



Australian Technology Park

*State Significant
Development
Modification Assessment
(SSD 7317 MOD 12)*



December 2018

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Cover photo

Photomontage of Building 1 at the Australian Technology Park (Source: SSD 7317)

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Glossary

Abbreviation	Definition
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Sydney Council
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
Minister	Minister for Planning
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
SSP SEPP	<i>State Environmental Planning Policy (State Significant Precincts) 2005</i>



1. Introduction

1.1 Preamble

This report is an assessment of an application to modify the State significant development (SSD) consent (SSD 7317) for a commercial campus at the Australian Technology Park (ATP), Eveleigh.

The modification application seeks to amend the approved landscape masterplan and introduce public domain signage strategy and external lighting concept.

The application has been lodged by Mirvac Projects Pty Ltd (the Applicant), pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 The site

The subject site is the ATP in the suburb of Eveleigh, in the City of Sydney local government area (LGA) (**Figure 1**). It is located approximately 2.5 km to the south-west of the Sydney central business district (CBD), approximately 5 km to the north of Sydney Airport, within 200 m of Redfern railway station and 400 m from Redfern town centre.



Figure 1 | Site Location (Base map source: Nearmap)

The ATP has an area of 13.5 hectares and is bound by:

- the main western railway line and railway shed to the north
- Henderson Road to the south
- Alexandria Child Care Centre, Alexander Street and Rowley Lane to the west

- Garden Street and Cornwallis Street to the east.

The public domain within the ATP comprises three internal roads (Central Avenue, Davy Road and Locomotive Avenue) and various publicly accessible open spaces, such as the playing courts, Vice Chancellor's Oval, Innovation Plaza, Central Plaza (also called Village Square) and Mitchell Way (also called the Entry Garden).

1.3 Approval History

On 20 December 2016, the then Planning Assessment Commission (Commission) granted development consent for a commercial campus at the ATP (SSD 7317), which included:

- site preparation works, site clearance, excavation and remediation
- construction of three mixed use commercial buildings (**Figure 1**) with a gross floor area (GFA) of 107,427 m²
- car and bicycle parking
- landscaping, road and public domain works including a Landscape Masterplan (**Figure 2**)
- building identification signage zones.

Relevant to this application, Condition B53 outlines the following requirements (amongst others) for landscaping and public domain relevant to this proposal:

- detailed landscape and public domain plans to be prepared in consultation with Council and the Heritage Council and endorsed by the Secretary
- public domain works to be completed prior to issue of any Occupation Certificate.



Figure 2 | Landscape Master Plan (Source: Aspect Studios)

In addition to the subject application (MOD 12), the development consent has been modified on thirteen occasions, as summarised in **Table 1**.

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Determined by	Type	Approval Date
MOD 1	Modification to defer approval of landscaping and public domain plans and stage the delivery of the public domain works.	Commission	96(1A)	26 June 2017
MOD 2	Modifications to the voluntary planning agreement, car parking, building identification signage zone on Building 1, and internal and external alterations to Building 2.	Department	96(1A)	22 August 2017
MOD 3	Modifications to Building 3, including changes to the layout and design, increase in GFA, introduction of a rooftop community garden and signage zones.	Department	96(1A)	1 December 2017
MOD 4	Modification to increase the height of rooftop plant on Building 1 and amend Condition A14 (Airspace Protection).	Department	96(1A)	20 October 2017
MOD 5	Modification to introduce a concrete structure below Locomotive Street to accommodate a future travelator connecting Building 2 to the Locomotive Workshop.	Department	4.55(1A)	29 June 2018
MOD 6	Modification to Building 2, including reallocation of car parking spaces, subdivision of retail tenancies and changes to facade materials and signage zones.	Department	4.55(1A)	16 August 2018
MOD 7	Modification to Building 2, including internal layout changes and amendments to facade materials and signage zones.	Department	4.55(1A)	17 July 2018
MOD 8	Modification to increase the number of lockers within Buildings 1 and 2, and reallocate bicycle parking spaces from these buildings to the public domain.	Department	4.55(1A)	24 September 2018
MOD 9	Modification to Building 1 to allow the use of external terrace space on Level 1 (west) and Level 7 (south) by employees.	Department	4.55(1A)	3 December 2018
MOD 10	Modification to Building 3, including internal and external changes and amendments to the rooftop community garden plan of management.	Department	4.55(1A)	3 September 2018
MOD 11	Modification to the timing for the delivery of required works or plans, such as the loading dock management plan, heritage interpretation plans, landscaping and public domain and waste disposal.	Department	4.55(1A)	15 November 2018
MOD 13	Modification to increase the external play area of the child care centre in Building 1.	Department	4.55(1A)	23 October 2018
MOD 14	Modification to roof materials and signage zone location in Building 2.	Department	4.55(1A)	30 October 2018



