

26 November 2021

2190140

Kiersten Fishburn  
Secretary  
Department of Planning, Industry & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Attention – Tom Piovesan

Dear Tom

**RE: Response to Request for Information, Bays 1-4a of the Locomotive Workshop, South Eveleigh (SSD 8517, MOD 7)**

Thank you for the correspondence dated 4 November 2021 requesting further clarification on a number of matters.

Ethos Urban has prepared this letter on behalf of Mirvac Projects Pty Ltd (Mircac) and it is supported by the following documents:

- Amended Landscape Plans, prepared by Aspect (**Attachment A**);
- Amended Architectural Plans, prepared by Sissons (**Attachment B**).

In response to the submission made by the City of Sydney Council (Council), it is noted that the outdoor seating area adjacent to the Bay 1 Annex has reverted back to the previously approved area. The only other changes made are those requested in the letter dated 4 November 2021 and in the email of 19<sup>th</sup> November 2021.

**Item 1**

*Confirm if the southern seating area added to drawing SK-0936 fronting Locomotive Street would still result in the expanded retail use occupying 16% of the total area of Innovation Plaza.*

Response

The approved southern-most seating area, as added to the architectural drawings falls within the Business Zone – Business Park zone as illustrated in **Figures 1** and **2** below. As illustrated on Plan SA-AR-DWG-BB-B4-0395 as being approximately 151m<sup>2</sup> in area, given this area falls within the Business Zone – Business Park zone, it does not result in any change to the expanded retail use area occupying 16% of the total area of the Recreation Zone – Public Recreation zone that covers the majority of Innovation Plaza.



**Figure 1** SSP SEPP Land Use Zone Plan extract

Source: DPIE



**Figure 2** Area of Innovation Plaza within the Recreation Zone – Public Recreation

Source: Aspect/ Ethos Urban

## 1.1 Issue 2

*Update the following plans to show the approved outdoor seating areas within Innovation Plaza/ Locomotive Street to address past inconsistencies between the public domain plans and architectural plans. The Plans shall clearly distinguish between the approved development and the proposed modifications sought in MOD 7.*

- Site Retail Plan, SA-AR-DWG-BB-B\$-0304, Rev U
- Proposed Plan – Ground Floor, SA-AR-DWG-BB-B4-0330, Rev DD
- Proposed Permanent Land Use Plan, SA-AR-DWG-BB-B4-0390, Rev M
- Proposed Area Plan – Innovation Plaza – Ground Floor, SA-AR-DWG-BB-B4-0395, Rev C
- SK\_096, Rev E. For this plan, please delineate and overlay the approved outdoor seating areas with the proposed expanded retail areas.

## Response

The Architectural Plans have been updated and are included at **Attachment A**. It is noted that the yellow shading has been extended cover the approved Bay 1 Annex southern seating area to provide consistency, but no change is proposed to what has previously been approved in this area. Notwithstanding this, a 4.5m clearway annotation has been inserted on the plans for clarity.

In addition, the Proposed Area Plan – Innovation Plaza – Ground Floor (SA\_AR-DQG-BB-B4-0395) and SK\_096 do not have red clouding on them as these are new plans introduced to the set as part of this modification application. Notwithstanding this, the plans clearly differentiate between the approved outdoor seating areas and the proposed expanded seating areas through the use of different coloured seating illustrations.

### Issue 3

*Update the architectural plans listed above where relevant to show the proposed modified landscaping works consistent with public domain plan SSDA-09-REV4.*

#### Response

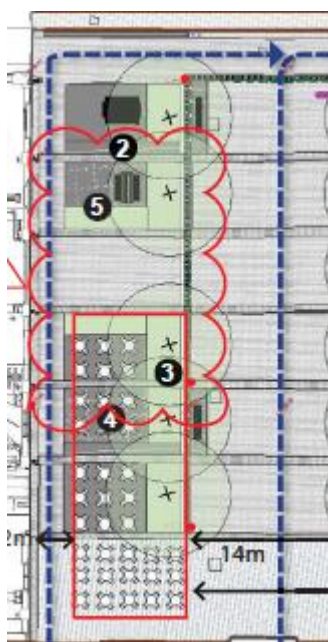
All Architectural Plans (**Attachment A**) have been updated to ensure they correspond with the updated Public Domain Plans as included at **Attachment B**.

### Issue 4

Update the public domain plan SSDA-09-REV4 and the relevant architectural plans listed above to show details of a barrier between the seating area and the southern edge of the loading dock access. This should be either retention of the approved raised landscape planter or an alternative treatment to provide physical separation for the safety and amenity of patrons of this space.

#### Response

The updated public domain plans are included at **Attachment B**. They illustrate the provision of raised planters (identified by the number '5') in **Figure 3** below to provide separation between both north and south of the loading dock driveway.



**Figure 3** Public domain concept plan for Innovation Plaza north, illustrating the proposed additional planters

Source: Aspect

Should you have any further queries about the matters raised, please do not hesitate to contact me.

Sincerely,

Claire Burdett

**Claire Burdett**  
Associate Director, Planning  
02 9956 6962  
[Cburdett@ethosurban.com](mailto:Cburdett@ethosurban.com)