



*Locomotive
Workshop, Bays
1-4a and 5-15*

*State Significant
Development Modification
Assessment
(SSD 8517 MOD 4 and
SSD 8449 MOD 5)*

November 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Sydney
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development



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1. Introduction

This report is a concurrent assessment of two applications to modify two State significant development (SSD) consents (SSD 8517 and SSD 8449) for the adaptive reuse of the Locomotive Workshop at the Australian Technology Park (ATP), 2 Locomotive Street, Eveleigh.

The modification applications seek approval to retain and add additional skylights above Bays 1-4a (SSD 8517 MOD 4) and add additional skylights above Bays 5-15 (SSD 8449 MOD 5) of the Locomotive Workshop.

The applications were lodged by Mirvac Projects Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.1 Background

The site is the Locomotive Workshop, located within the northern portion of the ATP. The ATP is located approximately 5 km south of the Sydney central business district (CBD), 8 km north of Sydney airport and 200 m from Redfern railway station (**Figure 1**). The site is located within the City of Sydney local government area (LGA).



Figure 1 | The Australian Technology Park

The site has an area of 26,984 m² and is located immediately south of the railway line with its primary frontage is to Locomotive Street to the south.

The Locomotive Workshop building is a two-storey sandstone brick neoclassical building, It is listed as a State Heritage Item under the NSW State Heritage Register and the Australian Technology Park S170 Heritage and Conservation Register. The Locomotive Workshop was constructed in 1887 and was used for locomotive manufacturing until 1952 when it became a repair and maintenance facility.

The Locomotive Workshop is divided into 16 equal sized bays orientated north south. Bays 1 to 4a contained trades, including blacksmiths and boiler makers, while Bays 5 to 15 contained machines, tool and assembly areas (**Figure 2**). The workshop shut in 1988 and converted to commercial office space in the mid-1990s.



Figure 2 | Aerial view of Locomotive Workshop and ATP

The ATP currently accommodates a mix of uses, including a business park with a focus on technology and innovation. A private tertiary education centre is also located within ATP, on the south side of Central Avenue. Adjacent to the site, on the south side of Locomotive Street, is 'Building 2', a seven-storey commercial building currently under construction (approved under SSD 7317).

1.2 Approval History

On 22 February 2019 the Independent Planning Commission approved two SSD applications for the adaptive reuse of the Locomotive Workshop Bays 1-4a (SSD 8517) and Bays 5-15 (SSD 8449). The approval includes:

- Bays 1-4a (SSD 8517):
 - a maximum of 11,662 m² GFA for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (retention of the Blacksmith) and recreation facility (indoor)
 - a loading dock and traveller
 - associated heritage conservation works
 - public domain works, external illumination and signage.
- Bays 5-15 (SSD 8449):
 - a maximum of 27,458 m² GFA for commercial premises including 156 m² for retail uses
 - associated heritage conservation works
 - external illumination and signage.

The development consents have each been modified on three occasions and, in addition to the applications being assessed within this report, a further modification (SSD 8449 MOD 4) is currently under assessment (see **Table 1**)

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
SSD 8517 & SSD 8449 MOD 1	Modify Condition B29 (SSD 8517) and Condition B25 (SSD 8449) relating to stormwater and drainage to reduce post development pollutant loads	IPC	4.55 (1A)	10 September 2019
SSD 8517 & SSD 8449 MOD 2	Modify Condition D6 (Construction Hours)	Director	4.55 (1A)	29 May 2019
SSD 8517 MOD 3	Change the layout of the ground floor of Bays 3-4a	Director	4.55 (1A)	6 September 2019
SSD 8449 MOD 3	Change the location and configuration of service pods, Bays 5-15	Director	4.55 (1A)	2 August 2019
SSD 8449 MOD 4	Change internal design and layout of Bays 5-13	TBC	4.55 (1A)	Under assessment



2. Proposed Modification

The Applicant has lodged two modification applications (SSD 8517 MOD 4 and SSD 8449 MOD 5) seeking approval under section 4.55(1A) of the EP&A Act, to retain and add skylights to the Locomotive Workshop. A link to the modification application documents is provided in **Appendix A**.