2. Proposed Modification

On 13 July 2018, the Applicant lodged a modification application (SSD 7317 MOD 12) seeking to amend the approved Landscape Masterplan and introduce public domain signage strategy and external lighting concept, as summarised in **Table 2**. A link to the modification application documents is provided in **Appendix A**.

Table 2 | Proposed Modifications

Aspect	Description
Amend the Landscape Masterplan	<ul style="list-style-type: none">Extend the approved public domain boundary to include a parcel of land to become an Indigenous Garden (shown as 'A' on Figure 3)Construct a wellness park and junior scooter park in place of an open turfed area at the south-east of the Precinct (shown as 'B' on Figure 3)Relocate the northern portion of the brick pathway around the Eveleigh Green (shown as 'C' on Figure 3).
Conditions	Amend existing conditions of consent to allow minor changes to the approved detailed landscape and public domain plans.
External signage strategy	An external signage strategy to assist users to orientate themselves within the greater precinct.
Feature lighting concept	Introduce a feature lighting concept to provide feature lighting to the landscaping and heritage items



Figure 3 | Proposed amendments to incorporate an Indigenous Garden (Source: Aspect Studios)



3. Strategic Context

3.1 Greater Sydney Region Plan

The Greater Sydney Commission's (GSC) role is to coordinate and align planning to shape the future of Metropolitan Sydney. The GSC has prepared the Greater Sydney Region Plan to provide a 40-year vision for a metropolis of three cities, the Eastern Harbour City, the Western Parkland City and the Central River City, that will rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney.

By integrating land use, transport links and infrastructure across the three cities, more people will have access within 30 minutes to jobs, schools, hospitals and services.

The proposal is consistent with the Region Plan, as the growth in jobs, will contribute to a walkable '30-minute city' within a highly accessible part of the Eastern Harbour City. The proposed modification also encourages communities that are healthy, resilient and socially connected (Objective 7).

3.2 Eastern City District Plan

The GSC has also prepared District Plans to implement the Regional Plan through local planning and influence Government agency decisions. District plans connect local planning with the longer-term metropolitan planning for Greater Sydney.

The site is located within the Eastern City District area. The proposed modification is consistent with the relevant objectives in the Eastern City District Plan as it:

- provide services and social infrastructure (Planning Priority E3)
- encourage people to be more physically active, in accordance with Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities.



4. Statutory Context

4.1 Scope of Modifications

Section 4.55(1A) of the EP&A Act outlines the matters that a consent authority must take into consideration when determining an application that seeks to modify an SSD consent and results in minimal environmental impacts.

The matters for consideration under section 4.55(1A) of the EP&A Act that apply to the modification of the project approval (SSD 7317 MOD 12) have been considered in **Table 3**.

Table 3 | Section 4.55(1A) Modification involving minimal environmental impact

Section 4.55(1A) Evaluation	Consideration
a) that the proposed modification is of minimal environmental impact, and	Section 6.1 of this report provides an assessment of the impacts associated with the modification application. The Department is satisfied that the proposed modification will have minimal environmental impacts, minor changes to the approved public domain plans and no impact on surrounding amenity.
b) that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	The modification application seeks to amend the approved landscape masterplan, provide public domain signage and external signage strategy, and therefore results in development that is substantially the same as the originally approved development.
c) the application has been notified in accordance with the regulations, and	The modification application has been notified in accordance with the EP&A Regulations. Details of the notification are provided in Section 5.1 of this report.
d) any submission made concerning the proposed modification has been considered.	The Department received ten submissions on the proposal, summarised in Section 5 and the issues raised in submissions have been considered in Section 6.1 of this report.

