

# Local Planning Panel

## 2 February 2022

2 Locomotive Street, Eveleigh

D/2021/947

Applicant: Mr Giovanni Cirillo/ Planning Lab

Owner: Mirvac Project (Retail & Commercial) Pty Ltd

Designer: SGB Group

# proposal

- fit-out and use of Bays 1 and 2 in the Locomotive workshop as a pub
- the proposal is permissible with consent in the 'Business Zone – Business Park' area under the *State Environmental Planning Policy (State Significant Precincts) 2005*

# recommendation

the application is recommended for approval, subject to conditions

# notification information

- notified for 28 days between to 26 August and 24 September 2021
- 1,112 owners and occupiers notified
- 7 submissions received (5 objections, 2 in support)

# submissions

- heritage impacts
- hours of operation
- patron egress/ public safety/ security
- potential expansion into outdoor areas
- sanitary facilities
- travel management
- community consultation
- future signage

# submissions

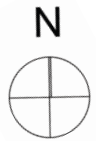
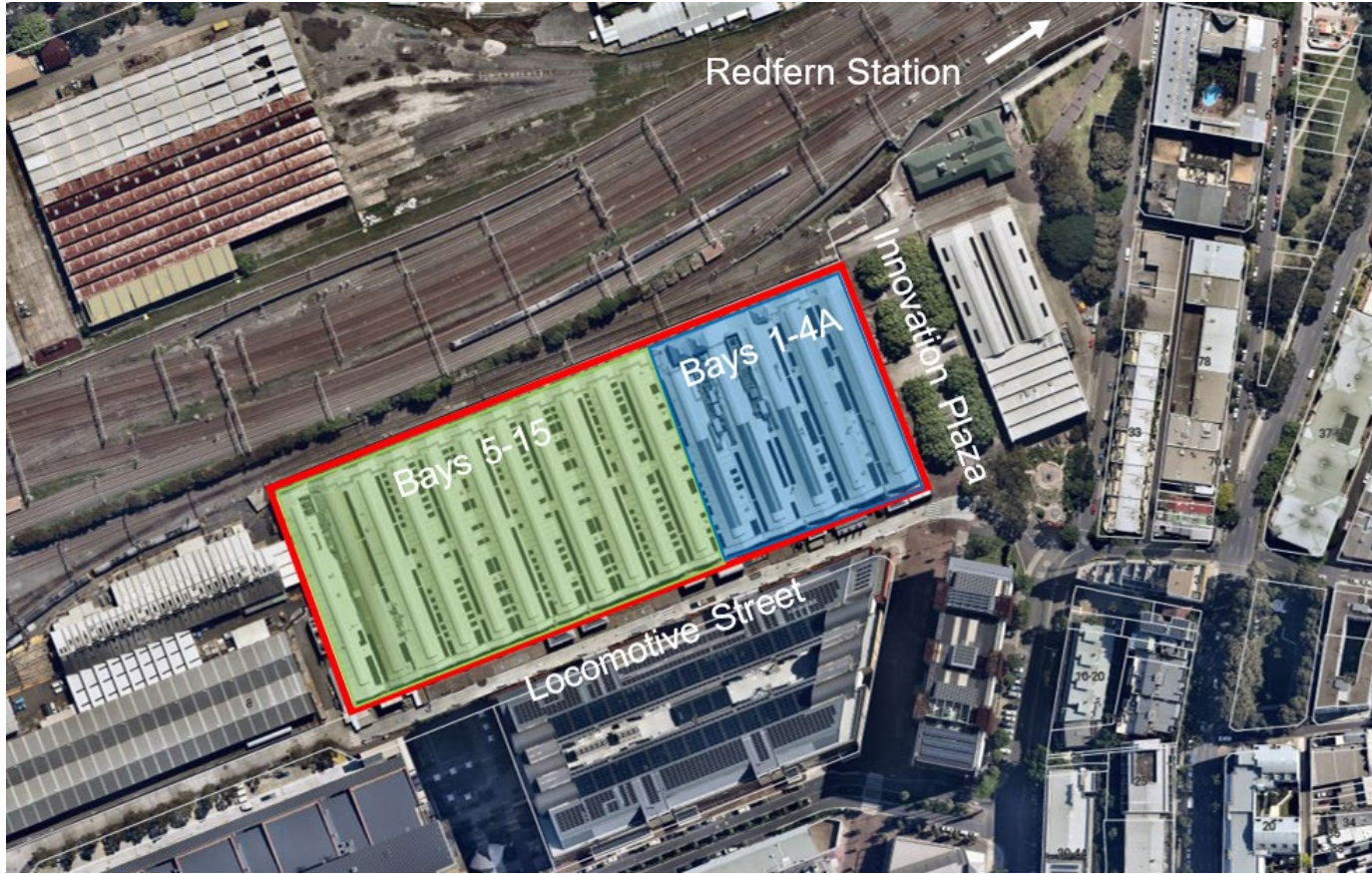