The proposals specifically seek approval to:

- SSD 8517 Mod 4 (**Figure 3**):
 - retain two existing skylights above Bays 3 and 4a (which were previously approved for removal)
 - install additional strip skylights above Bay 4a
- SSD 8449 MOD 5 (**Figure 4**):
 - install additional skylights across Bays 5-15

The Applicant advises the proposed modifications will provide additional lighting within Bays 1-4a and Bays 5-15 and will increase the penetration of natural light.

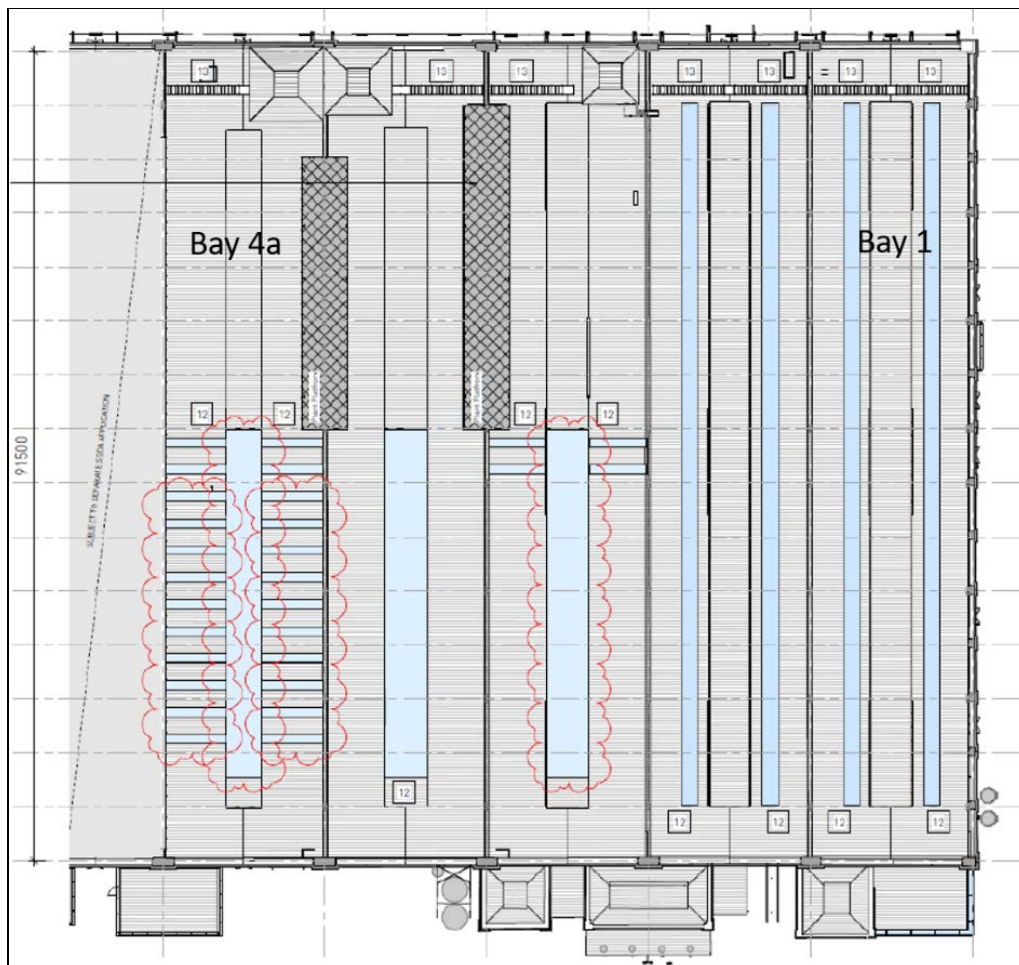


Figure 3 | Proposed roof plan, Bays 1-4a, with retained and additional skylights in red bubble

