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Dear Emily

**RE: Response to Modification of SSD 8517 – Innovation Plaza Locomotive Workshops (MOD 7)**

Thank you for inviting the Heritage Council of NSW (email 15 December 2020) to provide advice on the above Modification Request relating to the Locomotive Workshops.

- Permanent use of western portion of Innovation Plaza as 'retail premises';
- Extension of approved outdoor seating areas;
- Introduction of built structure envelopes within Innovation Plaza; and
- Amendment to Conditions A2 (wording changes) and F12 (hours of operation modification)

Based on our review we provide the following comments on the proposed amendments.

*Innovation Plaza*

Innovation Plaza is one of the most important public spaces within the South Eveleigh Precinct and the last remaining space that has not been compromised by new built elements. The space reflects the former functional relationships and context between elements within the site as well as providing a visual connection to the railway lines beyond and to the Chief Mechanical Engineers Office at North Eveleigh.

Innovation Plaza has a strong industrial character and enhances the landmark qualities of the two 19th century heritage buildings on either side of the space. In addition, the three original buildings within the South Eveleigh precinct are situated around Innovation Plaza – Locomotive Workshops, National Innovation Centre and International Business Centre.

*Indicative building envelopes*

Activation of this area is supported. However, this must be achieved through design that does not compromise the importance and character of the space, the significant visual connections, and the legibility of significant elements of the Locomotive Workshops building including the longitudinal external façade wall and its composition. This is critical to mitigate cumulative impacts of the overall redevelopment on public and non-public spaces of the site.

We understand that the proposed amendments are for the set out of built structure envelopes and not for the built structures themselves. However, we do not support the introduction of permanent built structures within this area. This is based on Innovation Plaza being the last uncompromised non-built space within the South Eveleigh precinct; the retention of these spatial qualities will help interpret the original form and solid-and-void composition of this important public space. This is consistent with our comments on other proposals for Innovation Plaza. We recommend that structures and built elements

within Innovation Plaza not be permanent so as to be responsive to a changing environment, to adjacent uses (existing and future) and to future strategies to activate the area. As such, we recommend that such structures and built elements be reversible (without damaging significant fabric and qualities); their reversibility and flexibility will help to mitigate potential heritage impacts.

*Retail use/ outdoor seating*

We generally support the use of the western portion of Innovation Plaza as retail premises as it would allow engagement and interaction with the existing heritage buildings. We also do not have objections in expanding the approved outdoor seating areas provided legibility of Locomotive Workshops building and its distinctive elements are not compromised. However, we recommend that the proposed 1.6m separation between the building and the seating be increased to 2 metres to provide a more appropriate physical and visual separation and better pedestrian movement in that area.

If you have any queries regarding SSD 8517 MOD 7, please contact David Nix, Senior Heritage Officer, Major Projects at Heritage NSW on 02 9895 6523 or at [david.nix@environment.nsw.gov.au](mailto:david.nix@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, reading 'Hendry Wan' in a cursive style.

**Hendry Wan**

A/Senior Team Leader - Major Projects  
Heritage NSW, Community Engagement  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**

28 January 2021