

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

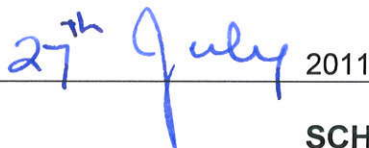
As delegate of the Minister for Planning and Infrastructure under delegation executed on 28 May 2011, we the Planning Assessment Commission of New South Wales (the Commission) approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.


Member of the Commission

Member of the Commission

Member of the Commission

Sydney


27th July 2011

SCHEDULE 1

Concept Plan Approval:

MP07_0149 granted by the Planning Assessment Commission (PAC) on 27 April 2009

For the following:

- **Redevelopment** of the site for the construction of a two storey rectangular - shaped building to house the IKEA showroom and warehouse. The lower floor consists of a market-hall, self-serve furniture area and warehousing. The **showroom, café and staff amenities and associated offices** are located on the first floor and **warehouse/bulky goods** and **light industrial** use on the ground level of the ATECO building.
- **Retention and adaptive reuse** of the façades of the heritage-listed ATECO building and use for **commercial** floor space which will form the IKEA headquarters';
- **Car parking at grade for a maximum of 1,775 vehicles** to service the bulky goods showroom and warehouse and commercial building;
- **Public domain** improvements, infrastructure works and associated landscaping;
- **Demolition** of all buildings and structures on the site comprising of the KAS Auto, Kennard's and former Council tip sites and excavation; and
- **Signage** consisting of signage on each of the warehouse buildings elevations, and a circular configuration of 8 x 12m high flag poles with "IKEA" flags adjacent to the main vehicles entry on the Princes Highway frontage.

At:

630-726 Princes Highway, Tempe (including the former Tempe Tip site).

Under section 75P(1)(c) of the Act, the PAC determined that the above project required no further environmental assessment, provided conditions of consent are complied with.

Modification:

MP07_0149 MOD 5:

- Extension of construction hours to allow construction works within the road reserve between 6:00pm and 6:00am, Mondays to Sundays until 30 September 2011 and non-noise generating internal works within the approved building between 7:00am and 11:00pm, Monday to Friday and between 7:00am and 5:00pm, Saturdays, until completion of works.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

- (a) Condition D7(b) to be added by the insertion of the **bold and underlined** words as follows

D7(b) Hours of Work within the Road Reserve

Notwithstanding the requirements of Condition D7, work within the road reserve may occur between 6:00pm and 6:00am, Mondays to Sundays, inclusive until midnight on 30 September 2011, strictly in accordance with the requirements of Condition D17.

All other work must be undertaken strictly in accordance with the hours of work outlined in Condition D7.

After midnight 30 September 2011, all works and construction activity on site shall be carried out strictly in accordance with Condition D7.

- (b) Condition D7(c) to be added by the insertion of the **bold and underlined** words as follows

D7(c) Hours of Work – Internal works

Notwithstanding the requirements of D7, non-noise generating internal works within the approved building (including painting, electrical, hydraulic, mechanical and flooring works) may occur between 7:00am and 11:00pm, Mondays to Fridays and between 7:00am and 5:00pm, Saturdays until completion.

All work external to the building and any noise generating works (audible at any property boundary) must be undertaken strictly in accordance with the hours of work outlined in Condition D7.

- (c) Condition D17 to be added by the insertion of the **bold and underlined** words as follows

D17 Night time works within the road reserve

(a) The Proponent shall prepare and implement a Management Plan for night time works within the road reserve undertaken in accordance with Condition D7(b) which shall include, but not be limited to:

- (i) measures to achieve best practice noise and vibration control, in accordance with the DECC Interim Construction Noise Guidelines (2009);**
- (ii) measures to minimise light spillage, including all lighting to be directed and/or shielded away from residential properties and used in a manner to not distract motorists;**
- (iii) procedures for notifying residents in advance of construction activities that are likely to affect their noise and vibration amenity; and**
- (iv) procedures for handling and dealing with complaints.**

The Plan shall be submitted for the information of the Director-General within 7 days of this modification approval, or as otherwise agreed to by the Director-General.

- (b) The Proponent shall submit a revised Traffic Management Plan and Traffic Control Plan prepared by a suitably qualified practitioner to the RTA Transport Management Centre for approval prior to the commencement of night time works within the road reserve.

End of Modifications to MP 07_0149