

Date 25 September 2019

Our Ref: R/2015/37/W  
File No: 2019/446885

David McNamara  
Director, Key Sites and Industry Assessments  
Dept of Planning, Industry and Environment  
PO Box 39  
Sydney NSW 2001

Attention: Brendon Roberts

*By upload to Major Projects Website*

Dear Mr Roberts,

**SSD 7317 – MOD 17 – Building 2 – Locomotive Street Retail Reconfiguration**

Thank you for your correspondence dated 29 August 2019 requesting comments on Modification 17 to SSD 7317.

It is understood the modifications to the SSD include the following:

- Amend the design and number of retail tenancies at Building 2 to both Zone A and B;
- Installation of new awning to Building 2;
- Signage zones;
- Additional condition to require tenancies to apply for CDC for shopfront fitouts.

With reference to the proposed changes, I make the following comments:

1. Reconfigured tenancies

The reconfiguration of the tenancies was presented to the City of Sydney on 30 July 2019 during a pre-lodgement meeting with Mirvac. The City does not object to the proposed size, amalgamation of the tenancies, or 'container' approach for the retail tenancies, except where noted below.

As noted during this meeting, the layout of the retail tenancies should be redesigned to allow for an additional opening next to the amenities of the north-east of the site for the rear external seating area (in blue outline below). This may result in the loss of some retail GFA but would provide for additional amenity for patrons.

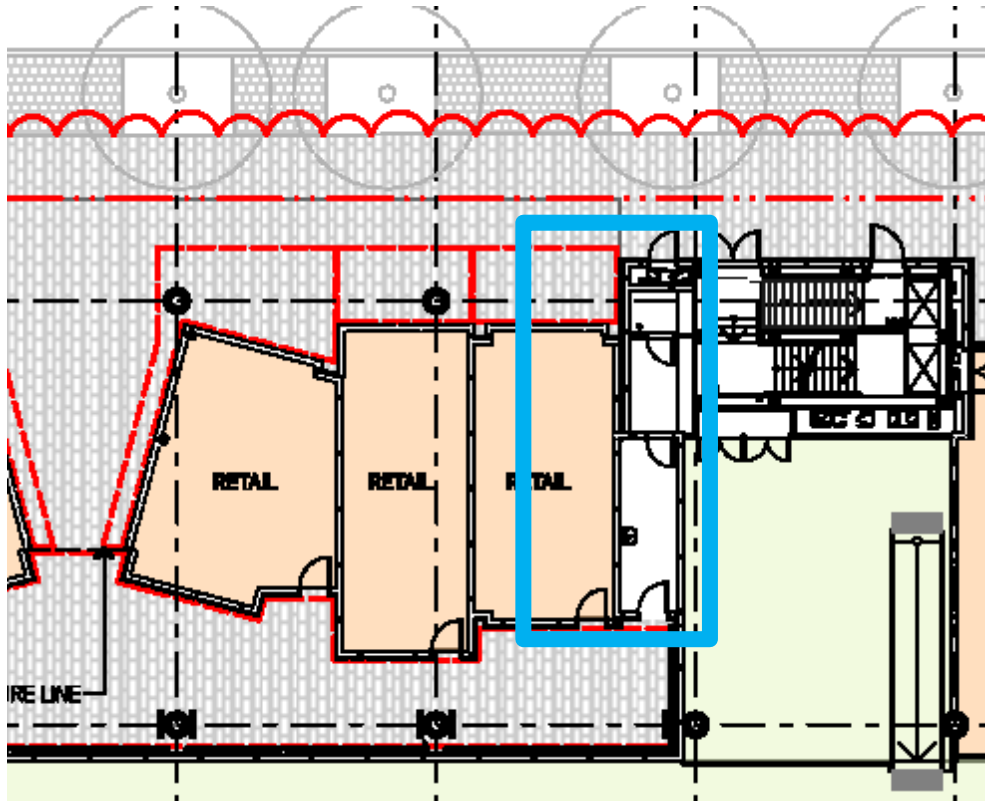


Figure 1: Area to be opened for additional amenity to rear seating area

## 2. Signage zones along the Northern Elevation

- a) The information provided for the 'Indicative Signage Zones' and 'Indicative Retail Signage Zones' is insufficient for the purposes of an assessment. The size and proposed locations of these zones, materiality and limits to the number of signs per tenancy should be confirmed via the submission of a comprehensive Signage Strategy to be endorsed in consultation with the City of Sydney. **The City objects to the signage zones unless the above is addressed.**
- b) The height of the proposed top of building sign of dimensions 18.3m x 3.0m should be revised so that it is no higher than 15m above ground (currently proposed at approximately 29m above ground).
- c) The size and height of the 'Indicative Signage Zone' at 9m x 1.5m in dimensions is not supported – it should be no higher than 4.5m above ground and of smaller dimensions so as to minimise visual impacts.
- d) The size of the 'Indicative Retail Signage Zones' is not confirmed in text, but on the scaled drawings, appears too large. Further detail on these signage zones is required by way of a Signage Strategy as discussed in point a) above.

## 3. Additional Condition 'B62'

The City **objects** to imposing additional condition B62 to allow the shopfront design and installation to be submitted without the need for additional DA or S4.55 and to be approved by the Principal Certifying Authority only. Specialist staff at the City are familiar with what has been approved already on the site and are best placed going forward to assess any amendments or shopfront design.

Further, the submitted *Locomotive Street Retail Design Guide* does not adequately outline enough detail on acceptable shopfront designs. Scaled drawings of the shopfronts should be included in the document, with more detailed requirements in terms of maximum amount of signage, minimum amount of clear glazing, specific materials – to ensure a high quality outcome is achieved.

#### 4. Outdoor seating

The S4.55 cover letter prepared by Ethos Urban dated 26 August 2019 does not propose the following modifications but it is noted they are included in the BCA Statement Report dated 18 July 2019 submitted with the application. These additional modifications include:

- Use of outdoor areas for the purposes of licensed outdoor seating;
- Trading hours for the indoor & outdoor seating areas of the tenancies.

No supplementary noise impact assessment was provided to assist in the amenity assessment of the outdoor seating proposed.

Whilst the City of Sydney originally recommended that the development be evaluated in accordance with our standard noise conditions, the City's Acoustic Specialist identifies that the noise conditions on the SSD 7317 approval issued in 2016 are obsolete.

The City requires that the environmental noise impact of the operation of dining associated with this development should be considered in regard to cumulative noise effects. Cumulative noise impact should be evaluated to modern conditions with an associated robust assessment to modern standards of assessment.

Should you wish to speak with a Council officer about the above, please contact Amy-Grace Douglas, Specialist Planner, on 9265 9333 or at [adouglas@cityofsydney.nsw.gov.au](mailto:adouglas@cityofsydney.nsw.gov.au).

Yours sincerely,



**Andrew Rees**  
**Area Planning Manager**