

25 July 2019

Zac Langsford
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Level 28, 200 George Street
Sydney NSW 2000

Dear Zac

RE: SSDA 8517 Modification 3, Bays 3-4a Internal Layout, Locomotive Workshops – Addendum Heritage Impact Statement, Deletion of Studwork Wall

This letter provides additional information required with relation to the s4.55 Modification (Mod. 3) for SSDA 8517, submitted to the Department of Planning and Environment (DPE) in May 2019, which applied for modification of the internal layout in Bays 3-4a of the Locomotive Workshops, South Eveleigh Precinct (formerly Australian Technology Park (ATP)).

In May 2019, Curio Projects prepared a Heritage Impact Statement (HIS) to support this Modification (Curio Projects 2019, *Heritage Impact Statement, Bays 3-4a Locomotive Workshops, South Eveleigh, S4.55 Modification (SSD 8517)*). This letter provides additional information to supplement the original HIS report, and specifically, relates to the deletion of an approved internal studwork wall along the intertenancy wall between Bays 2 and 3, Level 1, as indicated in the figure below.

SSDA approved layout



Mod 3 layout



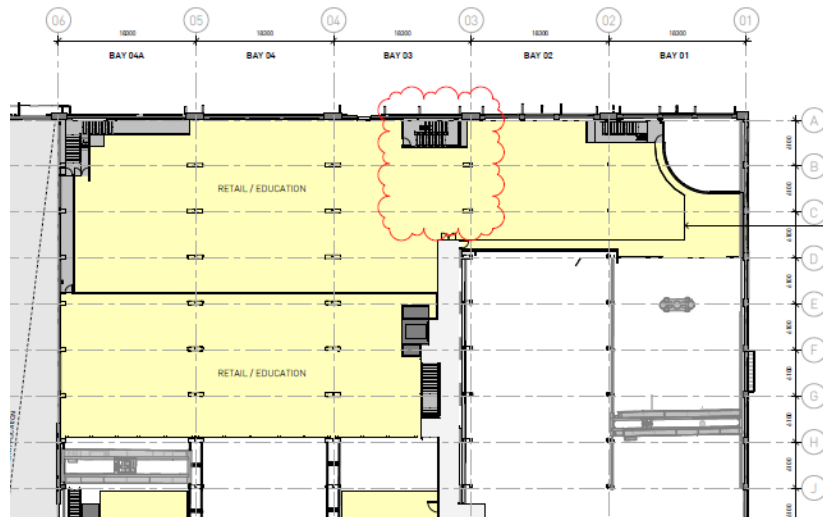
Summary of Modification Works

The HIS prepared by Curio Projects (to which this addendum letter refers), assessed the heritage impact of the following scope of works for minor alterations to the approved layout and fitout in Bays 3-4a north:

- Alteration to the size and format of public amenities in Bay 4a North;
- Replacement of the plant room in Bay 3 North with egress stairs;
- New plant room in Bay 4a North;
- Additional of storage rooms in Bay 4a north.

In addition to these works, the modification is also proposed to include the deletion of an approved studwork intertenancy wall on Level 1, between Bay 2 and 3 north. The deletion of this wall will allow the Level 1 tenancy in this location to expand into Bays 1 & 2, to form one larger tenancy area (as presented in the figure below).

This deletion was not originally addressed in Curio's original HIS with respect to potential heritage impact, and therefore has been assessed within this letter (as per the following section).



Proposed Level 1 Plan, location of change indicated in red (deletion of studwork wall)

Heritage Impact Assessment

The deletion of the approved studwork wall will facilitate a minor alteration of the tenancy layout in this location (i.e. expansion of the tenancy to extend into Bays 1 and 2), and will present no physical impact to any heritage fabric. As a purely functional change within the future tenancy, the deletion of this wall will have no visual impact to any heritage values or significance within the space.

In summary, this letter confirms that the deletion of the approved Level 1 studwork wall (as per Sissons Drawing: SA-AR-DWG-BB-B4-0331, Revision Y, dated 3/6/2019), will have an overall neutral heritage impact within Bays 1-4a north, which is consistent with the original assessment of heritage assessment for this location. The deletion of this wall should be supported on heritage grounds as it will not introduce any heritage impact to the space.

Should you have any further questions, please do not hesitate to contact me on 0402 522 789 or via email to sam.cooling@curioprojects.com.au.

Yours Sincerely,



Sam Cooling

Heritage Specialist
Curio Projects Pty Ltd.