

12 October 2021

Our Ref: R/2017/14/Q  
File No: 2021/444510  
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 – Response to submissions**

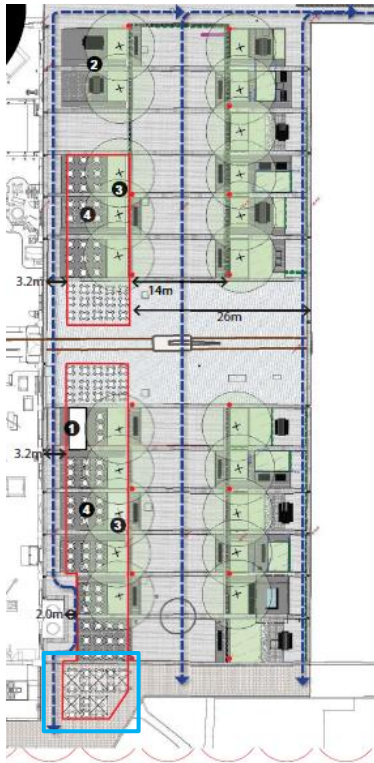
Thank you for your correspondence dated 23 September 2021 requesting for the City of Sydney Council (“the City”) to comment on the response to submissions (RtS) prepared by the applicant for the proposed modification application.

The RtS provides further clarification on the expansion of the retail premises use zone, noting that proposed furniture will not be fixed and will be removable. The RtS also includes some amendments and withdraws the proposed built structure envelopes to the north and the awning structure zone.

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

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

Council’s Public Domain unit have noted that the proposed seating area at the south of Innovation Plaza indicated in Figure 1 below creates a pinch-point on the footway at Locomotive Street, adjacent to the pedestrian crossing and Indigenous Garden. This access issue and hazard is exacerbated with the use of moveable furniture and is recommended to be removed completely. It is also noted that only the submitted landscape plans provide this detail and not the architectural drawings.



**Figure 1:** Seating area recommended for removal outlined in blue

## 2 Consider impacts of planting on existing mature trees

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. Trees aid in reducing 'urban heat island effects' and are highly valued by the community. The proposed development and associated landscaping in the vicinity of trees, has a high potential to impact in their health and structure.

The proposed mass planting below the existing mature trees is not supported and is recommended to be removed from the plans. The proposed planting is within the Structural Root Zone of the existing trees and would likely impact existing roots. Furthermore, the existing trees would have to compete with the new plants for water and nutrients and likely to affect the health of these significant trees, which currently add to the environmental amenity and character of Innovation Plaza and the use of this public space throughout the year.

A Long-term Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist is recommended to be prepared and submitted for review. This will appropriately manage the various activities and limit impacts to the trees on an ongoing long-term basis. The Long-term TMP must address placement of moveable furniture, stacking of furniture, location and size of any stalls / food vans etc, temporary structures e.g. shade structures etc and any other moveable equipment within Tree Protection Zones (TPZ). The TMP must also show no-go zone areas e.g. tree pit, raised roots, long hanging branches etc.

Further, it is recommended that an Arboricultural Impact Assessment (AIA) by an AQF Level 5 Arborist is undertaken for any proposed works within the TPZ of existing trees and submitted to the City for review.

New streetlights within the TPZ of existing trees must be appropriately setback from trees. This is to limit pruning for installation but also future pruning as the trees continue to grow. Additionally, the installation of any underground services (e.g. electricity for lighting) must be undertaken in a tree sensitive manner i.e. hand excavation, soil vacuum etc. and supervised by an AQF Level 5 Arborist. No tree roots greater than 30mm diameter are to be pruned, removed or damaged.

For more information, Section 8 of the [City of Sydney Street Tree Master Plan](#) includes general street tree protection measures and conditions.

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, Specialist Planner, on 9265 9333 or at [mburge@cityofsydney.nsw.gov.au](mailto:mburge@cityofsydney.nsw.gov.au)

Yours sincerely,



**Andrew Rees**  
Area Planning Manager