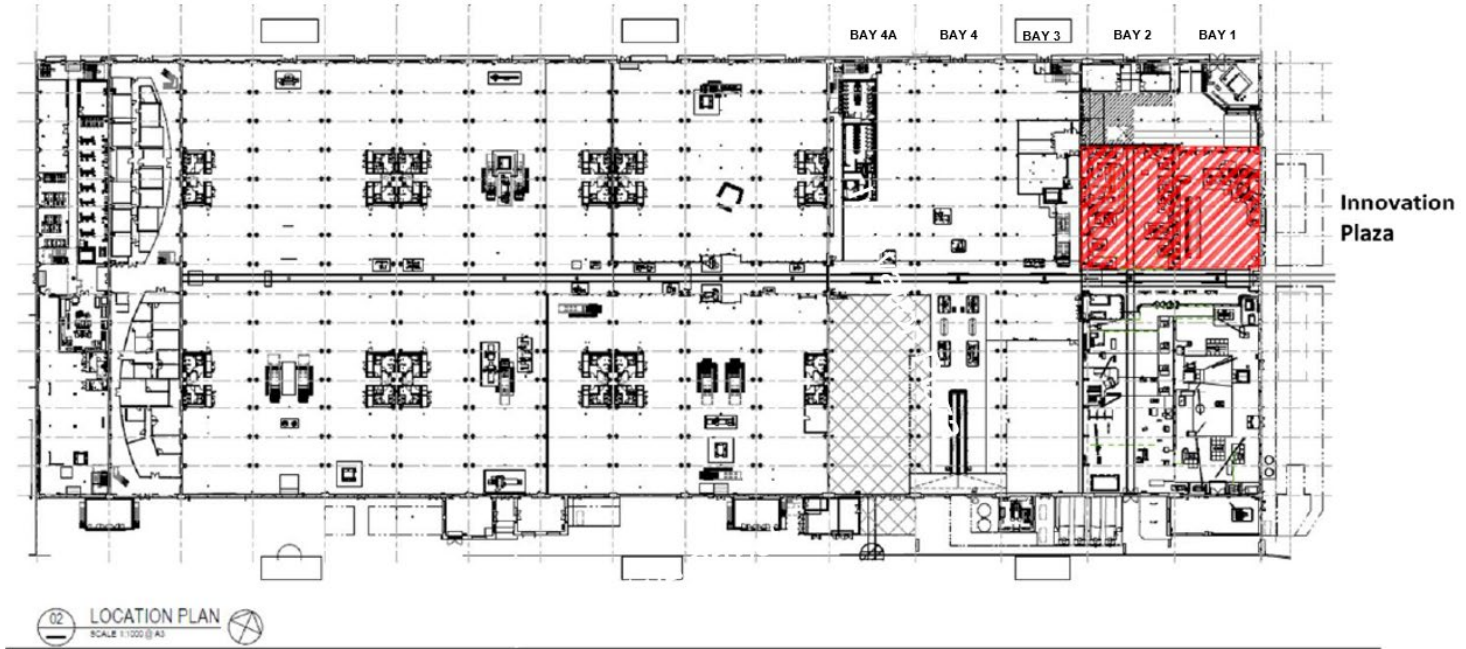
- subject site
- submitters

Note: all other submitters live beyond area shown in map or did not provide address



