

10 November 2019  
Zac Langsford  
Assistant Development Manager  
Mirvac Projects Pty Ltd  
Office and Industrial  
Level 1, 2 Davy Road  
Eveleigh NSW 2015

## RE: Locomotive Workshop, B44 & B35 Conditions of Consent – Glazing

Dear Mr Langsford,

As the Heritage Consultant for the Locomotive Workshop redevelopment, Curio Projects have been working closely with Mirvac during the entire design and construction stages.

Mirvac and Curio have identified that a significant amount of the glass panels of the heritage arched windows are currently in poor condition and require replacement. Most of the early and original glass panels are frosted. Currently, the conditions of consent require that the replacement of broken frosted or opaque glass panes must use clear glass panes, as described in the glazing conditions of consent B44 (SSDA 8517) and B35 (SSDA 8449) below;

*All new external glazing used for the Locomotive Workshop is to be clear. Tinted glazing is not permitted to be used.*

The installation of clear glass panels together with the frosted and/or opaque original panes within one frame would be a major visual heritage impact on the original fabric of the building, and especially the heritage aesthetics of the arched windows.

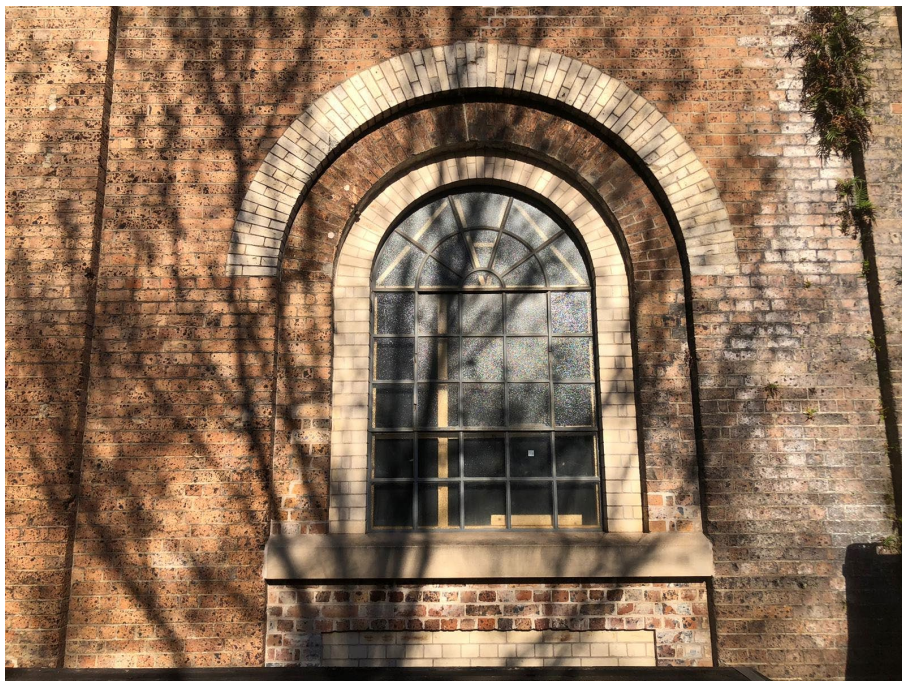


Figure 1: Heritage arched window – external view (Source: Curio Projects, 2015)



Figure 2: Heritage arched window – internal view (Source: Curio Projects, 2015)

Curio considers to be essential for the wording of the Conditions of Consent to be altered in order to ensure that the windows maintain their integrity and original quality, without having any visual impact on the heritage fabric of the building, as it will secure the new glass panels match the original ones surrounding them. The proposed wording is described below:

*All new external glazing used for the Locomotive Workshop is to be clear. Opaque or tinted glazing is only permitted in existing heritage arched windows to colour match surrounding tinted and/or opaque glazing within the same windows.*

Yours Sincerely,

Natalie Vinton  
Director  
Curio Projects Pty Ltd.