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, the Independent Planning Commission modifies the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

John Hann
Commission Member

Professor Chris Fell AM
Commission Member

Sydney 10 September 2019

SCHEDULE 1

Development consent:	**SSD 8517** granted by the Independent Planning Commission on February 22 2019
For the following:	Adaptive reuse of the Locomotive Workshop (Bays 1-4a) including: • a maximum of 11,662 m^2 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 1):** Modification of Condition B29 relating to stormwater post development pollutant loads.

SCHEDULE 2

The above approval is modified as follows:

1. Condition B29 is amended by the insertion of the **bold and underlined words/numbers** and the deletion of ~~**bold strikethrough**~~ words/numbers as follows:

B29. Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by the PCA.

The stormwater quality assessment must:

(a) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design;
(b) use modelling from an industry-standard water quality model; and
(c) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads **relative to pre-development pollutant loads**:
    (i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by ~~**90%**~~ **≥25%**;
    (ii) reduce the baseline annual pollutant load for total suspended solids by ~~**85%**~~ **≥30%**;
    (iii) reduce the baseline annual pollutant load for total phosphorous by ~~**65%**~~ **≥10%**;
    (iv) reduce the baseline annual pollutant load for total nitrogen by ~~**45%**~~ **≥10%**

End of Modification to SSD 8517 MOD 1