

Resolution of Local Planning Panel

2 February 2022

Item 3

Development Application: 2 Locomotive Street, Eveleigh - D/2021/947

The Panel granted consent to Development Application No. D/2021/947 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(13) PLAN OF MANAGEMENT

- (a) ~~The use must always be operated / managed in accordance with the Plan of Management, prepared by Australian Venue Co, dated December 2021 (Council ref 2021/561923). In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.~~
- (b) ~~The approved Plan of Management must be signed and dated by the manager of the premises and submitted to Council prior to the commencement of the use.~~

The Plan of Management prepared by Australian Venue Co, dated December 2021 is not approved.

A revised Plan of Management is to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate that addresses the following:

- (a) ***The heritage items and interpretive elements must be adequately protected and subject to measures to prevent theft and vandalism. This is to make reference to the existing heritage conditions imposed under SSD – 8517.***
- (b) ***The premises is to prepare a heritage interpretation education module for all venue staff that includes a general understanding of the heritage interpretation of the Locomotive Workshops and the heritage elements in Bays 1 and 2 north.***
- (c) ***The entrance to the pub from the public walkway through Bays 1 and 2 must be open to the public within the hours of operation of the premises and appropriately signed to encourage the public to enter***

the pub, subject to appropriate liquor licensing requirements. The Plan of Management must specify that pub entrance is to be free and that the heritage machinery and interpretive elements can be viewed by the public. Staff are to welcome any members of the public who wish to view the heritage interpretation.

- (d) ***Sufficient distance must be provided between the heritage elements and the proposed furniture to allow appropriate interpretation and protection of the heritage elements. Distance from the heritage elements must be maintained generally in accordance with stamped plan number SE-101 – General Arrangement Plan. Changes to the furniture arrangements are to be approved by the Area Planning Manager. Any changes must ensure sufficient distance is maintained.***

The Plan of Management must be signed and dated by the manager of the premises and submitted to Council prior to the commencement of the use.

In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

Reasons for Decision

The application was approved for the following reasons:

- (A) The development is permissible with consent in the 'Business Zone - Business Park' area within the Redfern-Waterloo Authority Sites under the State Environmental Planning Policy (State Significant Precincts) 2005 and is consistent with the relevant objectives.
- (B) The development complies with Part 3, Clause 21 of the State Environmental Planning Policy (State Significant Precincts) 2005 relating to height, floor space ratio and gross floor area.
- (C) The development, subject to conditions, will not result in unacceptable amenity impacts to surrounding properties or any items of State heritage significance as per the Redfern-Waterloo Authority Sites Heritage Map.
- (D) The proposal generally satisfies the relevant strategy, objectives and provisions of the applicable State Environmental Planning Policies.
- (E) Issues raised in submissions have been considered and where appropriate addressed in the conditions of consent.
- (F) Suitable conditions of consent are recommended and the development is considered to be in the public interest.
- (G) Condition 13 was amended to reference the State Significant Development, address issues of public access and protect heritage elements.

Carried unanimously.

D/2021/947