

22 January 2021

Our Ref: R/2017/14/O
File No: 2021/020318
Your Ref: SSD 8517 – MOD 7

Emily Dickson
Senior Planning Officer – Key Sites Assessments
Department of Planning, Industry and Environment

By Planning Portal

Dear Emily

Request for advice – Locomotive Workshop MOD 7 – expand retail uses into Innovation Plaza (SSD 8517)

Thank you for your correspondence dated 16 December 2020 requesting for the City of Sydney Council (“the City”) to comment on the subject modification application. The proposal involves the expansion of retail uses into Innovation Plaza, including extension of outdoor seating areas and establishment of built form structure and awning structure envelopes for the detailed design and future fit out works for the retail uses.

The accompanying documentation has been reviewed. It is acknowledged that Innovation Plaza is zoned for public recreation under SEPP (State Significant Precincts) 2005. The proposal relates to ancillary structures to a retail premises and presents a technical prohibition of development within the public recreation zone. The proposal results in an intensification of private commercial land uses and is contrary to the objectives of zone and does not enable land to be used for public open space or recreational purposes for the enjoyment of the community.

However, having regard to the provisions of Section 4.38(3) of the Environmental Planning and Assessment Act 1979, development consent for state significant development may be granted despite the development being partly prohibited by an environmental planning instrument.

Notwithstanding the prohibition, development within Innovation Plaza may be acceptable. Should approval be granted for the application, development must be flexible and impermanent to ensure that other objectives of the public recreation zone are realised as follows:

- To ensure that the vitality and safety of the community and public domain is achieved, the City recommends that the provision of tenant outdoor seating zones located 1.6m from the Locomotive Workshop building line and outside of the proposed envelopes be deleted. This would allow for a generous width of travel to avoid crowding and increase the safety of people, particularly with impaired vision, to easily traverse and navigate this space.
- Having regard to the above, a path of travel free of structures would simultaneously improve the visual and spatial relationship of any future structures with Locomotive Workshops and allow the building to be discerned.

This is of critical importance having regard to the state heritage significance of the building.

- The provision of outdoor seating and any built form and awning structure envelopes must not compromise and impede on the existing trees located within Innovation Plaza. The trees are vital public domain elements that positively contributes to the visual and aesthetic value as well as to the amenity of the area and must be protected.
- Having regard to the proposal relating to the provision of outdoor dining zones and building envelope for structures only, it is imperative that any future application for the detailed design be well considered to allow the eastern façade of the Locomotive Workshops to be revealed whilst allowing for the continual functionality of the Plaza for public open space as the primary thoroughfare to and from the ATP precinct. As such, the operating hours of the retail uses, the types and location of the seating and furniture proposed, outdoor lighting and the accessibility through Innovation Plaza and the Locomotive Workshops must be addressed in any future application.

Should you wish to speak with a Council officer about the above, please contact Reinah Urqueza, Specialist Planner, on 9265 9333 or at rurqueza@cityofsydney.nsw.gov.au

Yours sincerely,



Andrew Rees
Area Planning Manager