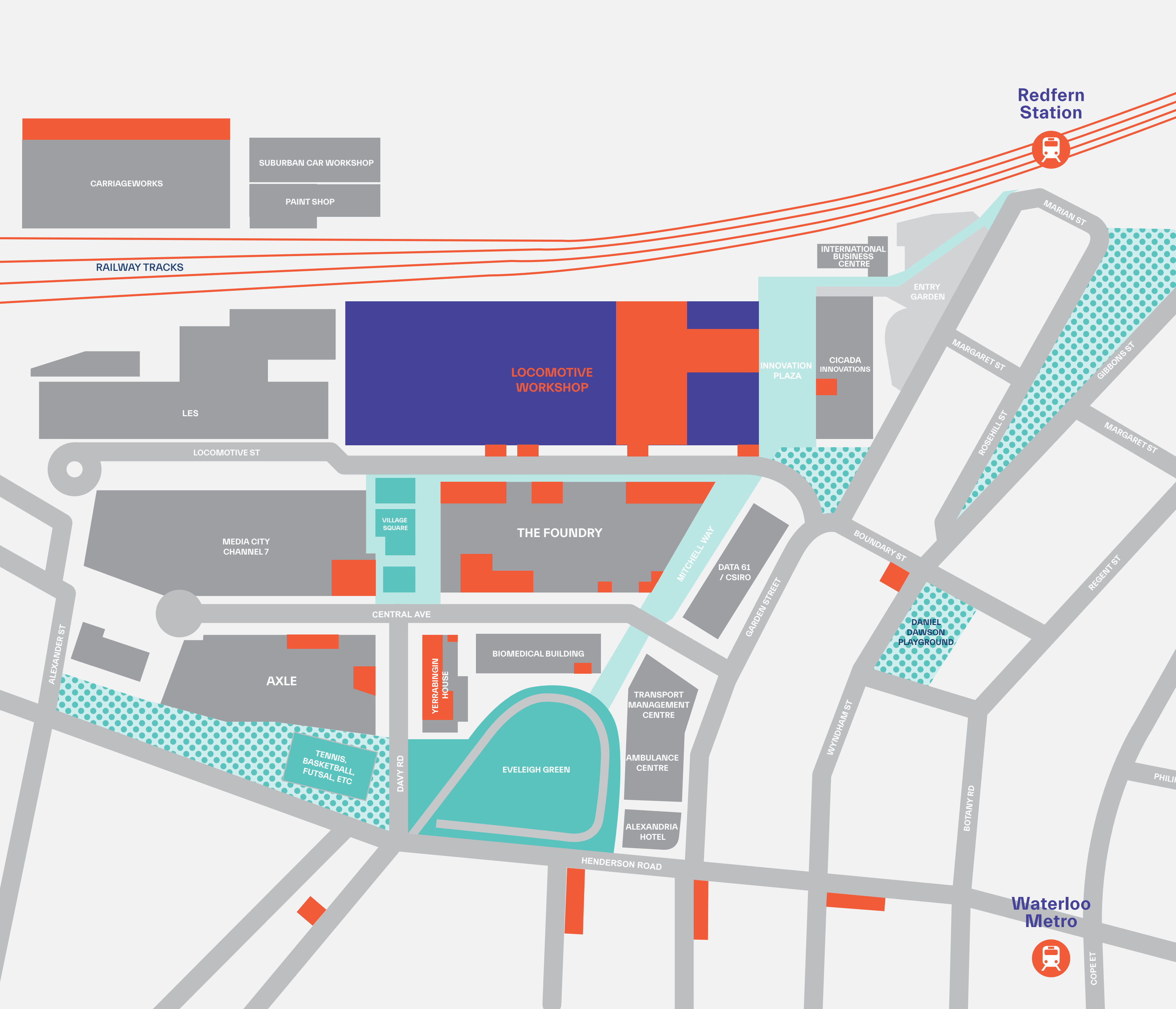
## Wellness Precinct

The Wellness area is adjacent to Henderson Road and Axle Building. The revitalised multi-purpose sports courts (tennis, basketball, futsal etc) will be open to the community, workers and residents.