site





location of tenancy





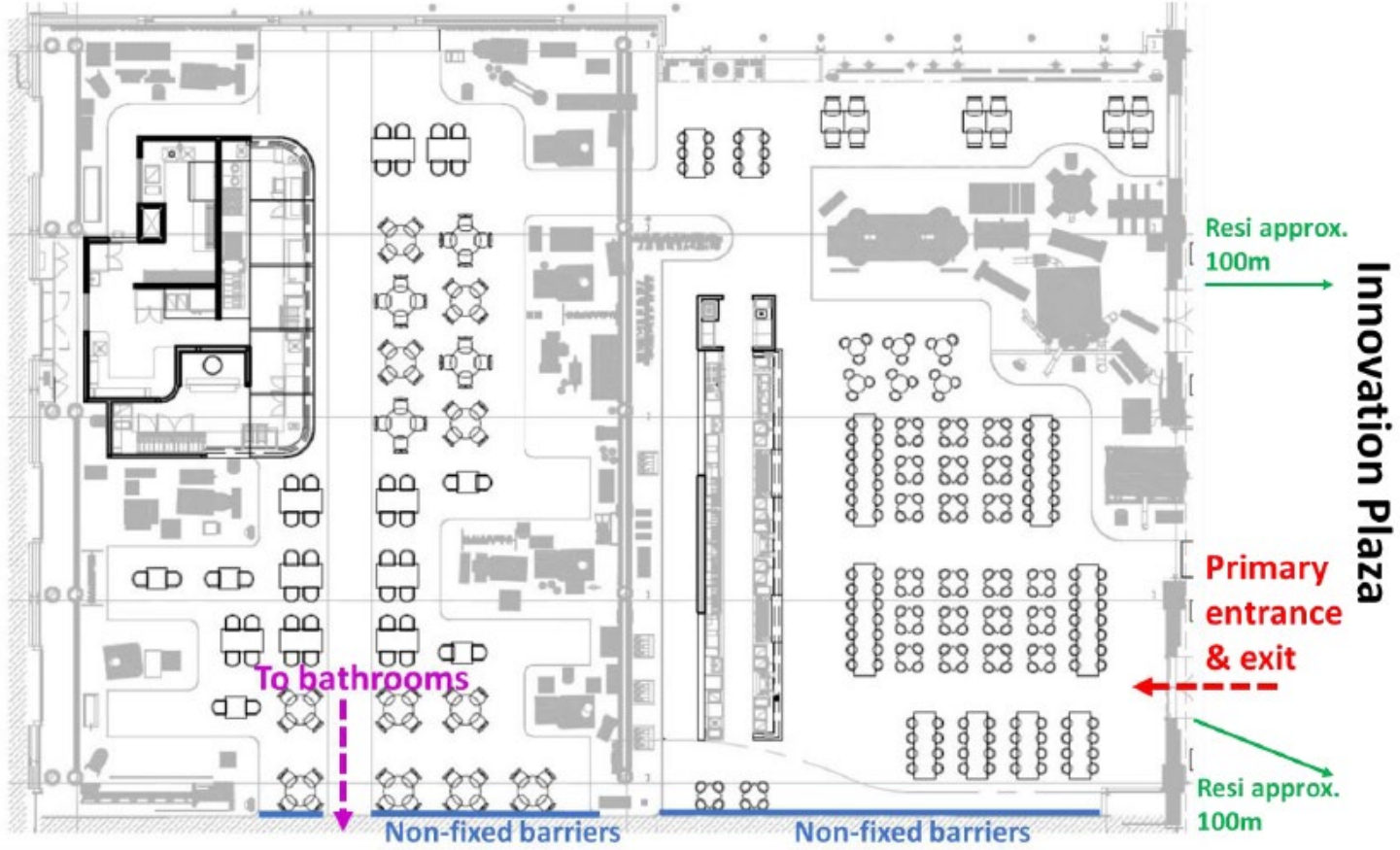
proposed entrance

site viewed from Innovation