

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: 9 June 2020

SCHEDULE 1

Development consent:	SSD 8449 granted by the Independent Planning Commission on 22 February 2019
For the following:	Adaptive reuse of the Locomotive Workshop (Bays 5-15) including: <ul style="list-style-type: none">• A maximum of 27,458 m² for commercial premises including 156 m² for retail uses• Associated heritage conservation works• External illumination and signage
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Locomotive Workshop (Bays 5-15), 2 Locomotive Street, Australian Technology Park, Eveleigh (Lot 4000 DP 1194309)
Modification:	SSD 8449 MOD 7: Modification for internal design and layout changes of Bay 15 of the Locomotive Workshop.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Terms of Consent, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and struck~~ out 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-B4-0202	O	Site Plan	04/05/18
SA-AR-DWG-BB-B4-0210	N	Existing and demolition plan – ground floor	15/05/18
SA-AR-DWG-BB-B4-0211	N	Existing and demolition plan – first floor	15/05/18
SA-AR-DWG-BB-B4-0212	M	Existing and demolition plan – second floor	10/05/18
SA-AR-DWG-BB-B4-0214	N	Existing and demolition plan - roof	10/05/18
SA-AR-DWG-BB-B4-0220	M	Existing elevations	15/05/18
SA-AR-DWG-BB-B4-0221	M	Demolition elevations	15/05/18
SA-AR-DWG-BB-B4-0225	L	Existing sections	10/05/18
SA-AR-DWG-BB-B4-0226	M	Demolition sections	15/50/18
SA-AR-DWG-BB-B4-0230	CC <u>FF</u>	Proposed Plan – ground floor	12/07/19 <u>1/02/20</u>
SA-AR-DWG-BB-B4-0231	Y <u>CC</u>	Proposed plan – first floor	12/07/19 <u>1/02/20</u>
SA-AR-DWG-BB-B4-0232	P <u>U</u>	Proposed plan – second floor	16/07/19 <u>1/02/20</u>
SA-AR-DWG-BB-B4-0234	W	Proposed plan – roof	24/07/19
SA-AR-DWG-BB-B4-0240	P	Proposed elevations	15/05/18
SA-AR-DWG-BB-B4-0245	F <u>W</u>	Proposed sections	29/05/19 <u>22/01/20</u>
SA-AR-DWG-BB-B4-0261	T	Signage elevations	19/08/19
SA-AR-DWG-BB-B4-0250	F	GFA Plans Bays 5-15	16/07/19

	<u>W</u>		<u>22/01/20</u>
SK_0851		Grid 8 Glazing Study	10/17/19
SA-AR-DWG-BB-B4-4220	F	INTERTENANCY WALLS, INTERNAL ELEVATIONS/ SECTION	07/11/19
SA-AR-DWG-BB-B4-4221	A	INTERTENANCY WALLS, INTERNAL ELEVATIONS/ SECTION	07/11/19
<u>SK_0867</u>		<u>Bay 15 Section – West Wall</u>	<u>31/3/20</u>

(b) Schedule 2 Part B – Detailed Design Information, Condition B31 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struck**~~ out words/numbers as follows:

B31. The following detailed design/ drawings must be prepared, in consultation with the Heritage Council NSW and Council (or its delegate), and provided to the Planning Secretary prior to the issue of the nominated Construction Certificate. Evidence that genuine consultation with the Heritage Council has occurred must also be submitted to the Secretary.

Documentation	Construction Certificate
Details of the floor finishes within the central spin within Bays 5-7	CC4 – services and base building fit out
Detailed plans of the Bay 5 wall face (dividing wall between Bay 4a and Bay 5)	CC3 - Structure
Details of the proposed construction of the service pods, materials and finishes, mezzanine levels and the methods of protection to significant heritage fabric.	CC3 - Structure
Details of the extent of existing heritage superstructure that will be removed	CC3 - Structure
Details of the materials to be used for recladding the roof, and details of the exact location and extent of the removal of the existing smoke attenuation louvres	CC5 – Façade and Roof
Details of the roof platform and its structural supports	CC3 - Structure
Details of the internal and external lighting.	CC4 – Services and Base Building Fit-Out
Detail of exterior material palette	CC5 -Façade and roof
<u>Details of the southern staircase in Bay 15</u>	<u>Bay 15 Structure CC</u>

**End of modification
(SSD 8449 MOD 7)**