



FULL STEAM AHEAD FOR LOCOMOTIVE WORKSHOP REDEVELOPMENT AFTER IPC APPROVAL

22 February 2019

The state's Independent Planning Commission has given the go-ahead to a multi-million-dollar redevelopment of an historic locomotive workshop in inner-Sydney, with conditions to protect its heritage values

Mirvac Projects Pty Ltd lodged two state significant development (SSD) applications with the Department of Planning & Environment for the adaptive reuse of the two-storey workshop within the Australian Technology Park at Eveleigh.

Under the \$137-million proposal, the sandstone brick structure – listed on the state heritage register as a fine example of an intact locomotive workshop from the steam engine era – would have a mix of retail, commercial, educational, recreational (indoor) and industrial uses.

The Department referred the applications to the Commission for determination after receiving more than 25 public objections.

Chair of the Commission, Professor Mary O'Kane AC, appointed a three-member panel, comprising Mr John Hann (Panel Chair), Professor Zada Lipman and Mr Adrian Pilton, to consider both applications concurrently and make a determination.

The Commissioners held a public meeting in November last year to listen to the community's concerns, which primarily related to potential impacts on the heritage significance of the workshop. They also met separately with the applicant and Department to discuss the project.

Today (Friday 22 February 2019), following careful consideration of all the evidence before it, the Commission has determined to approve, subject to strict conditions, both applications.

In its Statement of Reasons for Decision, the Commission found the applications are in the public interest "as they will result in a wide range of positive public benefits", including:

- employment opportunities located near the CBD and public transport
- improved public access to a state listed heritage building
- heritage interpretation experiences, and
- an improved public domain which will benefit workers, visitors and the local community

"The applications are in the public interest because the developments are a significant adaptive reuse, which sensitively respond to the heritage significance of the Locomotive Workshop while providing for new commercial and retail uses," the Commission stated.

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“The Commission accepts the findings of the Department that the impacts of the development are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent.”

Those conditions include a requirement for Mirvac to submit its heritage interpretation plan for approval prior to the first construction certificate being issued. This will ensure critical heritage interpretation is not excluded from the final design. Such exclusion could potentially significantly diminish the heritage value of the locomotive workshop.

The Commission notes the conditions of consent it has imposed are designed to:

- prevent, minimise and/or offset adverse environmental impacts;
- permit the ongoing heritage interpretation including social and labour history;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the on-going environmental management of the development.

The Commission’s Statement of Reasons for Decision can be read in full here:

<https://www.ipcn.nsw.gov.au/projects/2018/11/locomotive-workshop-australian-technology-park-bays-ssd-8517-and-ssd-8449>

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