



11th December 2017

All correspondence to:

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Ms Annie Leung
Planner
N.S.W Department of Planning
EIS Exhibition - Bays 1-5 Locomotive Workshop
SSD 17 8517
Public Submission - Objection To Development Application

Mirvac's proposal is not acceptable and does not represent with good stewardship required for such an internationally significant site recognised by the Smithsonian Institute as one of the last remaining intact nineteenth century industrial blacksmith shops .

Successive custodians of the site have continually whittled away at the sites heritage and industrial machinery elsewhere, siting the Bays 1 and 2 Blacksmiths Shop as the most significant heritage component to retain.

There appears to be contempt by Mirvac to recommendations from heritage professionals on the best way to manage the significant collection and structures. The application makes numerous assumptions of there being no heritage impacts, where there clearly is a physical historical and visual change proposed.

The proposal reduces significantly the available footprint for blacksmithing demonstrations and does not consider or make possible the future restoration to operation of other heritage machinery within Bays 1 and 2 , which has previously been recommended in a number of heritage interpretation reports prepared. Flawed and inadequate consultation by Mirvac has attempted to hide the true impacts on Bays 1 and 2 modifications . Mirvac's attempts to pass off the loading bay as a minor intrusion shows contempt and a total failure to address the heritage proposals contained in the Eveleigh Workshops Interpretative Plans previously prepared.

The location of the loading dock, which alienates significant components of the Davey Press assemblage (the furnace) in Bay 1 North has again not been properly addressed , with no understanding of the presses heritage operating environment. The heritage consultants and Mirvac have not demonstrated an understanding of the spacial operation of the machinery required and the links between its main components, the Press , Furnace and Overhead Gantry Crane.

The solution for the alienation is a half baked mesh viewing window through a loading dock only usable when the dock is unoccupied.

There is a significant lack of detail supplied in regard to the disturbance to the heritage fabric to install a floor surface and box structure in the loading dock able to accommodate heavy delivery trucks.

There is lack of detail regarding the loading dock operation , sound transfer, smell and general rubbish build up associated with all loading docks and its spill over into the heritage significant areas.

Mirvac's proposal continually mentions its heritage interpretation however during public consultation sessions and within this submission it is clear that their understanding of heritage interpretation is somewhat lacking with the majority of the proposed interpretations being heavily weighted towards the machinery being a sculpture or art alternative , and not educating and informing in the way heritage interpretation should be designed. A symptom of Mirvac's Theme Park mentality exhibited in other recent developments of theirs. The inclusion of retail outlets for food in bays 1,2,3 and 4a is totally out of character with the significant heritage both movable and fixed items located in this area.

The application fails to address truck movements within the public domain, or provided traffic or pedestrian studies to the effects of trucks accessing the loading bay.

Access to the loading bay through the area of high pedestrian activity that Mirvac itself sees as the key access way to "activating" the site with the public.

Mirvac has only supplied a one line mention in this lengthy document of loading bay access as being "After hours".

No mention has been made of narrow winding street access with high density residential proximity and the loading bays location accessed by a steep incline.

No mention has been made in relation to truck manoeuvring or queuing options.

No mention has been made of the location of waste disposal silage on site.

The inclusion of retail food outlets in Bays 1 and 2 while maintaining heritage blacksmithing operations as required in the heritage covenant accompanying the sale of the site to Mirvac, has not been addressed in relation to its incompatibility with the NSW Pure Food Act.

Smoke dust dirt and other contaminants airborne or on surfaces constitutes a breach of the Pure Foods Act 2003 and therefore a non compliance that would have to be removed in the interest of public health and safety. Department of Health Directive - Manufacturing and wholesale inspection programme MWIP Standard 3.2.3 Food Premises and Equipment Clause 19

Mirvac has failed to ; or more likely intentionally misrepresented the ability of an Industrial Presence (Blacksmith) and retail food outlets to co-exist and legally comply with NSW Health Regulations

During community consultation session on 4th September 2017 Mr Stephen Simpson , Senior Project Design Manager Mirvac and Mr William Walker, Project Director, Mirvac repeatedly stated that the retail development was not commercially viable and it was only being included as a community service.

That stated, the obvious long term aim of Mirvac is not the commercial viability of Bays 1,2,3,4a, rather to further degrade the heritage value and intactness of these Bays.

The submission State Significant Development Application SSDA 8517 / SSDA 8449

This Environmental Impact Statement should not be approved until all matters above are resolved in the best interest of preserving the states rapidly diminishing industrial heritage.

R Matthews

Secretary Friends Of Eveleigh