

Our Ref: 17068
Council Ref: SSDA 8517

19 September 2018

17068

Carolyn McNally
Secretary
GPO Box 39
SYDNEY NSW 2001

Attention: Emily Dickson

Dear Emily

**SSDA 8517 - MODIFICATIONS TO APPLICATION
BAYS 1-4A, LOCOMOTIVE WORKSHOP, SOUTH EVELEIGH**

This letter has been prepared on behalf of Mirvac Projects Pty Ltd (Mircvac) to formally request minor amendments to SSDA 8517 as they relate to the general arrangement layout of Bays 1-4a within the Locomotive Workshop, South Eveleigh.

The proposed amendments are generally the result of refinements that Mirvac would like to make to the design, following further investigation and commencement of the detailed design process.

The principal amendment to the internal layout is the relocation of the plant from Level 1 to the Ground Floor, and this amendment has been tabled and discussed with representatives of the NSW Heritage Division (Heritage Division) and City of Sydney Council (Council). Following in principle support for the changes by the Heritage Division and Council, this letter seeks to formally amend the architectural drawings associated with SSDA 8517.

Accordingly, the key changes proposed in the revised Architectural Plans relate to:

- the relocation of plant from Level 1 and the associated removal and reconfiguration of the fire stairs arrangements at Ground Floor;
- the relocation of the public access lift, BOH area leading from the loading dock at Ground Floor and Level 1;
- the reconfiguration of the tenancy in Bays 3-4a north at Level 1;
- reconfiguration of the tenancy in Bays 1 and 2 at mezzanine level; and
- inclusion of the land use term 'artisan food and beverage industry' as a land use;

To support this submission and provide consistency across the architectural drawing set, the following updated plans (**Attachment A**) are submitted:

- SA-AR-DWG-BB-B\$-0304 [M]
- SA-AR-DWG-BB-B4-0330 [S]
- SA-AR-DWG-BB-B4-0331 [S]
- SA-AR-DWG-BB-B4-0350 [N]
- SA-AR-DWG-BB-B4-0361 [M]
- SA-AR-DWG-BB-B4-0390 [H]
- SA-AR-DWG-BB-B4-0391 [H]

- SA-AR-DWG-BB-B4-0392 [D]
- SA-AR-DWG-BB-B4-0393 [E]

In addition, the proposed amendments to the design are supported by:

- Heritage Impact Assessment, prepared by Curio Projects (**Attachment B**); and
- BCA Statement, prepared by Philip Chun (**Attachment C**).

1.0 Proposed changes

The following table outlines the proposed changes to the proposed internal layout of Bays 1-4a and the public domain and the reasons for the changes.

Table 1 Schedule of design changes

Proposed Change	Driver for Change
Relocation of plant from Level 1 and the associated removal and reconfiguration of the fire stairs arrangements in Bay 4a at Ground Floor and Level 1.	Design development, following on from consultation with prospective tenants for Level 1 area and in consideration of discussions with the Heritage Division and Council
Reconfiguration of the public access lift, and back of BOH area leading from the loading dock at Ground Floor.	Design development, associated with reconfiguration of tenancy layout at Level 1 in Bays 3-4a north.
Reconfiguration of the tenancy in Bays 3-4a north at Level 1 and resultant amendment to public accessways at Level 1.	Design development, following on from consultation with prospective tenants.
Reconfiguration of the tenancy in Bays 1 and 2 at mezzanine level and associated improvements to the fire stairs and tenant line.	Design development following on from consultation with prospective tenants, fire safety requirements and to formalise the heritage interpretation zone and viewing area.
Inclusion of the land use term 'artisan food and beverage industry' as an approved land use.	On 31 st August 2018 the Department introduced a number of land use definitions into the Standard Instrument (Local Environmental Plans) Order 2008. It is considered that the new land use definition 'artisan food and beverage industry' is entirely complementary to the other proposed land uses and the vision for the Locomotive Workshop.

2.0 Environmental Assessment

The EIS submitted in relation to SSDA 8517 addressed the following environmental impacts:

- Compliance with relevant legislation, environmental planning instruments and policies;
- Design excellence;
- Built Form;
- Heritage Impacts;
- Economic Impacts;
- Traffic, Parking & Access;
- Public Access;
- Waste management;
- Contamination;
- Noise and Vibration;
- Accessibility;
- Building Code of Australia;
- Services and Utilities Management;
- Water Cycle Management;
- Railway Infrastructure;
- Construction Management;
- Ecologically Sustainable Development;
- Development Contributions;
- Site Suitability; and
- Public Interest.

The planning assessment of SSDA 8517 remains unchanged with respect to the above matters, however the proposed amendments warrant further assessment in regard to:

- Compliance with the relevant, legislation, Strategic and Statutory Plans;
- Heritage impacts; and
- BCA compliance.

2.1 Compliance with the relevant, legislation, Strategic and Statutory Plans

The Site is located within the Redfern-Waterloo Authority 'specified site' and therefore *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP) is the principal planning instrument relating to the Locomotive Workshop site. Under the SSP SEPP, the site is zoned Business Zone – Business Park and the proposed additional land use – 'artisan food and drink industry' is permitted with development consent within the zone.

In addition, the amendments to the general layout of Bays 1-4a result in a change to the proposed gross floor area (GFA) of the development. The revised GFA of the development (as shown on the revised GFA plan) is 11,662m². This is a minor decrease in GFA from the RTS submission (11,676m²), and therefore the proposed changes will not result in the maximum GFA control for the Locomotive Workshop (42,055m²) being exceeded.

2.2 Heritage Impacts

The heritage impacts associated with the proposed changes to the development have been assessed by Curio Projects to be acceptable as confirmed in the statement provided at **Attachment B**.

2.3 BCA Compliance

Philip Chun has reviewed the revised Architectural Plans, as included in Attachment A and confirm (Attachment C), that they are consistent with the intent of its previous BCA report (No PC-BCA-FSU Report-R04-LWP-0001(A) dated 20/10/2017. Furthermore, Philip Chun confirms that it is confident that the proposed works can comply with either the Deemed-to Satisfy provision of the BCA or the Performance Requirements of the BCA (subject to Fire Safety Engineering) and all recommendations in the previous report remain the same.

3.0 Conclusion

As noted above, the proposed amendments are generally the result of refinements that Mirvac would like to make to the design, following further investigation and commencement of the detailed design process and the above assessment demonstrates that they are acceptable.

We therefore request that the proposed plans are incorporated into the application for the redevelopment of Bays 1-4a within the Locomotive Workshop (SSDA 8517) and the assessment of the application be completed.

Yours sincerely,



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