

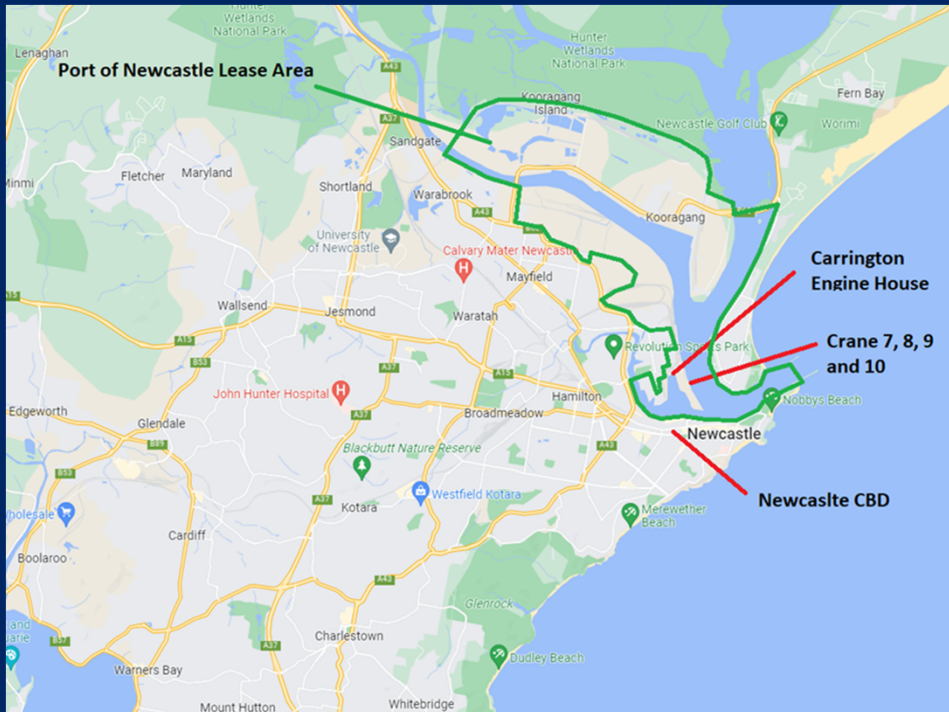


# **IPC Department Meeting Presentation**

Carrington Hydraulic Engine House

(DA 22/6312)

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# Carrington Hydraulic Engine House

The proposal seeks consent for alterations and additions to the Carrington Hydraulic Engine House and Heritage Interpretation to former crane bases.

The proposal is in the Port of Newcastle Lease Area and zoned SP1 Special Activities.