Plaza - looking north

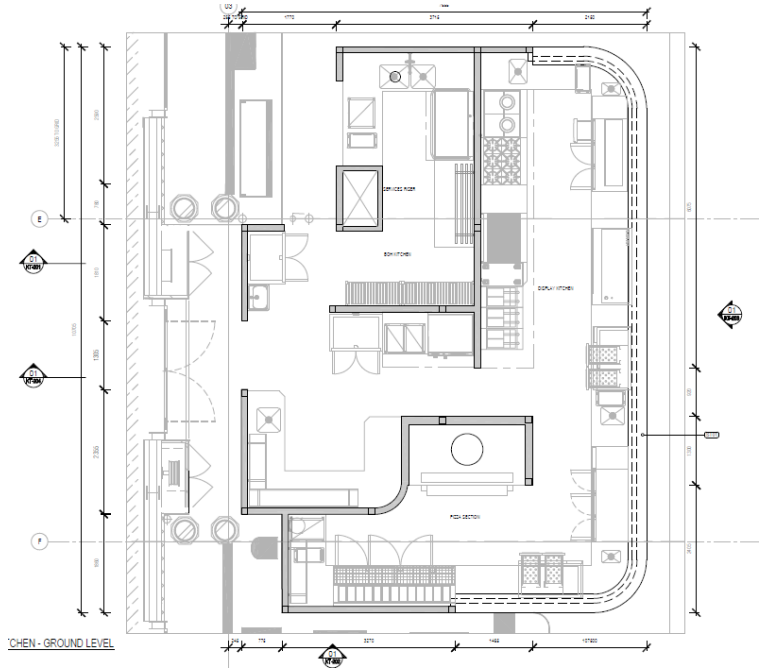




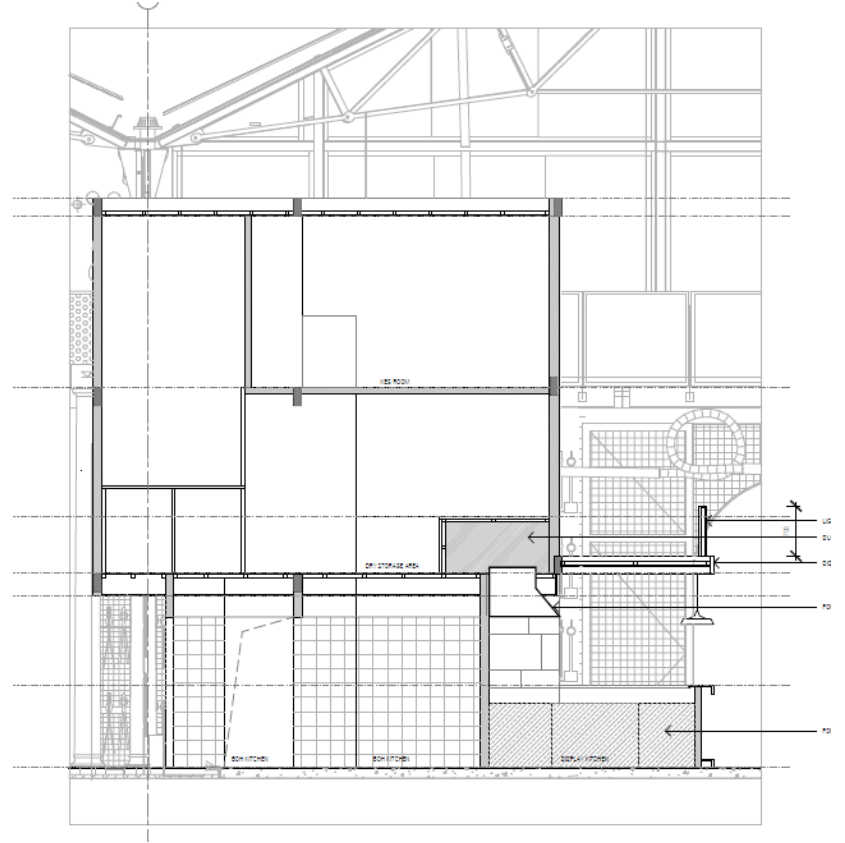
