
From: Maria O'Donnell <MODonnell@cityofsydney.nsw.gov.au>
Sent: Friday, 10 August 2018 2:58 PM
To:
Cc: Vanessa Aziz
Subject: SSD 7317 - Modification 12 - ATP, Eveleigh - City of Sydney Response

Thank you for the opportunity to provide comments on Modification 12 to SSD 7317. It is understood that the changes include the following:

- amend the approved Landscape Masterplan;
- get approval for the proposed Public Domain Signage and External Signage Strategy; and
- add two new conditions to the approved consent relating to the process for approving amendments to the approved landscape plan and a time limit to when any amendments to the approved landscaping can be made.

Staff at the City met with Mirvac and representatives of Aspect Studios on 21 May 2018 for pre-lodgement discussions to run through some of the changes subject to this modification. At that meeting staff were not advised about the additional two conditions to be imposed or the proponent's desire for the PCA to approve any amendments to the landscaping and public domain plans going forward.

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

Landscape Masterplan

Indigenous Garden

1. It is unclear whether the new Indigenous Garden will form part of the landscaping and public domain works to be completed under Public Domain Area 1 or Public Domain Area 2?
 - i. It is recommended that the works to the new Indigenous Garden are specifically included into Public Domain Area 2. As per condition B53D, works to Public Domain Area 2 are to be completed prior to the issue of the first OC for Building 2. This timing is consistent with delivery of the Stage 2 Heritage Interpretation Plan. If the subject modification is to be approved, the Department are recommended to require the proponent to formally amend the Public Domain Staging Plan to incorporate the new Indigenous Garden for the avoidance of doubt.
2. The City objects to the proponents request that *'The detailed design of the Indigenous Garden will be confirmed within the Stage 2 Heritage Interpretation Plan for the Public Domain and the detailed construction level drawings will be provided to the PCA as part of the relevant construction certificate documentation'*.
 - i. Given the heritage significance of the Indigenous Garden and its prominent location at the north eastern entry of the precinct, the City request that the Department require consultation with the City of Sydney on the detailed design. Specialist landscape knowledge is required to critically assess the design presented by Aspect Studios and identify any matters that need to be addressed to ensure the longevity of the scheme.
 - ii. It is the City's preference that the detailed design is provided to the City prior to the determination of the subject modification application. The level of detail expected is akin to the level of detail that was provided to satisfy Public Domain Areas 1 and 2. Aspect Studios are very familiar with the level of detail required by the City.
 - iii. If the detail is not ready yet pending further design resolution or due to ongoing heritage investigations, an amendment to the wording of the approved condition B53A should be made by the Department. The amended wording should be phrased so that it is clear that the Indigenous

Garden is now included in the area defined as Public Domain Area 2, and the Staging Plan that forms the package of information for Public Domain Area 2 is amended to reflect the addition of the Indigenous Garden. By incorporating the Indigenous Garden into the condition, the same level of detail that was required for the rest of the landscaping and public domain areas in the precinct will also be provided for the Indigenous Garden and be subject to consultation with the city. Further, the above change will ensure that the Indigenous Garden is captured by the requirements of the rest of the associated conditions i.e. B53C and B53D.

Wellness Precinct

3. The concept design for the Wellness Precinct appears generally acceptable however, it is unclear what the grey hatch lines mean within the grassed area to the south of the scooter/skate park. It should be clarified what is on soil and what is on slab.
4. Given that this area is likely to be regularly frequented by children, there is no indication what security gates or the like are within or around the scooter/skate park. There is a steep fall towards Henderson Road. How is access into and out of this area of the precinct managed to ensure small children do not wander into the surrounding streets.
5. It is noted that there are shade trees around the perimeter of the scooter/skate park however, the scooter/skate elements are quite open and not protected from the sun. Are additional shade structures or the like required in the mounds etc. given that small children will use it for potentially prolonged periods? This is a consideration akin to play areas at child care centres or the like.
6. The City objects to the proponents request for the more detailed drawings of the Wellness Precinct to be submitted to the PCA for final approval. The Wellness Precinct is within PD Area 1. Any detailed drawings including future amendments to the approved PD Area 1 package should either be assessed via the subject application with sufficient detail provided for assessment, or re-satisfy the condition via the consultation process with the City and the Heritage Council as required by the wording of Condition B53A for resubmission to the Secretary.

Eveleigh Green

7. The concept proposal appears to be acceptable. However, as per above, the City objects to the proponents request for the more detailed drawings of Eveleigh Green to be submitted to the PCA for final approval. Eveleigh Green is within PD Area 1. Any detailed drawings including future amendments to the approved PD Area 1 package should either be assessed via the subject application with sufficient detail provided for assessment, or re-satisfy the condition via the consultation process with the City and the Heritage Council as required by the wording of Condition B53A for resubmission to the Secretary.

Feature Lighting

8. The City objects to the proponents request for the detailed designed documents of the 'Feature Lighting Concept' to be submitted to the PCA for final approval.
 - i. The City's Lighting Engineer has specific knowledge to assess the relevant details to ensure that they meet the Sydney Streets Technical Specifications A5: Street Lighting Design [Link here](#) , and the Sydney Lights Public Domain Design Code [Link here](#) .
 - ii. The proponent has stated that they intend to include the detailed designed documents of the 'Feature Lighting Concept' for the Public Domain within the Stage 2 Heritage Interpretation Plan. Any additional details or amendments to the approved PD Area 1 and 2 packages that relate to the lighting should either be assessed via the subject application with sufficient detail provided for assessment, or re-satisfy the condition via the consultation process with the City and the Heritage Council as required by the wording of Condition B53A for resubmission to the Secretary.

Additional Conditions

9. The City objects to imposing additional conditions B53E, which would allow the PCA to approve any future amendments to the landscaping and public domain plans, and B53F, which imposes a time limit for such amendments to be made. The applicant's justification as to why it is '*not necessary to repeat the consultation exercise*' with the City for amendments to the detailed landscape and public domain plans are not supported.
- i. The Department originally required consultation with the City of Sydney Council and the Heritage Council on the public domain and landscaping details and this should be maintained to ensure consistency with the quality of design and level of detail already approved throughout the precinct. Much of the landscape and public domain elements are bespoke design directly linked to the heritage significance of the site.
 - ii. 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.
 - iii. It is noted that the Wellness Precinct and Eveleigh Green are within those areas to be dedicated to the City in the future under the VPA, as well as many other areas within the public domain that will have the feature lighting.

The City considers that the above advice does not conflict with the authority of the PCA under Section 6.5 of the *Environmental Planning and Assessment Act 1979* (the 'Act') or preclude the PCA from issuing relevant certificates for work that he/she is satisfied with under Section 6.29(1) of the Act.

If you wish to discuss any of the above comments in further detail, please do not hesitate to contact me.

Kind regards,

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