

DOC #3

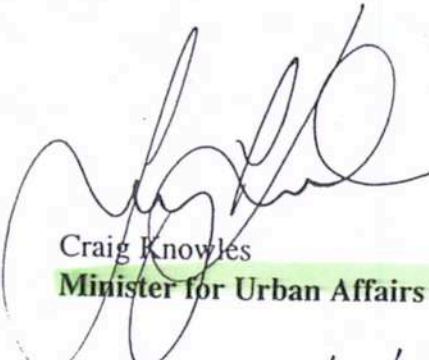
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

DETERMINATION OF DEVELOPMENT APPLICATION No. 6/96

I, the Minister for Urban Affairs and Planning, pursuant to clause 14 of Sydney Regional Environmental Plan No. 26 - City West and Section 91 of the Environmental Planning and Assessment Act, 1979 determine the development application referred to in Schedule 1 by granting consent to the application subject to the conditions referred to in Schedule 2.

The reasons for the imposition of the conditions are:

- i. to protect the amenity of the locality while construction works are in progress;
- ii. to ensure the creation of a high quality environment;
- iii. to ensure that the conservation works to the locomotive workshop building are complimentary to its industrial character;
- iv. to maintain the heritage significance of the building and machinery assemblages, collections and systems;
- v. to ensure that parking provision generated by the development is appropriate to the site;
- vi. to provide monetary contribution toward the provision of public amenities.


Craig Knowles
Minister for Urban Affairs and Planning

Sydney

6/6/

1996

13. A minimum of 2 on street loading docks shall be provided with minimum dimensions of 3.5 metres x 7.6 metres, with a clear headroom of 3.6 metres. The loading docks shall be line marked and clearly identified.

CYCLE PARKING PROVISION

14. A minimum of 2 separate locations shall be identified for cycle parking, either on street or off street. These cycle parking areas are to be made available without charge to cyclists who work in and visit the building.
15. Shower facilities shall be provided, in close proximity to the cycle parking locations referred to in condition 14, for use by cyclists who work in the building.

MEZZANINE DETAILS, BAYS 3-9

16. The new mezzanines and partitioning, together with other new finishes are to be reversible and are to be designed as simple and lightweight infills. New work is to be complementary and contemporary in character.
17. Details of the new mezzanines are to be submitted for the approval of the Director General. The details are to be submitted as one comprehensive package and shall include:- method of support or suspension; wall/partitioning details; fenestration and glazing details; depth of floor beam; reversibility and means of connection or abutment to external walls and columns.

DETAILS AND FINISHES

18. A schedule of finishes and samples of materials covering the whole building must be submitted for the approval of the Director General. The details are to be submitted as one comprehensive package and shall include:- finishes; colours; glazing; stair details; walkway details; handrail details. Refer to condition 32 in this regard.
19. Final design and detailing for external glazing and doorways for the whole building is to be submitted for the approval of the Director General. These details are to include all fixing methods to masonry; mullions, frames and spandrel panels; hinging; glazing panel connections, latches, door handles, other hardware; and glazing type. This condition supersedes condition 2 of Determination No. 33/95.

HERITAGE CONSERVATION

20. The Conservation Management Plan for the building endorsed by the NSW Heritage Council on 1 June, 1995 and the draft Management Plan for Moveable Relics shall form the basis for detailed design, conservation and interpretation decisions.

31. Future work to the building interior and exterior should retain the industrial character of the building. Reference should be made to Policy 7.3.4. and Policy 7.4.10. of the Conservation Management Plan.
32. New services in the building should be exposed and suspended from the existing structure and be distinguishable as new. Fixings to original fabric should be minimised and shall be as reversible as possible.
33. The applicant must prepare a "carers guide" for the building as outlined in Policy 7.3.3.4. of the Conservation Management Plan prior to the commencement of any work. This guide is to be presented and explained to all construction workers and consultants on site and future tenants of the building. This briefing should address the heritage significance of the site and the need to conserve and protect significant fabric, machinery and relics for future interpretation. This document must also address issues such as the importance of coordinated lighting, signage and colour schemes for the tenancies.

BAYS 1 AND 2

34. Details of the use of bays 1 and 2 are to be submitted for the approval of the Director General prior to the occupation of these bays. The details are to be submitted as one comprehensive package and shall include:- uses proposed; means of noise and vibration isolation; machinery conservation; treatment of surfaces and materials used; and any necessary decontamination.

MACHINERY

35. The management strategies contained in the draft **Management Plan for Moveable Relics** prepared by Godden Mackay and dated January 1996, or any subsequent final version adopted by the NSW Heritage Council shall form the basis for future management, conservation and interpretation of machinery assemblages, collections and systems.
36. Within 1 year of the occupation of any bay of the building approved under this determination, a detailed program for the management, conservation and interpretation of machinery assemblages, collections and systems must be submitted for the approval of the Director General.
37. A specialist machinery supervisor responsible for the management, supervision, care and conservation of the machinery assemblages, collections and systems shall be engaged to advise on a day to day basis on conservation issues affecting these items until the full implementation of the programme identified in condition 37.