

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 8449** granted by the Independent Planning Commission on February 22 2019
- For the following:** Adaptive reuse of the Locomotive Workshop (Bays 5-15) including:
- 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
- The Land:** Locomotive Workshop (Bays 5-15), 2 Locomotive Street, Australian Technology Park, Eveleigh (Lot 4000 DP 1194309)
- Modification:** **SSD 8449 (MOD 1):** Modification of Condition B25 relating to stormwater post development pollutant loads.

SCHEDULE 2

The above approval is modified as follows:

1. Condition B25 is amended by the insertion of the **bold and underlined** words/numbers and the deletion of ~~**bold strikethrough**~~ words/numbers as follows:

B25. 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 8449 MOD 1