

Chris Eldred  
Senior Planning Officer, Regional Assessments  
Department of Planning

Email: christopher.eldred@planning.nsw.gov.au

Dear Mr Eldred

### HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

**Address:** 106 Bourke Street CARRINGTON NSW 2294  
**SHR item:** Hydraulic Engine House and Crane Bases Nos. 7, 8, 9 and 10, SHR no. 01987  
**Proposal:** Asbestos remediation, conservation, accessibility upgrades, alterations and addition to existing disused masonry heritage building (previously industrial in nature).  
**IDA application no:** HMS ID 1187

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

#### APPROVED DEVELOPMENT

1. All work shall comply with the information contained within:
  - a) Architectural drawings, prepared by EJE Architecture as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name:</b> Carrington Hydraulic Engine House – Stage 3			
A000	Cover sheet & site plan	8/04/2222	A
A101	Sub floor – existing / demolition plan	8/04/2222	A
A102	Ground floor – existing / demolition plan	8/04/2222	A
A111	Sub floor – proposed plan	8/04/2222	A
A112	Ground floor – proposed plan	8/04/2222	A
A113	Roof – proposed plan	8/04/2222	A
A202	Ground floor – slab setout / dimension plan	8/04/2222	A
A501	South & west elevations – existing	8/04/2222	A
A511	South & west elevations – proposed	8/04/2222	A
A551	Sections – existing	8/04/2222	A
A561	Sections – proposed	8/04/2222	A

A801	Engine room internal elevations – existing / demolition	8/04/2222	A
A802	Gen. Rom, Accum. Tower 1 & 2 internal elevations – existing / demolition	8/04/2222	A
A811	Engine room internal elevations – proposed	8/04/2222	A
A814	Gen. Rom, Accum. Tower 1 & 2 internal elevations – proposed	8/04/2222	A
A901	Construction details	8/04/2222	A
A902	Crane base plaques	8/04/2222	A
A903	Stainless Interpretation Sign	8/04/2222	A

- b) Statement of Heritage Impact for ‘Carrington Hydraulic Engine House, Stage 3 – Engine Room Remediation 7 Accessible Entry Ramp’, Revision A, prepared by EJE Architecture, dated April 2022.

**EXCEPT AS AMENDED** by the conditions of this approval:

#### **HERITAGE CONSULTANT**

2. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

#### **SPECIALIST TRADESPERSONS**

3. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

*Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.*

#### **SITE PROTECTION**

4. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

## **PHOTOGRAPHIC ARCHIVAL RECORDING**

5. A photographic archival recording of the affected areas (Engine Room and western accumulator tower) must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW.

*Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.*

## **UNEXPECTED FINDS**

6. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: All significant fabric within a State Heritage Register curtilage should be managed according to its significance. This is a standard condition to identify to the applicant how to proceed if historical archaeological relics, or other unexpected buried discoveries such as works are identified during the approved project.*

## **ABORIGINAL OBJECTS**

7. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974*. Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## **COMPLIANCE**

8. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## **SECTION 60 APPLICATION**

9. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

**Advice**

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

**Right of Appeal**

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions about this correspondence, please contact Lily Chu, Senior Assessments Officer, at Heritage NSW on 9873 8595 or [Lily.Chu@environment.nsw.gov.au](mailto:Lily.Chu@environment.nsw.gov.au).

Yours sincerely

*'Michael Ellis.*

Michael Ellis  
Manager, Assessments  
Heritage NSW  
Department of Planning & Environment  
**As Delegate of the Heritage Council of NSW**  
22 July 2022