internal view of subject tenancy



floor plan

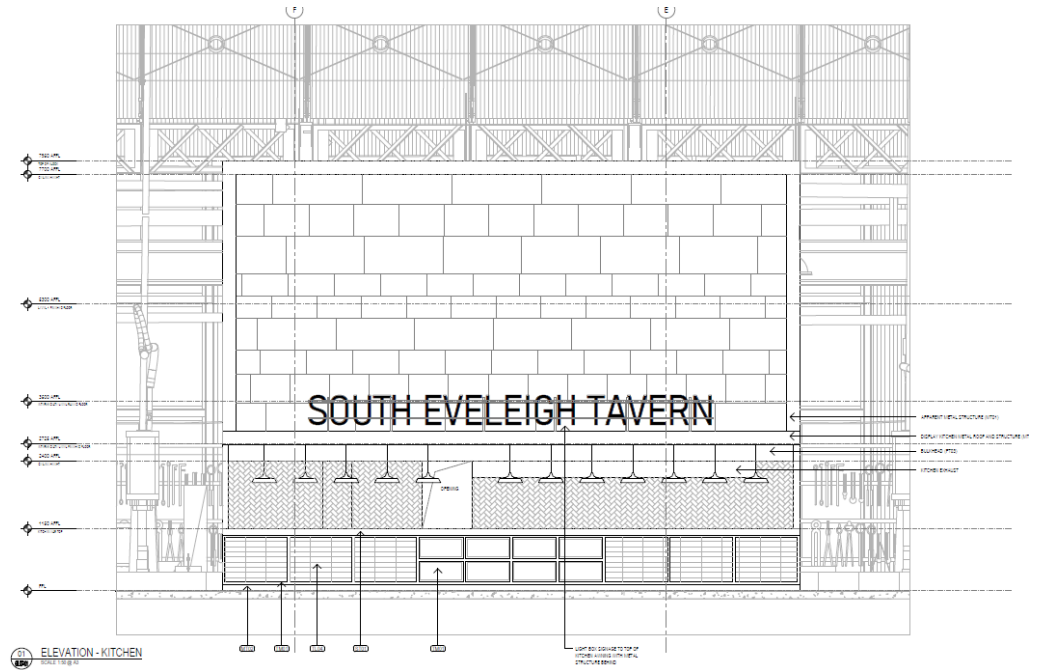
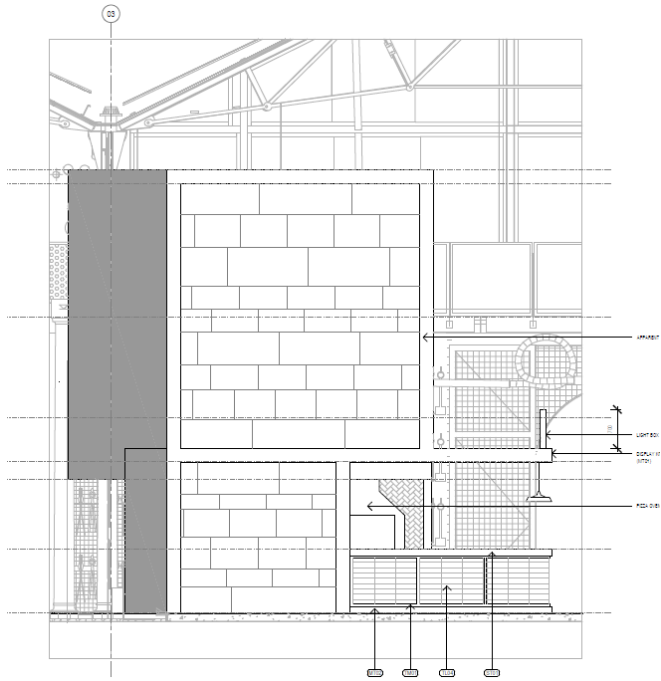