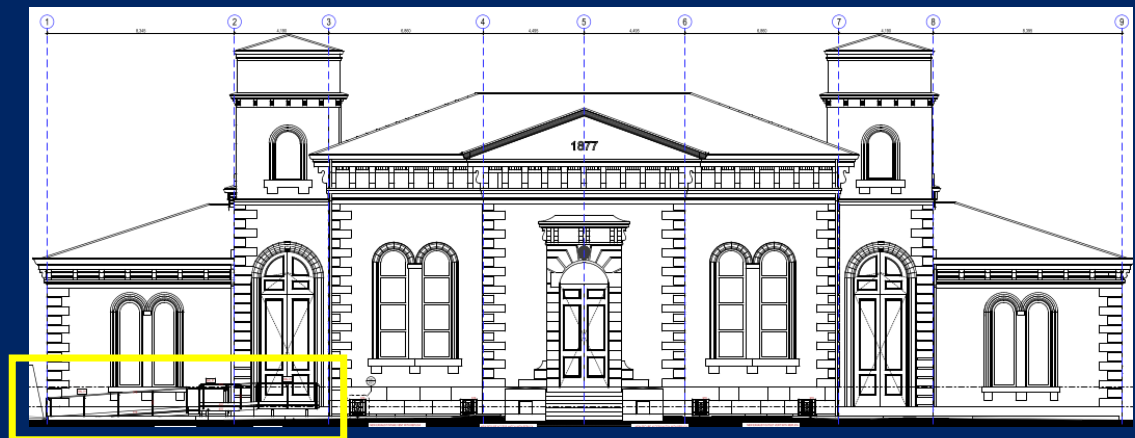
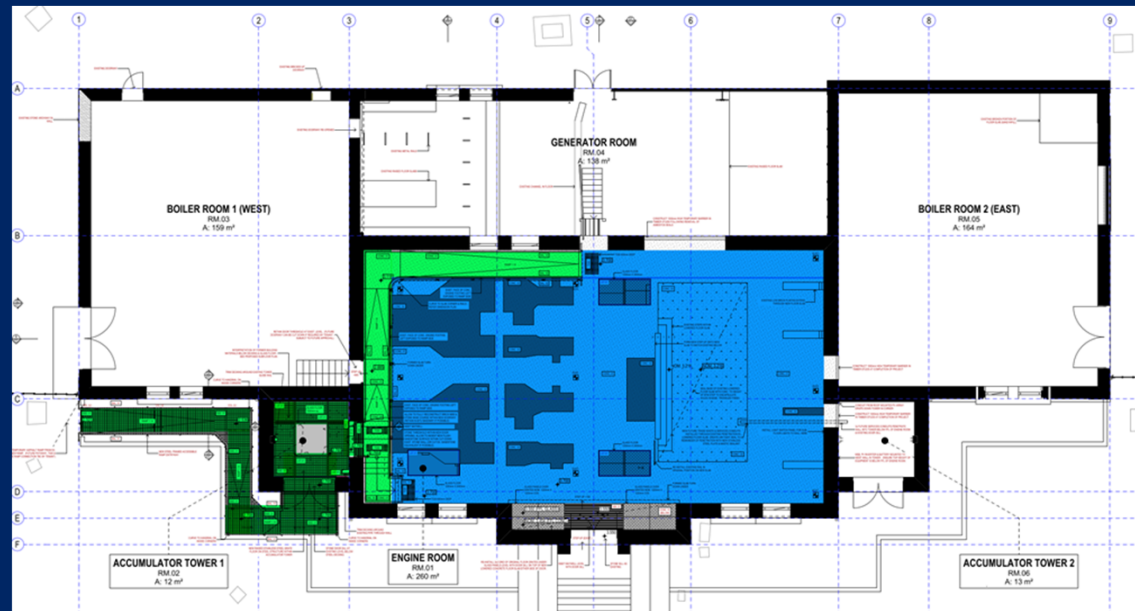
## Submissions:

- Comments from Council on DA
- GTA's from Heritage NSW for DA



Item	Description
Access Ramp	1:14 ramp from forecourt to Engine room
Engine Room Floor Works	Reinforcement of existing steel columns due to corrosion Construction of new suspended concrete slab floor with glass panels and service conduits.
Subfloor	Treatment of subfloor to seal remanent contaminants Installation of mechanical ventilation and lighting
Crane Base Heritage Interpretation Works	Bronze plaque on a stone plinth of approx.600mm cubed for each crane base. Stone re-purposed from previous engine house restoration works
Forecourt Heritage Interpretation works	Two stone plinths placed horizontally within the forecourt. Stone re-purposed from previous engine house restoration works. Stainless-steel etching depicting a historic photograph

Department of Planning and Environment



# Key Issues

- **Heritage** – The applicant supported the proposed development with a Heritage Impact Statement and Conservation Management Plan. Heritage NSW issued GTA's and raised no objections to the proposed works. The Department considers the development would assist in preserving an item of state heritage significance. The interpretation works would acknowledge the significance of the site and increase public appreciation of the precinct.
- **Contamination** – Contamination report identified contaminants identified above Health and Ecological Investigations Levels. The works proposed to seal and encapsulate the hazard would render the building safe for occupation subject to a long term environmental management being implemented
- **Future Land Use** – No land use proposed by the applicant and works are being undertaken to render the building suitable for future re-use with no specific land use identified. Recommended that application be approved without a land use, and that any future use is subject to development consent.
- **Contributions** – the Applicant contends that development contributions do not apply for the proposals based on a Ministerial Direction, the Department notes that the Ministerial Direction only applies to developments where Council is the consent authority however once the exclusions under clause 208 of the EP&A Regs are considered, the development does not trigger the minimum threshold of \$100,000.

