

22 March 2022

2210704

Mr Michael Cassel
Secretary
4 Parramatta Square
Parramatta NSW 2150

Attention: Anthony Witherdin (Director, Key Sites Assessments)

Request for Industry-Specific Secretary's Environmental Assessment Requirements Chief Mechanical Engineer's Building, North Eveleigh

We are writing on behalf of Transport for NSW, the proponent for the proposed heritage conservation and adaptive reuse of the former Chief Mechanical Engineer's Building at 505 Wilson Street, North Eveleigh.

As the proposal is for the purposes of development that is within the Redfern-Waterloo Authority Sites State Significant Precinct (SSP) identified under State Environmental Planning Policy (State Significant Precincts) 2005 and has a capital investment value in excess of \$10 million, it is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act) under Section 2 of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

The Site

The site comprises the former Chief Mechanical Engineer's Building (CME Building) and immediate surrounds (**Figure 1**). The site is identified as 505 Wilson Street, and forms part of Lot 5 in Deposited Plan 1175706.

Originally constructed in 1887 and subsequently extended to keep pace with the expansion of the NSW railways and demand for engineering services, the CME Building is of State heritage significance. The CME Building is listed on the NSW Heritage Register (SHR No. 5014147) and Transport for NSW's s170 Register. The statement of significance provided on the NSW Heritage Inventory outlines the significance of the site:

The building is a very fine late Victorian railways office on a scale above all other such structures in the State. The building reflects the importance of the railway engineers in the development of the State and its closeness to the Eveleigh workshops (mainly under the control of the Mechanical Branch) indicates the confidence in railway construction. The building is in a style not often seen in Sydney and is a rare survivor. More often this form of building is in evidence in the country where the pressure of development is less. It is an important element in the town and streetscape of Wilson St, Redfern, particularly to close proximity to the railway workshops.

The CME Building is located within the Redfern North Eveleigh Precinct (**Figure 3**). The Redfern North Eveleigh Precinct is located within the wider Redfern-Waterloo Authority Sites SSP. The Redfern North Eveleigh Precinct is 10 hectares of TAHE land at the southern edge of Redfern Station, located between the rail corridor and Wilson Street. TfNSW is currently preparing a SSP Study for the Redfern North Eveleigh Precinct, which involves a range of technical studies, such as heritage, transport and environment.