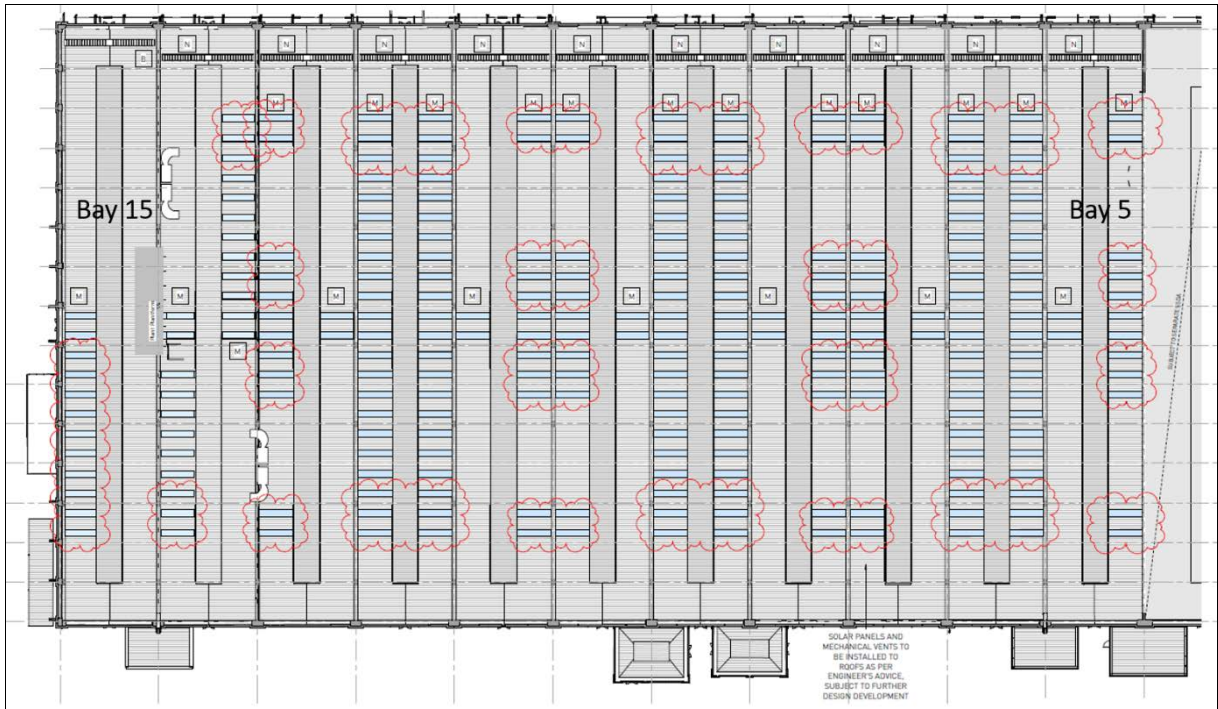


Figure 4 | Proposed roof plan, Bays 5-15, with additional skylights in red bubble



3. Statutory Context

3.1 Scope of Modifications

Section 4.55(1A) of the EP&A Act outlines the matters that a consent authority must take into consideration when determining an application that seeks to modify an SSD application. The matters for consideration under section 4.55(1A) of the EP&A Act that apply have been considered in **Table 3**.

Table 3 | Section 4.55(1A) Modification involving minimal environmental impact

Section 4.55(1A) Evaluation	Consideration
a) that the proposed modification is of minimal environmental impact, and	<p>Section 5 of this report provides an assessment of the impacts associated with the modification applications.</p> <p>The Department considers the proposed retention and addition of skylights to the roof of the Locomotive Workshop is a minor change, will not adversely impact the heritage significance of the building and will have minimal environmental impact.</p>
b) that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The modification applications seek to add additional skylights to the roof of the Locomotive Workshop and there is no change to the approved adaptive reuse for retail and commercial uses.</p> <p>The modification applications are considered to result in development that is substantially the same as the originally approved development.</p>
c) the application has been notified in accordance with the regulations, and	<p>The modification applications have been notified in accordance with the EP&A Regulations. Details of the notification are provided in Section 4.1 of this report.</p>
d) any submission made concerning the proposed modification has been considered.	<p>The Department received a submission from Council and Heritage NSW. The issues raised in submissions have been considered in Section 4 and 5 of this report.</p>

3.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the applications. However, under the Minister's delegation, the Director, Key Sites Assessments, may determine the applications as:

- the relevant local Council has not made an objection

- a political disclosure statement has not been made
- there are no public submission on the nature of objection.

3.3 Environmental Planning Instruments

The following Environmental Planning Instruments (EPIs) are relevant to the applications:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft State Environmental Planning Policy - Remediation of Land

The Department undertook a comprehensive assessment of the proposals against relevant EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification applications have adequately addressed the relevant provisions and remains consistent with these EPIs.

