

10 November 2021

Our Ref: R/2017/14/R
File No: 2021/492129
Your Ref: SSD 8517 – MOD 7

Thomas Piovesan
Senior Planner – Key Sites Assessments
Department of Planning, Industry and Environment

By Planning Portal

Dear Tom

Locomotive Workshop – SSD 8517 MOD 7 – Expand retail uses into Innovation Plaza – Supplementary response to submissions

Thank you for your correspondence dated 3 November 2021 requesting for the City of Sydney Council (“the City”) to comment on the supplementary response to submissions (RtS) prepared by the applicant for the proposed modification application.

The supplementary RtS reduces the extent of outdoor seating area to provide a 4.5m wide clearance for pedestrian movement and provides further clarification regarding tree planting and management.

The following critical issues and recommendations for revision should be considered prior to determination.

1) Increase areas for pedestrian circulation at the southern end of plaza

It is noted that there are still discrepancies in the architectural drawings and landscape drawings that omit the southernmost seating area in Innovation Plaza. All plans are recommended to include all details regarding outdoor seating areas. Further, outdoor seating areas are shaded in different colours in various plans with no key provided. This may result in confusion in understanding which areas are to be allocated to seating for tenants or public seating.

Further, the supplementary RtS states that outdoor seating zones are already approved under the original consent granted. It is noted however that Condition A19 excludes outdoor seating from the consent.

It is recommended that a condition of consent be imposed requiring a minimum 4.5m wide clearance to be provided between the southernmost section of seating and any other structures (including bollards) to ensure a clear path of travel is provided and appropriate pedestrian safety is maintained.

2) Consider impacts of planting on existing mature trees

The City notes the applicant's submissions regarding matters relating to mass planting below existing mature trees and the installation of streetlights.

In regard to the preparation of a Long-Term Tree Management Plan (TMP), clarification is sought as to whether the project arborist (AQF level 5) has provided any advice confirming that the proposed modification "will not impact the trees in any way" as suggested by the applicant and advised that a long-term TMP that address the placement of moveable furniture, stacking of furniture, location and size of any stalls/ food vans etc within the TPZ of existing trees is not required.

A long-term TMP should be prepared to manage activities within the TPZ's and protect trees from the adverse effects of the proposed space usage and it is unclear whether any specialist arborist advice has been provided in relation to the proposed modification.

Further, the supplementary RtS notes that whilst public domain works are not being proposed as part of this modification application, Earthscape Horticultural Services provided advice to Mirvac in March 2017 and an Arboricultural Impact Assessment (AIA) in April 2017, which addressed the issue of planting beneath the trees and confirmed that the removal of portions of the slab around the trees to allow soft landscape treatments would improve the current growing conditions around the trees and permeability to the root zones. A 2017 Arboricultural Impact Assessment however is now considered out of date and does not respond to the specific works proposed as part of this modification and new advice in an AIA is recommended.

All street trees surrounding the site must be retained and protected in accordance with AS4970-2009 Protection of Trees on Development Sites. The protection and retention of all existing trees is a priority for the City.

It is requested that the City be given the opportunity to review and comment on any draft conditions of consent prior to determination.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Senior Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au

Yours sincerely,



Bill MacKay
Manager Planning Assessments
 City Planning | Development | Transport