

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.

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Amy Watson
Acting Director
Key Sites Assessments

Sydney

12 February 2021

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 GFA 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 11: Modification to dismantle and repurpose a timber and steel mezzanine platform located within Bay 15 South

SCHEDULE 2

- (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 <u>I</u>	Existing and demolition plan – ground floor	15/05/18 <u>26/11/20</u>
SA-AR-DWG-BB-B4-0211	N <u>I</u>	Existing and demolition plan – first floor	15/05/18 <u>26/11/20</u>
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	FF	Proposed Plan – ground floor	1/02/20
SA-AR-DWG-BB-B4-0231	CC	Proposed plan – first floor	1/02/20
SA-AR-DWG-BB-B4-0232	U	Proposed plan – second floor	1/02/20
SA-AR-DWG-BB-B4-0234	Y	Proposed plan – roof	06/07/2020
SA-AR-DWG-BB-B4-0240	P	Proposed elevations	15/05/18
SA-AR-DWG-BB-B4-0245	W	Proposed sections	22/01/20
SA-AR-DWG-BB-B4-0261	T	Signage elevations	19/08/19
SA-AR-DWG-BB-B4-0250	W	GFA Plans Bays 5-15	22/01/20
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
SK_0867		Bay 15 Section – West Wall	31/3/20
<u>SK 0942</u>	<u>A</u>	<u>Bay 15 South Timber Platform – Demolition Plans</u>	<u>26/11/20</u>
<u>SK 0943</u>	<u>A</u>	<u>Bay 15 South Timber Platform – Demolition Section</u>	<u>26/11/20</u>

- (b) Schedule 2 Part B – Heritage storage and protection methodology, Condition B38A is added by the insertion of **bold and underlined words** / numbers as follows:

B38A Prior to dismantling the Bay 15 South mezzanine platform the following documentation must be provided to Council and the PCA:

- (a) **a storage and protection methodology for the removed heritage fabric to ensure that the fabric is properly stored and protected from potential damage for future use**
(b) **a recycling methodology for fabric that will not be used and could be sold to a second-hand materials dealer or be recycled.**

- (c) Schedule 2 Part B – Detailed interpretive design, Condition B38B is added by the insertion of **bold and underlined** words / numbers as follows:

B38B Within three months of the date of the approval of Modification 11, the Applicant shall prepare and submit a detailed interpretive design for the use of the Bay 15 South mezzanine platform fabric to the Planning Secretary for approval.

The detailed interpretive design shall be prepared in consultation with the City of Sydney Council and Heritage NSW and in accordance with the Stage 2 Heritage Interpretation Plan and the Heritage Impact Statement, prepared by Curio Projects dated 9 November 2020.

Note: The interpretative works shall be implemented in accordance with Condition F14.

- (d) Schedule 2 Part F – Interpretative design for the Bay 15 South mezzanine, Condition F14 is added by the insertion of **bold and underlined** words / numbers as follows:

F14 The Bay 15 South mezzanine detailed interpretive design required by Condition B38B, shall be implemented to the satisfaction of Council and Heritage NSW within nine months of the approval of the detailed interpretive design.

End of modification
(SSD 8449 MOD 11)