3.4 Objects under the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the EP&A Act. The Department is satisfied the proposed modifications are consistent with the objects of the EP&A Act.



4. Engagement

4.1 Department's Engagement

The applications were made publicly available on the Department's website on 21 October 2019 and were referred to Council and Heritage NSW, with a request for comments by 4 November 2019 (15 days).

4.2 Summary of Submissions

The Department received submissions from Council and Heritage NSW. No submissions were received from the public. A link to the submissions is provided in **Appendix A**.

Council advised it has reviewed the modification applications and had no comments to provide.

Heritage NSW raised no objections to the proposal, advising that the retention of existing and addition of new roof skylights is relatively minor and will not substantially alter the approved design.

Following referral of the applications to Heritage NSW and Council, the Department placed copies of all submissions received on its website.

As Council and Heritage NSW raised no objections to the proposal, a response to submissions was not required.



5. Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification applications and associated documents
- the Environmental Assessment and conditions of consent for the original application (as modified)
- all submission received on the proposal
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act.

The Department considers the key assessment issue associated with the proposal is the addition of skylights to the roof of the Locomotive Workshop.

5.1 Addition of skylights

The proposal seeks to retain existing skylights above Bays 3 and 4a, install additional strip skylights above Bay 4a and install additional skylights across Bays 5-15.

The Applicant provided a Heritage Impact Statement (HIS) which notes the retention of existing skylights and additional skylights will provide increased natural light penetration and is consistent with the original heritage character of the Locomotive Workshop, which had limited use of artificial lighting. The HIS advises the proposed modifications will have a minor visual impact and a neutral physical impact on the heritage significance of the Locomotive Workshop.

Heritage NSW reviewed the application and agreed that retention of existing and addition of new roof skylights is relatively minor and will not substantially alter the approved design.

The Department considers the proposed retained and additional skylights within the Locomotive Workshop are acceptable as:

- the additional skylights maintain the same shape, dimensions and materiality as the approved skylights
- the existing roof is non-original fabric and the installation of skylights will not impact any significant heritage fabric
- the additional skylights will not significantly alter the external appearance of the building as the proposed changes are limited to the roof and maintain the existing roof profile
- the skylights will provide natural light into the building increasing occupant amenity and reducing reliance on artificial lighting consistent with the principles of Ecologically Sustainable Development
- the works are reversible and the sky lights can be removed in the future should user requirements change.



6. Evaluation

The Department has reviewed the proposed modification and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modifications are appropriate as:

- it complies with relevant statutory provisions and the proposal remains consistent with relevant EPIs and the strategic planning context
- it is substantially the same development as originally approved and does not result in any adverse environmental impacts
- the roof skylights do not result in any adverse heritage impacts to significant heritage fabric and structure
- it will improve internal amenity for occupants of the building and reduced reliance on artificial lighting consistent with ESD principles.

Consequently, the Department concludes the proposal is in the public interest and should be approved, subject to conditions (**Appendix B**).



7. Recommendation

It is recommended that the Director, Key Sites Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the applications SSD 8517 MOD 4 and SSD 8449 MOD 5 fall within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the applications
- **modifies** the consents SSD 8517 and SSD 8449
- **signs** the attached approval of the modification (**Attachment B**).

Recommended by:

Emily Dickson

A/Principal Planning Officer

Key Sites Assessments

Recommended by:

Amy Watson

Team Leader

Key Sites Assessments



8. *Determination*

The recommendation is: **Adopted by:**

AWitherdin; 20/11/19

Anthony Witherdin

Director

Key Sites Assessments



Appendices

Appendix A – List of Documents

The following supporting documents and supporting information to this assessment report can be found on the Major Project's website as follows:

- Modification Reports

<https://www.planningportal.nsw.gov.au/major-projects/project/25091>

<https://www.planningportal.nsw.gov.au/major-projects/project/25096>

- Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/25091>

<https://www.planningportal.nsw.gov.au/major-projects/project/25096>

Appendix B – Notice of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/25091>

<https://www.planningportal.nsw.gov.au/major-projects/project/25096>

Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/25091>

<https://www.planningportal.nsw.gov.au/major-projects/project/25096>