4.2 Consent Authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act.

The Minister's delegate as consent authority

However, under the Minister's delegation dated 11 October 2017, the Director, Key Sites Assessments, may determine the application as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objection.

4.3 Environmental Planning Instruments

The following environmental planning instruments (EPIs) are relevant to the application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Urban Renewal) 2010

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification does not result in any inconsistency with these EPIs.

4.4 Objects of the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed modification is consistent with the objects of the EP&A Act.



5. Engagement

5.1 Department's Engagement

In accordance with the *Environmental Planning and Assessment Regulation 2000* (EP&A regulation), the modification application was not required to be publicly notified or advertised. However, it was made publicly available on the Department's website on 23 July 2018, and referred to relevant government agencies, namely Roads and Maritime Services (RMS), Ausgrid, UrbanGrowth Development Corporation (UDGC), Environmental Protection Authority (EPA), Heritage Council, Sydney Water, Sydney Trains, Transport for NSW (TfNSW), NSW Police and Office of Environment and Heritage (OEH), and Council, and surrounding landowners with a request for comments by 8 August 2018 (16 days).

5.2 Summary of Submissions

The Department received ten submissions on the proposal, namely from OEH, Sydney Trains, TfNSW, EPA, RMS, Transgrid, Heritage Council, UrbanGrowth NSW, NSW Police and Council. No public submissions were received.

Issues raised in submissions is provided below. A link to the submissions is provided in **Appendix A**.

5.3 Key Issues – Government Agencies

Table 4 | Summary of Government Agency Submissions

Agency	Comments
Heritage Council	Did not object to the modification and provided the following comments: <ul style="list-style-type: none">• Inclusion of an Indigenous Garden and works on Eveleigh Green is generally supported• It is unclear what level of excavation will take place, and what the potential impact to any archaeological relics will be for the Wellness Precinct• Recommends that Stage 2 Heritage Interpretation Plan be undertaken in consultation with the Heritage Council• Recommends that feature lighting be investigated for moveable heritage items.• Recommends that the signage strategy be provided to the Heritage Council for comment
TfNSW	Did not object to the modification, but requested that: <ul style="list-style-type: none">• the two proposed bus spaces on Central Avenue and Davy Road be designed in accordance with Austroads Guides• bus spaces also be provided on the southern kerb of Locomotive Street• conditions be included to prepare a coach parking management plan in consultation with TfNSW.
OEH	Did not object to the modification and provided the following comments: <ul style="list-style-type: none">• There is low potential for Aboriginal archaeological deposits to be present, and as such, no Aboriginal Cultural Heritage Assessment Report (ACHAR) will be required.

- Recommend that the Wellness Precinct planting plan shall include native plant species and refer to the City of Sydney recommended indigenous species list.

EPA	Did not object to the modification and commented in relation to whether areas of residual contamination are still present at the site, or whether the proposal will impact any areas of residual contamination and how any such impacts will be managed.
RMS	Did not object to the modification, as long as all improvements are wholly within the freehold property.
TransGrid	Did not object to the modification and provided comments in relation to maintaining access to its portal in the ATP, such as the proposed totem signage located in the access easement.
UrbanGrowth NSW	Did not object to the modification, and advised that Conditions A10 and A11 relating to contributions should remain unchanged.
NSW Police	Did not object to the modification, and provided comments in relation to Crime Prevention Through Environmental Design (CPTED) principles as a high crime risk rating has been identified for this development.
Sydney Trains	Did not object to the modification and did not provide any comments.

5.4 Key Issues – Council

Table 5 | Summary of Issues raised by Council

Council

While Council considered the proposed amendments to the Landscape Masterplan were generally acceptable, it originally objected to the following aspects of the proposal:

- the detailed design of the Indigenous Garden, Wellness Precinct, Eveleigh Green, Feature Lighting being provided to the PCA for approval
- the PCA being able to approve any future amendments to the landscaping and public domain plans.

Council also commented that it was unclear whether the new Indigenous Garden will form part of the landscaping and public domain works to be completed under Public Domain Area 1 or 2. It recommended that the works are specifically included into Area 2.

