

# 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

**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 m<sup>2</sup> GFA for commercial premises including 156 m<sup>2</sup> 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**