

9 January 2020

2190140

Jim Betts
Secretary
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Amy Watson (Team Leader – Key Sites Assessments)

Dear Amy,

RE: Response to Request for Information, Bays 1-4a of the Locomotive Workshop, South Eveleigh (SSD 8517, MOD 5)

Ethos Urban has prepared this letter on behalf of Mirvac Projects Pty Ltd (Mircvac) in response to your request for additional information to support the response to the Department's Request for Additional Information (RFI) in relation to the Modification Application (MOD 5) to amend State Significant Development (SSD) Consent SSD 8517, which relates to Bays 1-4a of the Locomotive Workshop, South Eveleigh.

The information requested by the Department and proposed amendments to the Conditions of Consent are detailed in **Table 1** below. This letter is accompanied by an amended Public Domain Staging Plan (**Appendix A**).

Table 1 Response to Request for Information

Item	Comment
Condition E9 Public Domain Works The proposed change to Condition E9 is inconsistent with the indicative staging plan provided, which shows: - Innovation Plaza and Locomotive Street Stage 1 public domain complete October 2020 - Locomotive Street Stage 2 public domain complete March 2021 - Locomotive Street Stage 3 public domain complete April 2021. Please reconsider the wording of the proposed changes to Condition E9 to ensure the public domain is delivered consistent with the above staging.	As requested, the proposed wording of Condition E9 has been amended to ensure the public domain is delivered consistent with the Public Domain Staging Plan. Condition E9, as proposed to be modified, now reads: The works to the public domain are to be completed in accordance with the approved public domain plan prior to the commencement of use or issue of the first Occupation Certificate, whichever occurs first for the Locomotive Workshop and the Civil Works Staging Plan prepared by Mirvac, being: Innovation Plaza: Prior to the commencement of use of Bays 1 & 2 (North). Locomotive Street Stage 1: Prior to the commencement of use of Bays 3-4a (Ground Level). Locomotive Street Stage 2: Prior to the commencement of use of Bays 5-15.
Condition E19 Loading Dock Management Plan	On 28 October 2019, Development Consent (D/2019/751) was granted by the City of Sydney for the fitout of the Level 1 tenancy in Bays 1-4a as an educational establishment operated by 'Top Education'. The Top Education Institute is a Registered Higher Education Provider (PRV 12059), facilitating tertiary qualifications. Top Education currently occupies a tenancy within Bay 15 of the Locomotive Workshop and a tenancy within the Biomedical Building within the South Eveleigh Precinct. However, prior to the commencement of use as a university, it is necessary to obtain approval from the Commonwealth's Tertiary Education Quality and

Item	Comment
	Standards Agency (TESQA). This requires an Occupation Certificate to have been issued. Accordingly, it is proposed to amend Condition E19 to shift the timing of the preparation of a Loading Dock Management Plan. Specifically, it is proposed to amend Condition E19 to require the preparation of a Loading Dock Management Plan prior to the commencement of the first use of the Locomotive Workshop, rather than prior to the issue of the first Occupation Certificate. This will allow for the issue of the Occupation Certificate needed by Top Education to obtain approval from TESQA, while ensuring that a Loading Dock Management Plan approved by the Secretary is in place prior to the operation of any use in Bays 1-4a. The proposed amendments to Condition E19 are: Prior to the issue of the first Occupation Certificate for commencement of the first use of the Locomotive Workshop, a Loading Dock Management Plan shall be prepared in consultation with the Sydney Coordination Office and Council and submitted to the Planning Secretary for approval. The Plan is to apply to all tenancies within the Locomotive Workshop to promote safe and efficient operation of the loading area in Bay 1-2 north and Innovation Plaza, the on-street loading spaces on Locomotive Street and to minimise conflicts with pedestrian movements. The Loading Dock Management Plan shall include the following: a) allocation of loading spaces b) restrictions on delivery times to ensure all loading activities are undertaken outside of peak pedestrian hours, being before 8am and after 6pm, all days c) management of conflicts between vehicles and pedestrians d) all vehicles are to exit the loading dock in a forward direction e) controls on duration of stays f) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations to redirect vehicles when queuing occurs g) procedures for tradesperson access and parking h) truck access routes i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock j) active management measures (eg traffic controllers) k) evidence of consultation with the sydney co-ordination office and council in respect of the loading dock management plan must be submitted to the secretary.
Condition E20 Service Vehicle Access Route As proposed in post-lodgement discussions with the Department, it is also proposed to amend Condition E20.	For the reasons outlined above, it is proposed to amend Condition E20 to shift the timing of the resolution of the service vehicle access route. Specifically, it is proposed to amend Condition E20 to require the resolution of the service vehicle access route (under either Option 1 or 2) prior to the commencement of the first use of the Locomotive Workshop, rather than prior to the issue of the first Occupation Certificate. This will allow for the issue of the Occupation Certificate needed by Top Education to obtain approval from TESQA, while ensuring that service vehicle access is resolved prior to the operation of any use in Bays 1-4a. The amended wording will avoid a situation where a use is operating without an agreed service vehicle access route, consistent with the intent of Condition E20.

Item	Comment
	The proposed amendments to Condition E20 are: Prior to the issue of the first Occupation Certificate for commencement of the first use of the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee to use servicing access route Option 1 (Rosehill Street and Margaret Street) to the ATP site. This includes undertaking the required changes to 'no stopping' parking restriction on Rosehill Street. If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee, evidence must be provided to the satisfaction of the Planning Secretary, prior to the issue of the first Occupation Certificate for commencement of the first use of the Locomotive Workshop, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing vehicle access to the Locomotive Workshop.

We trust that the information provided satisfies the requirements of the Department's request for additional information.

Should you have any further queries about this matter, please do not hesitate to contact me on 9409 4906 or TAtkinson@ethosurban.com.

Sincerely,



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