5.5 Response to Submissions

Following notification of the modification application, the Department placed copies of the submissions received on its website and requested the Applicant provide a response to the issues raised in the submissions.

On 20 September 2018, the Applicant provided a Response to Submissions (RtS) (**Appendix A**). The RtS provided further justification for the proposal, in particular, the Applicant provided:

- a Contamination Compliance Statement to address contamination impacts raised by the Department and EPA

- a revised Public Domain Staging Plan with the new Indigenous Garden being considered as new Public Domain Area 3
- an Indigenous Garden Concept Plan and Indigenous Garden Vision Statement in response to Council's objection that the detailed design of the Indigenous Garden be confirmed within the Stage 2 Heritage Interpretation Plan and the detailed drawings being provided to a PCA.

The applicant also noted:

- The proposed changes do not affect bus spaces
- There will be further consultation with the Heritage Council for the progression of the detailed design
- It is highly unlikely that the works will impact on any potential archaeological relics
- The changes to the pathway is to protect the existing established trees
- Details for the heritage machinery and interpretation elements will be included within the Stage 2 Heritage Interpretation Plan
- Heritage interpretation is included within the signage strategy
- Native species will be incorporated into the design.

5.6 Response to RtS

The RtS was sent to Council and all Government agencies who made a decision.

In its response to the RtS, **Council** noted the following:

- Accept the introduction of Public Domain Area 3, which will include Indigenous Garden and its detailed design being delivered via the Stage 2 Heritage Interpretation Plan
- The planting in the Indigenous Garden should be reviewed from a safety perspective in addition to any heritage and cultural considerations
- Council maintains the view it should be consulted on the detailed design of the Wellness Precinct and Eveleigh Green, and uphold its objection
- The objection to Condition B53E and B53F is upheld
- The objection relating to Condition B53A and the feature lighting works is withdrawn.

Heritage Council reiterated that work must cease should any unexpected archaeological deposits or relics not identified in the supporting documents for this approval be discovered, and the Heritage Council must be notified.

TfNSW reiterated its suggestion that a new condition be imposed to ensure a Coach Parking Management Plan be prepared in consultation with the Sydney Coordination Office within TfNSW. This shall consist of detail on how vehicles and access can be accommodated within the precinct.

Sydney Trains noted the original condition imposed under SSD 7317, required the Applicant to consult with Sydney Trains regarding the existing rail benefitting easement prior to the commencement of any works, to ensure there is accessibility for emergency and maintenance purposes for the safety, effective operation and structural integrity of the rail corridor.

TransGrid considered the proposed works to be acceptable.

OEH, RMS and **EPA** all advised they had no further comments on the proposal.

5.7 Amendments during the assessment

On 23 October 2018 during the assessment of the proposal, the Applicant wrote to the Department (**Appendix D**) providing the following in order to resolve the concerns raised by Council:

- Revised Landscape Masterplan that removed the detailed design of the Wellness Precinct
- A revised concept for the Wellness Precinct, with the detail to be undertaken to the satisfaction of Council

- Proposed inclusion of Condition B53AA to be able to carry out minor amendments to the detailed landscape and public domain plans, in consultation with Heritage Council, to the satisfaction of Council
- Proposed changes to Condition F9 so that the public domain works must be generally in accordance with the approved Landscape Masterplan
- Mechanism to guide the detailed design and on-going management of the Indigenous Garden through the Stage 2 Heritage Interpretation Plan
- Confirmation the Indigenous Garden would not form part of any public domain area but would form part of the heritage interpretation works required under Condition F3.

In response, Council advised on 6 November 2018 that it was satisfied with the proposed changes and withdrew its previous objection.



6. Assessment

A Landscape Masterplan was approved as part of the original consent (SSD 7317) that defined the public domain areas and illustrated general design concepts within the ATP (**Figure 2**). The consent included a condition that required a detailed landscape and public domain plan to be prepared in consultation with Council and the Heritage Council, and approved by the Secretary prior to the issue of the first Construction Certificate for above ground building works.

The consent was later amended (MOD 1) to separate the public domain works into two stages (Public Domain Area 1 and 2) and defer approval of the detail landscape and public domain plans until prior to the issue of the first Construction Certificate for the relevant public domain stage.