The Wellness Precinct and Eveleigh Green aim to encourage the community in, providing fixed equipment, a scooter and skate area, bike racks and drinking fountains, establishing it as a multi-faceted ‘sports precinct’.

Within the public realm we have created defined spaces for reflection, relaxation and socialising, along with an activation featuring ongoing health and fitness activities, social experiences, and opportunities for creativity, play and mindfulness.





# Precinct Plan

## Retail Precinct

Pioneering new standards, the urban regeneration project will make South Eveleigh one of Australia’s leading smart neighbourhoods. The activation of South Eveleigh will make it a popular destination, not just for workers, for the wider community.

- Locomotive Workshop:**

  - IGA Romeos – supermarket
  - Bodyfit Gym
  - The Grounds of Alexandria (café/ restaurant and event space)
  - Cocktail bar (lease pending)
  - Lucky Kwong – Kylie Kwong restaurant
  - Gelato Bar (lease pending)
  - Cocktail Bar (lease pending)
- Yerrabingin House:**

  - Egg of the Universe yoga studio and café
  - Bodyfit gym
  - Honey Bird Child Care
  - Yerrabingin rooftop farm
- Axle Building:**

  - Lobby Boy Café
  - Xtend Barre – pilates and barre classes
  - Eveleigh Lash and Brow
  - Mo and Co (Barber)
- The Foundry Building:**

  - Wild Sage – food offering
  - Eat Fuh – food offering
  - CBA bank branch
  - Ramen food offering (lease pending)
  - Fishbowl – food offering
  - Seafood food offering (lease pending)
  - Sushi Hon – food offering
  - Bekya Egyptian – food offering
  - North sandwiches – food offering
- Regiment – food offering**

  - Toby’s Estate – coffee / café
  - Priceline – pharmacy
  - Depot Nail Bar
  - The Colour Lounge – hairdresser
  - Medical Centre (lease pending)
  - Shoe repair (lease pending)
- Media City:**

  - Sette Café
- Biomedical Building:**

  - Charlottes Cafe
- Cicada Innovations**

  - Funkycino Café
- Immediate Vicinity:**

  - Gerard’s Café
  - Grumpy Barista Café
  - Fleur de Flo - florist
  - Saint Germain Patisserie
  - Wildcockatoo Bakery
  - Gibbons Street Cafe
  - Huxtaburger Redfern
  - Alexandria Childcare Centre
  - KU Sunbeam Preschool
  - Eveleigh Markets
  - Multiple bars and cafes adjacent to Redfern Station precinct, including Misfits, Bart Junior, The Tudor Hotel, La Coppola Pizza

# Building Features



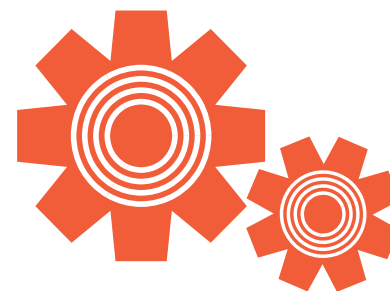
**Standby generator**  
100% critical  
building services



**Green Star:**  
5 Star



**LED**  
lighting



**Heritage**  
features



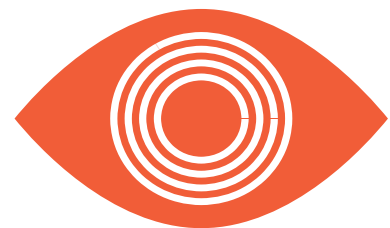
**NABERS Energy:**  
Target rating - 5 star



