

Ms Uma Springford
Senior Development Manager
MIRVAC PROJECTS PTY LTD
Level 28, 200 George Street
SYDNEY New South Wales 2000

05/11/2019

Dear Ms Springford

ATP Locomotive Workshop (Bays 5 - 15) (SSD-8449-Mod-4)
Request for Additional Information

I refer to the modification application for alterations to the internal design and layout of Bays 5 – 15 of the Locomotive Workshop (SSD-8449-Mod-4).

The Department has received a response from City of Sydney (Council), objecting to the application (enclosed). At the time of writing a response from Heritage NSW has not yet been received but will be forwarded when received.

After reviewing the application, the Department requests that you submit additional information and clarification of the proposal as outlined in **Schedule 1**.

In addition, please provide a response to the comments and additional information requested by Council. The Department encourages you to consult with Council prior to lodging the additional information.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Thursday 28 November 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Emily Dickson, who can be contacted on 8275 1032/ at emily.dickson@planning.nsw.gov.au.

Yours sincerely,



Anthony Witherdin
Director
Key Sites

Enclosed/Attached: Submission from City of Sydney Council

Schedule 1 – Additional information

- Clarify why two additional stairs (items 6 and 12) are required for the southern tenancy located over Bays 5 to 8. It is unclear, as the Modification Report states they are for additional egress in the event of an emergency, while the Heritage Impact Statement (HIS) says they are due to spatial restrictions in the tenancy.
- For item 7:
 - clarify the balustrade proposed to be converted to full height glazing is the wall between gridline 9 and 10 that faces the central spine
 - provide further detail on the reason for the wall, given the previous floor plan placed this wall on gridline 9 and a balustrade was provided.
- Provide further detail of the BCA and fire engineering requirements that necessitate the additional link bridges (items 1, 9 and 10) and provide a visual image of an additional link bridge.
- For item 11:
 - provide a visual image of the central spine showing the proposed sliding door in Bay 7, in addition to the architectural drawings requested by Council
 - provide further detail of the BCA and fire engineering requirements for escape distances that require the sliding door
 - confirm the height of the sliding door.
- Identify the material proposed for the intertenancy wall that is proposed to be moved from gridline 9 to 10 (item 14).
- Confirm the GFA calculation changes from approved plan, SA-AR-DWG-BB-B4-0250 Rev T, to the submitted plan, SA-AR-DWG-BB-B4-0250 Rev U.
- Remove the red bubble for item 4 from the ground floor plan, as this relates to the increase in atrium size at level 1.