Following consultation with Council and the Heritage Council, the detailed landscape and public domain plans for both Stages 1 and 2 have now been approved by the Secretary, in accordance with the condition.

The proposal seeks to amend the approved Landscape Masterplan to include an Indigenous Garden, a Wellness Precinct and to realign a brick pathway along the northern edge of Eveleigh Green. The proposal also seeks approval of an external signage strategy and feature lighting concept.

To facilitate the proposed amendments to the detailed plans and any future changes to the Landscape Masterplan, the Applicant also previously sought to include additional conditions to allow the final design details to be approved by the Principal Certifying Authority (PCA).

Council objected to conditions that would allow the PCA to amend the approved landscape and public domain plans without further consultation with Council. In addition, the Heritage Council requested that any amendments, and the preparation of detailed plans, should be undertaken in consultation with the Heritage Council.

The Department considers the key assessment issues associated with the proposal are:

- Landscape Masterplan amendments
- Mechanism for future amendments

6.1 Landscape Masterplan amendments

The proposal seeks to amend the Landscape Masterplan to provide a Wellness Precinct to the south of Building 1, realign a brick pathway surrounding Eveleigh Green (northern edge) and include an Indigenous Garden to the south of the National Innovation Centre (**Figure 3**).

In response to submissions, the Applicant removed the detailed design of the Wellness Precinct and instead provided a general design concept and proposed a new condition (Condition B53AA). The new condition requires the detailed design of the Wellness Precinct to be prepared in consultation with the Heritage Council, and to the satisfaction of Council. The Applicant also confirmed the Indigenous Garden would not form part of any public domain area, but would form part of the heritage interpretation works required under Condition F3. Under this condition, the detailed design of the Indigenous Garden will be prepared in consultation with the Heritage Council and Council.

The Department acknowledges that Council no longer objects to the proposal, subject to appropriate conditions requiring the Applicant to consult with Council and the Heritage Council when preparing the design details of the proposed works. The Department notes the proposed amendments are conceptual at this stage and the final

design details will be prepared in consultation with the Heritage Council, to the satisfaction of Council prior to the issue of the Construction Certificate for the relevant public domain works.

The Department concludes the proposed amendments to the Landscape Masterplan are acceptable, subject to appropriate conditions of consent (**Section 6.1** and **Appendix C**).

6.2 Mechanism for future amendments

The approved Landscape Masterplan and detailed landscape and public domain plans were subject to extensive consultation between the Applicant, Council and the Heritage Council. The proposal initially included additional conditions that would allow the PCA to approve amendments to these plans, without further consultation with Council and the Heritage Council.

The Applicant contended that it had already demonstrated, through the previous consultation process with Council and the Heritage Council that a high quality public domain will be delivered, and considered it unnecessary to repeat the consultation process for the proposed modifications.

Council objected to the proposed conditions which would allow the PCA to approve amendments to the landscape and public domain plans without the need for further consultation. The Heritage Council requested future detail design be undertaken in consultation with the Heritage Council.

The Department acknowledges the concerns raised by Council and the comments provided by the Heritage Council. In response to concerns raised by Council, the Applicant amended the proposed conditions to allow amendments to the detailed landscape and public domain plans, in consultation with the Heritage Council, to the satisfaction of Council (Condition B53AA) and confirmed the timing in which the works the subject of amendments are to be completed (Conditions B53D).

The revised proposal also includes a mechanism to make minor amendments to the approved landscape and public domain plans without the need for further consultation (Condition F9). However, consistent with comments provided by Council, this is only where those amendments are considered 'minor' and will maintain the approved maintenance plan, access, circulation and design intent established in the approved Landscape Masterplan.

The Department notes that Council no longer objects to the proposal, and the proposed changes will not adversely impact the design intent of the approved Landscape Masterplan or the amenity of surrounding area. As such, the Department considers the proposal changes to Conditions B53A, B53D, F3 and F9, and the imposition of new conditions B53AA and F27 (see **Appendix C**).