**45VA/sqm**  
tenant lighting/power load  
+ additional capacity



**Supplementary tenant**  
cooling achieved through a  
central chilled water system



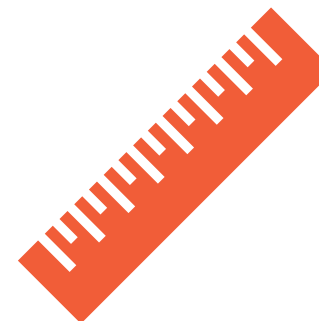
**Access control**  
utilising proximity cards  
and CCTV & 24/7 on site  
precinct security



**Powered and WIFI available**  
outdoor seating areas



**Onsite**  
management  
team



**Availability NLA from**  
Bay 5–7 North: 3,192 sqm  
Bay 5–7 South: 3,153 sqm  
Bay 8: 940 sqm  
Bay 15: 1,254 sqm

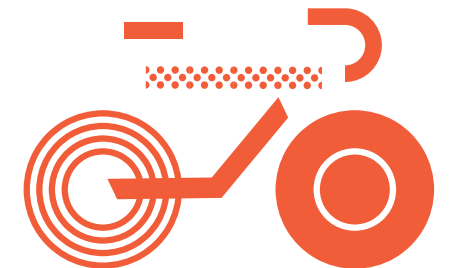
(all areas subject to design  
development and final survey)



**3rd spaces**  
integrated food & beverage  
informal meeting spaces



**Secure on-site**  
parking



**End of trip facilities including...**  
215 bicycle spaces,  
70 lockers and 14 showers



# Beyond Nine to Five

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# A Vibrant Community

**South Eveleigh will be part of the neighbourhood by creating fine-grain places, spaces and experiences for all.**

Surrounded by some of Sydney's most established and thriving neighbourhoods, including Erskineville Village, Redfern, Alexandria and Eveleigh, the Locomotive Workshop is an easy stroll away from a diverse array of shops, cafes, bars, restaurants –everything we love about these popular suburbs.

Within the new precinct itself, leading urban transformation principles will provide a variety of indoor and outdoor spaces designed to inspire, engage and excite visitors while contributing to the creation of happy, healthy communities.

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# A Vibrant Community

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Artist's impression. Subject to change.



# A Vibrant Community

MARKET

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# Day/night East side dining concept

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# Day/night East side dining concept

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# Day/night West side dining concept