Site Plan showing indicative extent of works

Figure 1 Indicative site area

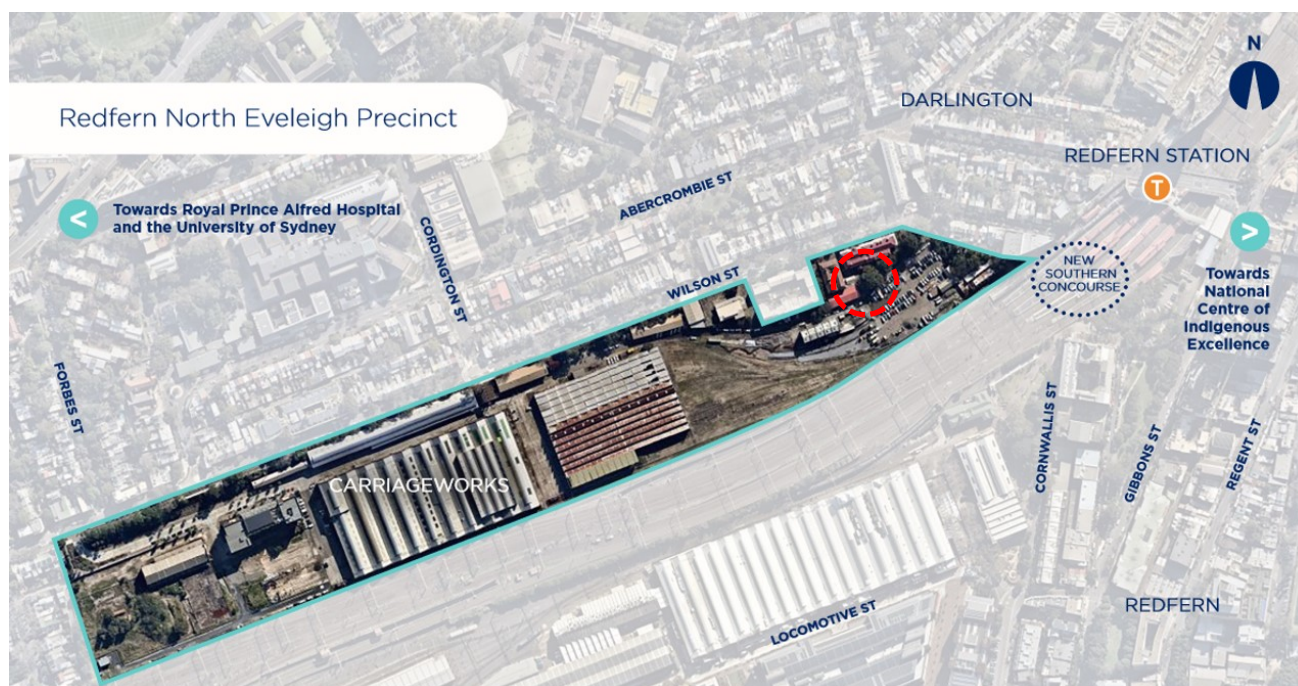


Figure 2 Redfern North Eveleigh Precinct (CME Building outline in red)

Source: Transport for NSW

Description of proposed development

The SSD application will seek consent for the heritage conservation and adaptive reuse of the CME Building, including:

- Internal and external heritage conservation works to make the building suitable for adaptive reuse, including painting, repairs and refurbishment of the existing building (primarily internally) and installation of services to support future usage for offices or the like;
- Building upgrades to ensure compliance with the Building Code of Australia, including accessibility and fire safety requirements;
- Removal of any hazardous building materials; and
- Minor landscaping works.

No significant additions (except those necessary to facilitate suitable access and fire egress) or substantive demolition of external heritage fabric is envisaged as part of the project. Internal changes may require removal or relocation of some internal walls and building fabric to create suitable spaces and compliant paths of travel.



Figure 3 Chief Mechanical Engineer's Building (existing), viewed from Wilson Street

Planning Context

State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 2 of Schedule 2 of the Policy provides that development that has a capital investment value (CIV) of more than \$10 million within the Redfern-Waterloo Authority Sites is State Significant. As the proposal has an estimated CIV of more than \$10 million it is SSD.

Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD. Under Section 4.38 of the Act the Minister for Planning and Public Spaces is the consent authority for SSD. Section 4.12(8) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

State Environmental Planning Policy (State Significant Precincts) 2005

The State Significant Precincts SEPP is the principal environmental planning instrument applicable to the site, which sets out the following controls:

- 'Business Zone – Mixed Use' zoning which permits a wide range of office, business and educational uses.
- Maximum FSR of 2:1, with the maximum height limited to the height of the existing building
- CME Building and adjacent 'Scientific Services Building No. 1' building are identified as heritage items

Industry-specific SEARs

As the project is an eligible application for development that is specified within Section 2 of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011, the project is eligible for industry-specific SEARs for 'Development within identified sites and precincts'. Based on the nature and scale of the proposed project, and in keeping with the objective of providing proportionate assessment, it is envisaged that the following technical studies will be undertaken to accompany the EIS:

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| ▪ Architectural Drawings and Design Report | ▪ Noise Impact Assessment |
| ▪ Landscape and Public Domain Drawings | ▪ Aboriginal Cultural Heritage Assessment Report |
| ▪ Heritage Impact Statement | ▪ Sustainability Statement |
| ▪ Arborist's Report | ▪ Utilities Statement |
| ▪ Traffic and Transport Statement | ▪ Preliminary Construction Management Plan |
| ▪ Contamination Assessment | ▪ BCA and Accessibility Statements |

Conclusion

The purpose of this letter is to request the issue of industry-specific SEARs for the preparation of an EIS the heritage conservation and adaptive reuse of the Chief Mechanical Engineer's Building at North Eveleigh.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or moliver@ethosurban.com.

Yours sincerely,



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