

# 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.

## Commission Member

Sydney

2019

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### SCHEDULE 1

|                             |   |
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| <b>Development consent:</b> | <b>SSD 8517</b> granted by the Independent Planning Commission on February 22 2019  |
| <b>For the following:</b>   | Adaptive reuse of the Locomotive Workshop (Bays 1-4a) including: <ul style="list-style-type: none"><li>• a maximum of 11,662 m<sup>2</sup> 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)</li><li>• a loading dock and travelator</li><li>• associated heritage conservation works</li><li>• public domain works, external illumination and signage</li></ul> |
| <b>Applicant:</b>           | Mirvac Projects Pty Ltd   |
| <b>Consent Authority:</b>   | The Independent Planning Commission   |
| <b>The Land:</b>            | Locomotive Workshop (Bays 1-4a), 2 Locomotive Street, Australian Technology Park, Eveleigh (Lot 4000 DP 1194309)  |
| <b>Modification:</b>        | <b>SSD 8517 (MOD 1):</b> 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**