# Day/night West side dining concept

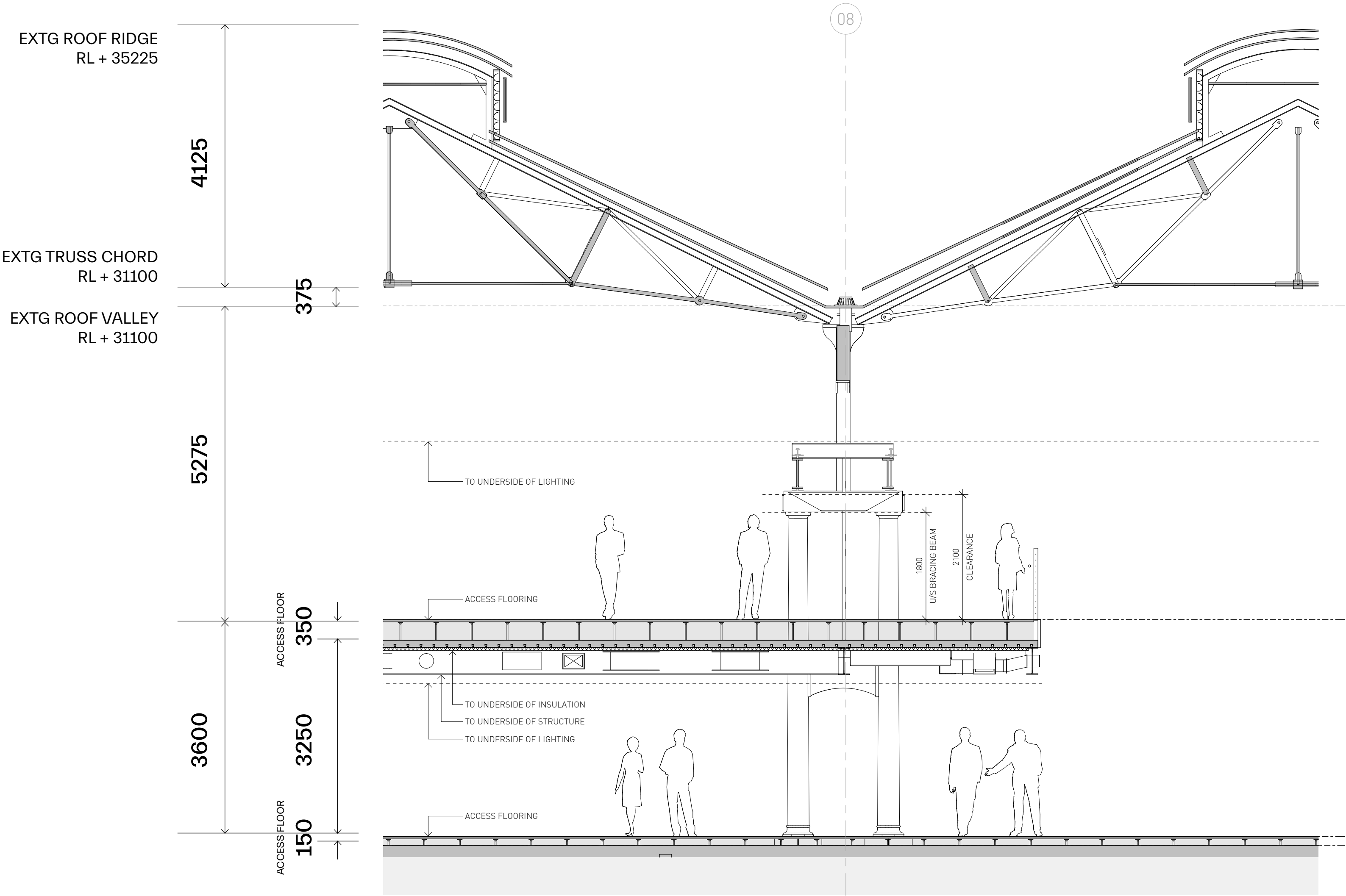
WOOD  
FOOD HALL

CAFE  
LOCO

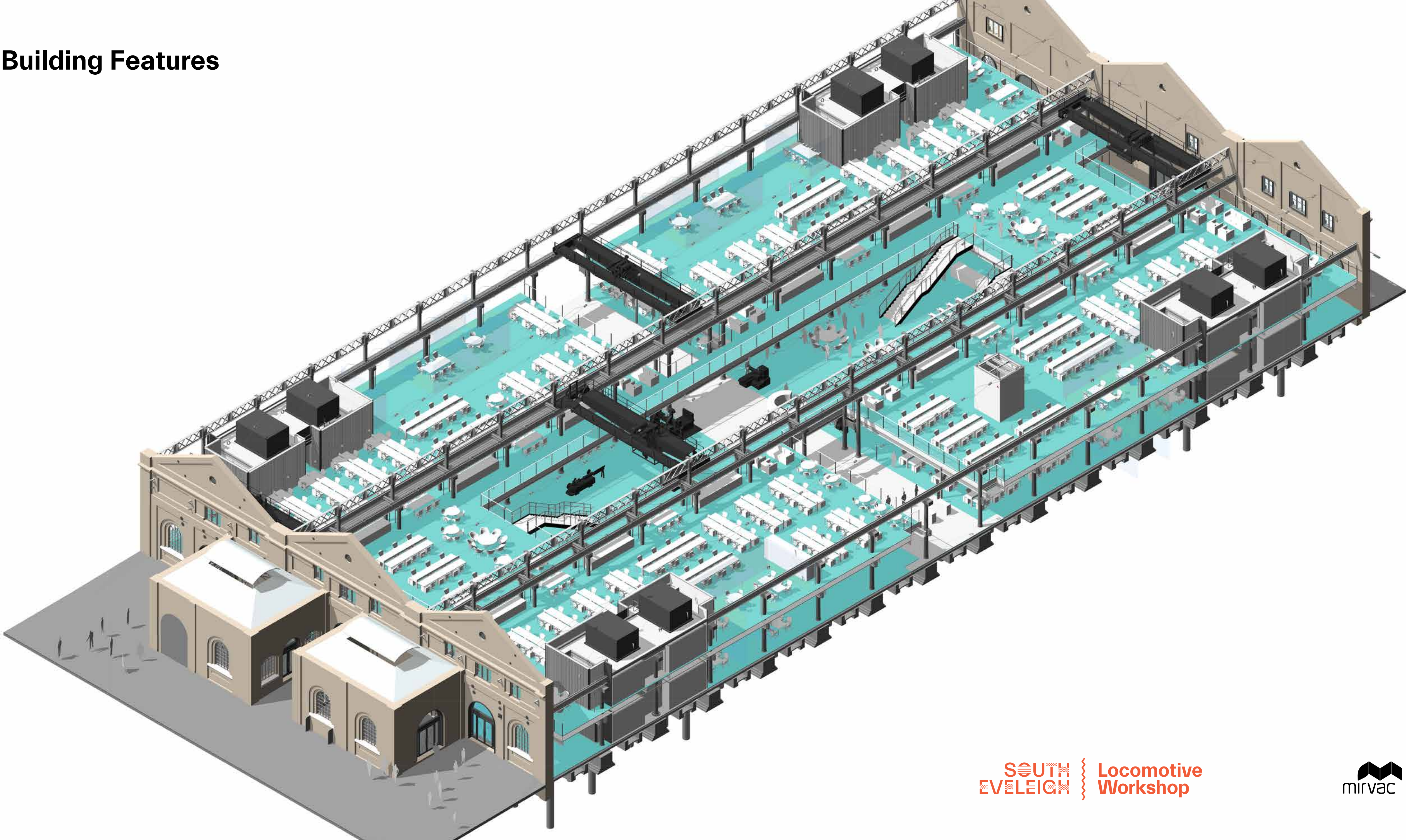
VINTAGE  
100  
%

KITCHEN  
EN

# Building Features



# Building Features



# A Different Way of Working



8 Chifley, Sydney NSW



Tramsheds, Sydney, NSW



EY Centre, 200 George Street, Sydney NSW

**The workplace of today is very different from the past, designed to encourage connection, creativity, collaboration and innovation.**

We are leading the work revolution through the creation of flexible and adaptable workplaces for the workers of tomorrow.

In over 48 years, Mirvac has grown from being a reputable residential developer to become one of the most trusted and respected names in Australian property – an ASX Top 50 company with a business spanning every phase of the property life cycle. A major part of this evolution has been the inception and growth of our Office & Industrial Division.

With \$5 billion of assets under management, and one of the strongest development pipelines in the country, Mirvac has carved out a unique reputation in the Office & Industrial sector. This has been driven by our end-to-end offering, in which we develop, construct, own and operate our buildings. As an Owner and Manager, we not only have an interest in the long-term success of our assets, we actively invest in them.

Our expertise across all property sectors enables us to bring a new dimension to the workplace of today and tomorrow. Challenging traditional models, we blend office, retail, start-up and community spaces, creating vibrant, multi-faceted urban precincts. We see every project as an opportunity to innovate and improve the way things are done; ultimately, to create places where Australians can perform at their best. This desire is best expressed through our Office & Industrial purpose: Work. Reimagined.

Along the way we've built strong partnerships. From co-creating with tenants, to consulting with urban planners and joining forces with investors, collaboration is fundamental to what we do. These relationships have elevated our offering, and continue to open up new avenues for growth.

Whether we're investing in technology, pioneering greater sustainability or anticipating trends, we're here to reimagine urban life – and shape a better future for Australia.

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