

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.



Anthony Witherdin
Director
Key Sites Assessments

Sydney 20 August 2020

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:
- a maximum of 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
- Applicant:** Mirvac Projects Pty Ltd
- Consent Authority:** Minister for Planning and Public Spaces
- The Land:** Locomotive Workshop (Bays 1-4a), 2 Locomotive Street, Australian Technology Park, Eveleigh (Lot 4000 DP 1194309)
- Modification:** **SSD 8517 MOD 6:** Modification for:
- alterations to the internal design and layout of Bays 3-4a of the Locomotive Workshop on the Ground Floor and Level 1
 - amendment to Condition B37 and a new condition B37 relating to landscape and public domain plans

SCHEDULE 2

- (a) 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:

TERMS OF CONSENT

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	N <u>P</u>	Site retail plan	22/03/19 <u>04/05/20</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	T <u>AA</u>	Proposed Plan – ground floor	22/03/19 <u>10/12/19</u>
SA-AR-DWG-BB-B4-0331	Y <u>AA</u>	Proposed plan – first floor	03/06/19 <u>10/12/19</u>
SA-AR-DWG-BB-B4-0334	U	Proposed plan – roof	13/08/19
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	T <u>U</u>	GFA Plans	03/06/19 <u>10/12/19</u>
SA-AR-DWG-BB-B4-0361	R <u>I</u>	Signage elevations	03/06/19 <u>04/05/20</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	I <u>J</u>	Proposed permanent land uses plan – ground floor	22/03/19 <u>04/05/20</u>
SA-AR-DWG-BB-B4-0391	J <u>K</u>	Proposed permanent land uses plan – first floor	05/06/19 <u>04/05/20</u>
SA-AR-DWG-BB-B4-0392	E <u>F</u>	Proposed temporary land uses plan – ground floor	22/03/19 <u>04/05/20</u>
SA-AR-DWG-BB-B4-0393	F <u>G</u>	Proposed temporary land uses plan – first floor	05/06/19 <u>04/05/20</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

(b) Condition B37 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:

LANDSCAPING AND PUBLIC DOMAIN PLAN

B37. Detailed landscape and public domain plan(s), drawn to scale, by a qualified landscape architect or landscape designer, must be prepared in consultation with Council and the Heritage Council and approved by the Planning Secretary prior to the issue of the ~~**first public domain Construction Certificate.**~~ **public domain Construction Certificates for each specific stage as shown in the Civil Works Staging Plan, Rev 4, prepared by Mirvac, dated 21/01/2020.**

The Applicant must provide evidence to the Planning Secretary of the consultation undertaken with Council and the Heritage Council, identifying how comments have been considered in the submitted plans.

The plan must reference the industrial character of the precinct, and be generally in accordance with Council's 'Public Domain Manual', and include:

- a. detail how the public domain and landscape design, treatment and materials will integrate with the endorsed public domain and landscaping (as per SSD 7317)
- b. provide conservation and retention of movable heritage items and interpretive devices for heritage features, in relation to the history of the site overall
- c. location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features
- d. details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable)
- e. deep soil depth, unencumbered by any structures for mature tree growth
- f. location of at least one new tree in the public domain to replace the removal of the London Plane tree in Innovation Plaza
- g. a maintenance plan, including details of planting procedures and maintenance
- h. details of drainage, waterproofing and watering systems.

(c) Condition B37A in Schedule 2 is added by the insertion of the bold and underlined words/numbers as follows:

LANDSCAPING AND PUBLIC DOMAIN PLAN

B37A. Any modifications to the approved detailed landscape and public domain plan(s) in accordance with Condition B37 must be prepared in consultation with the Heritage Council and approved by Council prior to the issue of the relevant Construction Certificate.

The amended plans must be drawn to scale, by a qualified landscape architect or landscape designer, continue to reference the industrial character of the precinct, be generally in accordance with Council's 'Public Domain Manual', include the details required under Condition B37(a)-(h) and comply with the design intent established in the approved Landscape Plan (Condition A2).

End of modification
(SSD 8517 MOD 6)