ground floor plan - kitchen pod

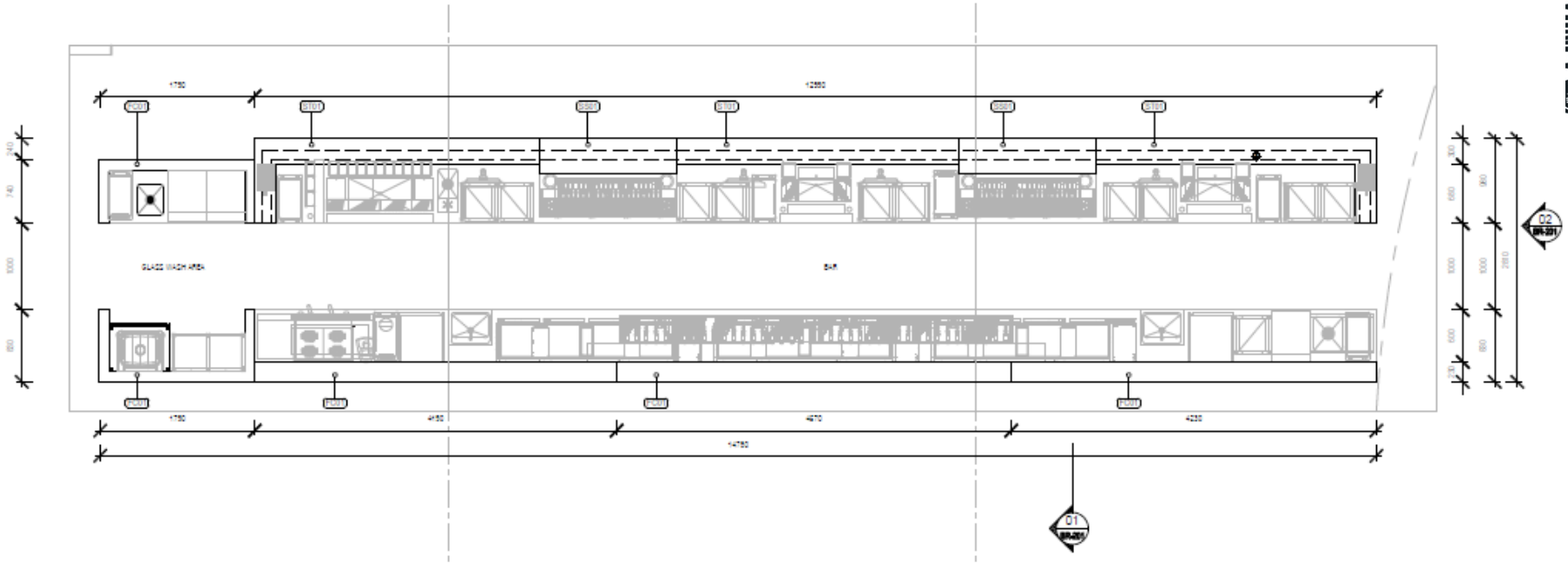


section – kitchen pod

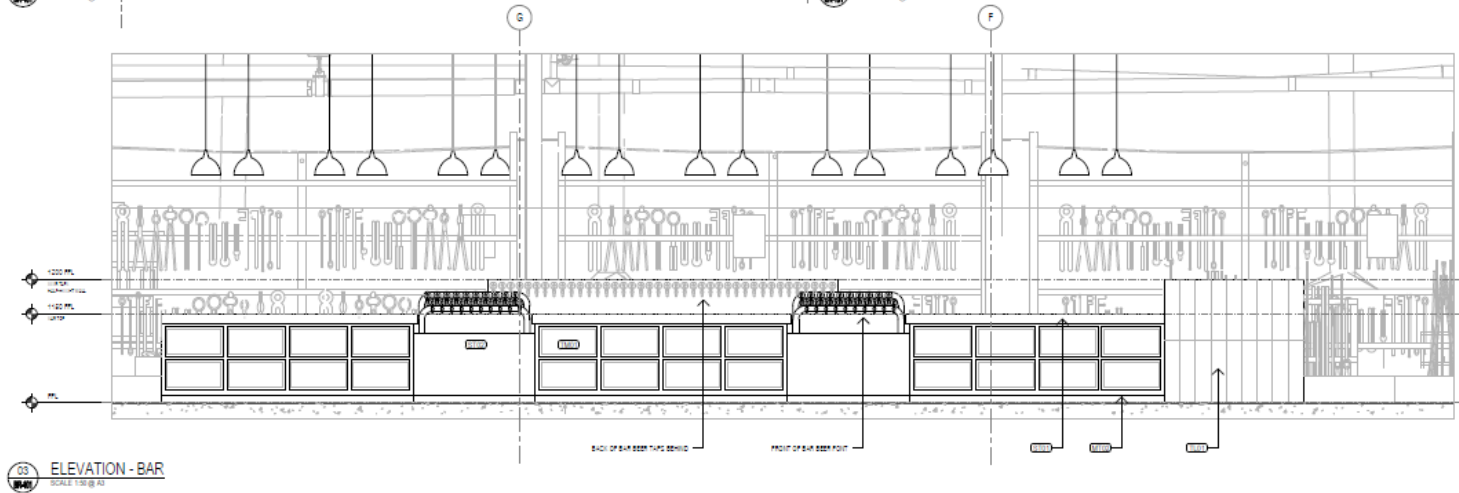
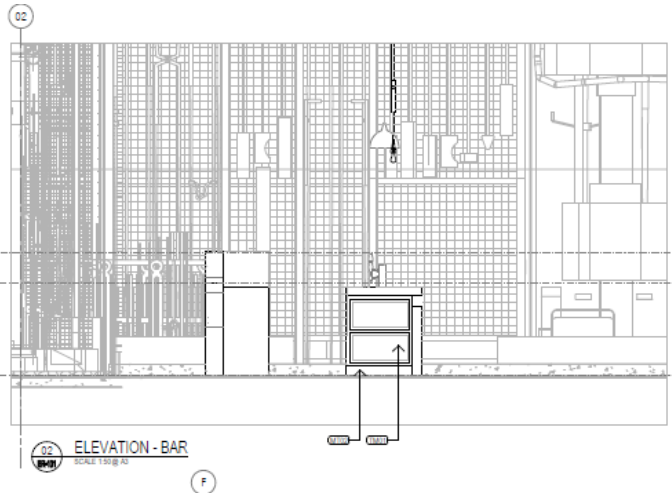
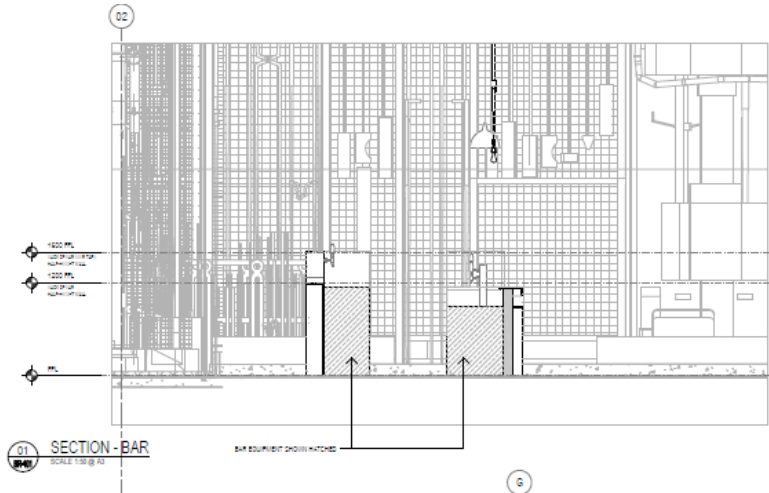




elevations - kitchen pod



ground floor plan - bar pod



elevations and section - bar pod





kitchen pod



kitchen pod



bar pod





bar pod

# compliance with key controls

	control	compliance
heritage	listed as state heritage item 'Eveleigh Railway Workshops'	supported by HNSW subject to GTAs
gross floor area	42,055sqm (entire site)  11,607sqm approved under SSD (Bays 1-4a)	yes - 10,741sqm

# hours of operation

	DCP base hours & extended hours*	proposed hours	recommended hours
Monday to Sunday	base: 10am to 10pm  extended: 10am to midnight	10am to midnight	base: 10am to 10pm  1 year trial: 10pm to midnight

\*nb: SDCP 2012 not directly applicable to site but used as a guide in assessment

# issues

- heritage impacts
- patron entrance/ exit points
- hours of operation
- sanitary facilities
- travel management