6.3 Other Issues

The Department's assessment of other issues is provided in **Table 6** below:

Table 6 | Summary of other issues raised

Issue	Findings	Recommended Condition
Lighting and Signage	<ul style="list-style-type: none"> The Department notes the proposal includes an external signage strategy and feature lighting concept. Any future signage and feature lighting will be included in the detailed landscape and public domain plans to be prepared in consultation with the Heritage Council and to the satisfaction of Council (Conditions B53AA and F3). 	<ul style="list-style-type: none"> Conditions B53AA and F3 require the details of the proposed signage and lighting to be prepared in consultation with the Heritage Council and Council.

	<ul style="list-style-type: none"> The Department is satisfied the proposed signage strategy and light concept is acceptable, subject to the detail design being prepared in consultation with the Heritage Council and Council. 	
CPTED	<ul style="list-style-type: none"> The Department notes the Redfern Police Area Command made a submission in regards to Crime Prevention Through Environmental Design (CPTED) measures. The Environmental Impact Statement that accompanied the original SSD application (SSD 7317) included a CPTED report (dated December 2015), that assessed the elements of crime and the fear of crime that may be associated with the redevelopment of the ATP precinct. The Department notes that existing Condition B7 requires the recommendations contained in the CPTED report to be incorporated into the architectural plans to satisfaction of the PCA prior to the issue of the relevant Construction Certificate. The Department considers the comments provided by the Redfern Police Area Command are satisfactorily addressed by existing conditions of consent. 	<ul style="list-style-type: none"> No additional conditions or amendments to existing conditions are necessary.
Contamination	<ul style="list-style-type: none"> The Department notes EPA initially raised concerns over site contamination and the proposed Wellness Precinct. The Applicant provided a statement prepared by JBS&G dated 17 August 2018, which advised the proposed works will remain consistent with the approved site management requirements under the Remedial Action Plan (RAP) prepared in support of SSD 7317. The Department notes EPA are satisfied with the statement provided by the Applicant. 	<ul style="list-style-type: none"> No additional conditions or amendments to existing conditions are necessary.
Coach Parking	<ul style="list-style-type: none"> TfNSW requested that an additional condition be imposed requiring the submission of a Coach Parking Management Plan, which details how vehicles accessing events / functions can be accommodated within the precinct. The Applicant noted the proposed public domain changes do not affect bus spaces and bus spaces associated with the Locomotive Workshop is addressed in separate SSD applications (SSD 8417 and SSD 8449). The Department notes the proposal does not alter any approved or existing bus parking spaces. Furthermore, Condition B52 requires the Applicant to submit a plan to TfNSW demonstrating that access and internal roads within ATP are capable of accommodating buses to serve special events. 	<ul style="list-style-type: none"> No additional conditions or amendments to existing conditions are necessary.



7. Evaluation

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate as it:

- complies with relevant statutory provisions and remains consistent with relevant EPIs
- is substantially the same development as originally approved, and does not result in adverse environmental impacts
- results in a mechanism to amend the approved detailed public domain and landscape plans, in consultation with the Heritage Council and to the satisfaction of Council, while maintaining the design intent in the approved Landscape Masterplan.

Consequently, the Department concludes the proposal is in the public interest and should be approved, subject to changes to the existing conditions of consent.



8. Recommendation

It is recommended that the Acting Director, Key Sites Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **determines** that the modification application (SSD 7317 MOD 12) falls within the scope of section 4.55(1A) of the EP&A Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for approving the modification application;
- **modifies** the consent SSD 7317; and
- **signs** the attached Modification of Development Consent (**Appendix C**).

Recommended by:

Brendon Roberts

Team Leader

Key Sites Assessments



9. Determination

The recommendation is: **Adopted by:**

David McNamara

Director

Key Sites Assessments



Appendices

Appendix A – List of Documents

- SSD 7317, being the development consent for the new commercial campus at the ATP, granted by the Commission on 20 December 2016, together with submissions raised, Applicant's response to submissions, Department' assessment and Commission's assessment report.
- Associated modifications to the development consent, SSD 7317.
- Statement of Environmental Effects/Environmental Assessment
(http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9480)
- Submissions
(http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9480)

Appendix B – Consolidated Consent

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9480

Appendix C – Modification of Development Consent

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9480

Appendix D – Request to Amend Application

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9480