

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David McNamara
Director
Key Sites Assessments

Sydney

6 September 2019

SCHEDULE 1

Development consent:	SSD 8517 granted by the Independent Planning Commission on 22 February 2019
For the following:	Adaptive reuse of the Locomotive Workshop (Bays 1-4a) including: <ul style="list-style-type: none">• a maximum of 11,662 m² GFA for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (retention of the Blacksmith) and recreation facility (indoor)• a loading dock and travelator• associated heritage conservation works• public domain works, external illumination and signage
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	The Independent Planning Commission
The Land:	Locomotive Workshop (Bays 1-4a), 2 Locomotive Street, Australian Technology Park, Eveleigh (Lot 4000 DP 1194309)
Modification:	SSD 8517 (MOD 3): modification to the layout of the ground floor level of Bays 3-4a, insertion of additional egress stairs from the level 1 to the ground floor level of Bay 3, amendment to the gross floor area (GFA) and removal of the signage zones on the service towers at Bays 4-4a.

SCHEDULE 2

The consent (SSD 8517) is modified as follows:

- (a) The development description in Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Adaptive reuse of the Locomotive Workshop (Bays 1–4a) including:

- a maximum of ~~11,662~~ **11,607** m² GFA for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (retention of the Blacksmith) and recreation facility (indoor)
- a loading dock and travelator
- associated heritage conservation works
- public domain works, external illumination and signage.

- (b) Condition A2 in Schedule 2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

A2 The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) in accordance with the approved plans in the table below:

Drawing No.	Rev	Name of Plan	Date
SA-AR-DWG-BB-B4-0302	L	Site Plan	04/05/18
SA-AR-DWG-BB-B4-0304	<u>M N</u>	Site retail plan	17/09/18 <u>22/03/19</u>
SA-AR-DWG-BB-B4-0310	L	Existing and demolition plan – ground floor	15/05/18
SA-AR-DWG-BB-B4-0311	L	Existing and demolition plan – first floor	15/05/18
SA-AR-DWG-BB-B4-0312	K	Existing and demolition plan – second floor	10/05/18
SA-AR-DWG-BB-B4-0314	O	Existing and demolition plan - roof	10/05/18
SA-AR-DWG-BB-B4-0320	K	Existing elevations	15/05/18
SA-AR-DWG-BB-B4-0321	K	Demolition elevations	15/05/18
SA-AR-DWG-BB-B4-0325	J	Existing sections	10/05/18
SA-AR-DWG-BB-B4-0326	K	Demolition sections	15/05/18
SA-AR-DWG-BB-B4-0330	<u>S I</u>	Proposed Plan – ground floor	17/09/18

			<u>22/03/19</u>
SA-AR-DWG-BB-B4-0331	<u>SY</u>	Proposed plan – first floor	17/09/18 <u>03/06/19</u>
SA-AR-DWG-BB-B4-0334	N	Proposed plan - roof	10/05/18
SA-AR-DWG-BB-B4-0340	N	Proposed elevations	15/05/18
SA-AR-DWG-BB-B4-0345	N	Proposed sections	15/05/18
SA-AR-DWG-BB-B4-0350	<u>NT</u>	GFA Plans	17/09/18 <u>03/06/19</u>
SA-AR-DWG-BB-B4-0361	<u>MR</u>	Signage elevations	17/09/18 <u>03/06/19</u>
SA-AR-DWG-BB-B4-0380	G	Bay 4 travelator excavation extent	04/05/18
SA-AR-DWG-BB-B4-0381	H	Bay 4 travelator plans	10/05/18
SA-AR-DWG-BB-B4-0382	G	Bay 4 travelator sections	04/05/18
SA-AR-DWG-BB-B4-0390	<u>HI</u>	Proposed permanent land uses plan – ground floor	17/09/18 <u>22/03/19</u>
SA-AR-DWG-BB-B4-0391	<u>HJ</u>	Proposed permanent land uses plan – first floor	17/09/18 <u>05/06/19</u>
SA-AR-DWG-BB-B4-0392	<u>DE</u>	Proposed temporary land uses plan – ground floor	17/09/18 <u>22/03/19</u>
SA-AR-DWG-BB-B4-0393	<u>EF</u>	Proposed temporary land uses plan – first floor	17/09/18 <u>05/06/19</u>
-	Rev 1	Locomotive Sheds - Public Domain Response to Submission (prepared by Aspect Studios)	02/10/18
L_Base Master	-	Landscape Plan (prepared by Aspect Studios)	01/06/17

- (c) Condition A19 in Schedule 2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

A19 This consent does not approve the following components of the development:

- (a) operation and fit out of all tenancies within Bays 1 and 2 north at ground floor and mezzanine level
- (b) operation and fit out of all tenancies in Bays 3-4a at ground floor and first floor, including the supermarket
- (c) operation and fit out of the corner retail annex adjacent to Bay 1
- (d) hours of operation of all retail tenancies
- (e) detailed signage design, content and illumination (if proposed) within all approved signage zones, including the Bays renumbering signage and wayfinding. Future approval for these elements is to ensure that the detailed

signage design, content and illumination (if proposed) is sensitive to the heritage significance of the building

- (f) ~~the signage zone, design, content and illumination (if proposed) for any signage on the water towers on Bays 4 and 4a~~
- (g) the operation of the outdoor seating areas within Innovation Plaza and Locomotive Street, including the exact location, size, number of seats, hours of operation and management.

Where required, separate approval(s) shall be obtained from the relevant consent authority.

- (d) Condition B5 in Schedule 2 is deleted.

~~**B5** Prior to the issue of the Stage 3 Construction Certificate for the Locomotive Workshop, amended architectural plans/elevations and supporting documentation shall be submitted for the approval of the Planning Secretary demonstrating the following:~~

- ~~(a) removal of the signage zones from the water towers above Bays 4-4a (See Condition A19(f)).~~

End of modification
(SSD 8517 MOD 3)