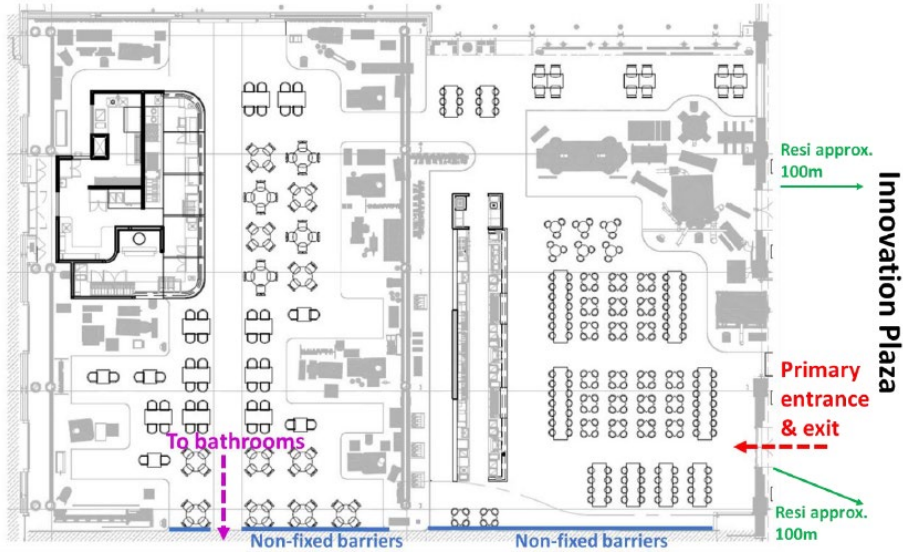
# heritage impacts

- submissions raise concern about public access to heritage item and interpretation, limited access to heritage tourism/ school excursions and adverse impacts from 3 storey internal kitchen pod
- proposed use as pub and internal fit out works supported by Heritage NSW and Council's Heritage Specialist subject to conditions:
  - details of materials to be submitted
  - moveable heritage items west of kitchen to be relocated
  - plan of management for tour/ school groups to be prepared

# hours of operation

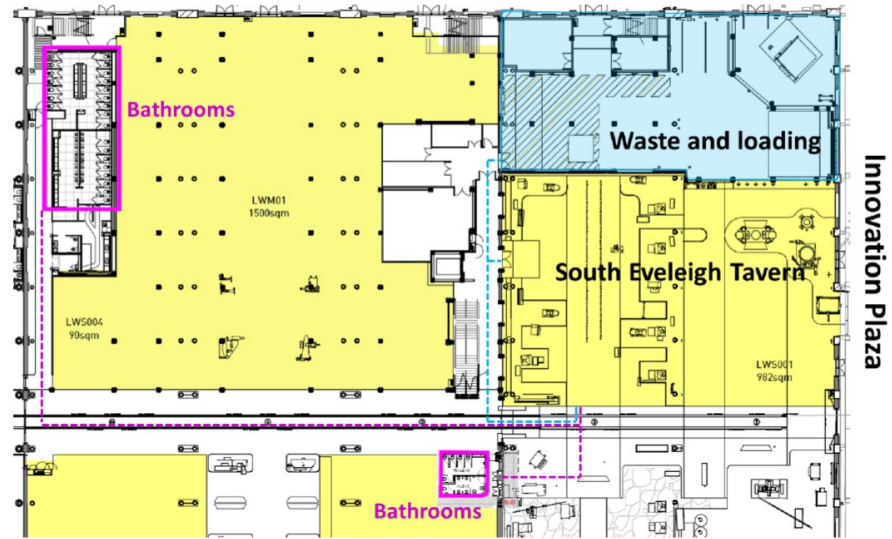
- proposed hours are between 10am – midnight, Monday to Sunday
- base hours of 10am – 10pm with 1 year trial from 10pm – midnight recommended for the following reasons:
  - consistent with hours approved under SSD consent
  - acoustic report demonstrates compliance with noise criteria
  - consistent with SDCP 2012 and similar licensed premises uses in workshop
  - plan of management is adequate in addressing noise impacts

# patron entrance/ exit points



- primary entrance/ exit via Innovation Plaza
- this will allow security to monitor patrons exiting onto the plaza
- arrangement is supported by acoustic consultants

# sanitary facilities



- no sanitary facilities provided within tenancy
- patrons will use public bathrooms
- public bathrooms can support proposed capacity combined with other tenancies



# travel management

- submissions raise concern about traffic impacts
- site is located in close proximity to Redfern Station
- recommended that a Green Travel Plan and Passenger Pick-up and Drop-off Management Plan be submitted to Council prior to construction certificate

# recommendation

- approval subject to conditions