

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Cameron Sargent  
**A/Director**  
**Key Sites Assessments**

Sydney

16/8 / 2018

## SCHEDULE 1

- Application No.:** SSD 7317 granted by the Planning and Assessment Commission on 20 December 2016.
- Applicant:** Mirvac Projects Pty Ltd
- Consent Authority:** Minister for Planning
- Land:** Australian Technology Park, Eveleigh (Lot 8 in DP 1136859 (Building 3), Lot 9 in DP 1136859 (Building 1), Lot 10 in DP 1136859 (Existing Channel 7 / Media City building & surrounds), Lot 12 in DP 1136859 (Building 2) and PT 4007 in DP 1194309 (Public domain and streets)).
- Development:** Commercial campus at the Australian Technology Park, including:
- site preparation works, site clearance, excavation and remediation;
  - construction of three mixed use buildings with a total gross floor area (GFA) of 107,833m<sup>2</sup>, comprising:
    - Building 1 for commercial/office, retail and child care uses (GFA of 46,830m<sup>2</sup> / height of nine storeys);
    - Building 2 for commercial/office and retail uses (GFA of 56,686m<sup>2</sup> / height of seven storeys);
    - Building 3 for retail, gym, child care, community office and commercial uses (GFA of 4,317m<sup>2</sup> / height of four storeys);
  - car and bicycle parking;
  - landscaping, road and public domain works; and
  - building identification signage zones.
- Modification:** **SSD 7317 MOD 6:** Modifications to Building 2, including changes to the configuration of the lower and upper ground floor level layouts, façade materials, signage zones and car parking, resulting in a reduction in GFA in Building 2 of 132m<sup>2</sup> and 34 car parking spaces.

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## SCHEDULE 2

The consent (SSD 7317) is modified as follows:

(a) the development description is updated as follows:

Commercial campus at the Australian Technology Park, including:

- site preparation works, site clearance, excavation and remediation
- construction of three mixed use buildings with a total gross floor area (GFA) of 107,**833** 701m<sup>2</sup>, comprising:
  - Building 1 for commercial/office, retail and child care uses (GFA of 46,830m<sup>2</sup> / height of nine storeys);
  - Building 2 for commercial/office and retail uses (GFA of 56,~~686~~ 554m<sup>2</sup> / height of seven storeys);
  - Building 3 for retail, gym, child care, community office and commercial uses (GFA of 4,317m<sup>2</sup> / height of four storeys).
- car and bicycle parking
- landscaping, road and public domain works and
- building identification signage zones

(b) Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struck-out**~~ words/numbers as follows:

A2 The Applicant shall carry out the project generally in accordance with the:

- a) State significant development application and conditions of consent (SSD 7317);
- b) Environmental Impact Statement (EIS) prepared by JBA Urban Planning Consultants Pty Ltd, dated December 2015;
- c) The Remedial Action Plan entitled 'Australian Technology Park Remedial Action Plan, 2 Locomotive Street, Eveleigh NSW dated 15 June 2016 and prepared by JBS&G;
- d) The Site Audit Report entitled 'Site Audit Report - Remedial Action Plan for Australian Technology Park dated June 2016 and prepared by Graeme Nyland of Ramboll Environ Australia Pty Ltd;
- e) Response to Submissions (RtS) and Amended Proposal prepared by JBA Urban Planning Consultants Pty Ltd, dated May 2016;
- f) Additional information submitted subsequent to the RtS;
- g) The Section 96(1A) modification application SSD 7317 Mod 1, prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 April 2017 and response to submissions dated 29 May 2017;
- h) The Section 96(1A) modification application SSD 7317 Mod 2, prepared by JBA Urban Planning Consultants Pty Ltd, dated 20 April 2017, response to submissions dated 19 June 2017 and correspondence from Ethos Urban dated 7 August 2017; **and**
- i) The Section 96(1A) modification application SSD 7317 Mod 4, prepared by Ethos Urban Pty Ltd, dated 31 August 2017, correspondence from FJMT Architecture dated 11 October 2017 and correspondence from Ethos Urban dated 13 October 2017 and 17 October 2017;
- j) The Section 96(1A) modification application SSD 7317 Mod 3, prepared by Ethos Urban Pty Ltd, dated 25 August 2017, response to submissions dated 6 October 2017 and additional information dated 30 October 2017 and 23 November 2017;
- k) The Section 4.55(1A) modification application SSD 7317 Mod 5, prepared by Ethos Urban Pty Ltd, dated 25 January 2018, and the Response to Submissions from Ethos Urban Pty Ltd, dated 7 May 2018;
- l) The Section 4.55(1A) modification application SSD 7317 Mod 7, prepared by Ethos Urban Pty Ltd, dated 16 April 2018, response to submissions dated 25 May 2018 and additional information dated 5 June 2018;

- m) **The Section 4.55(1A) modification application SSD 7317 Mod 6, prepared by Ethos Urban Pty Ltd, dated 16 April 2018, Response to Submissions from Ethos Urban Pty Ltd, and additional information dated 5 July 2018** and
- n) following drawings as set out in the table below, except for:
- any modifications which are Exempt or Complying Development;
  - otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by fjmt and SISSONS</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
Fjmt-AR-DWG-G1000	DA2	Drawing List	18.05.16
Fjmt-AR-DWG-G1001	DA1	Site Plan	27.04.16
Fjmt-AR-DWG-G1002	DA1	Site Analysis	27.04.16
Fjmt-AR-DWG-G1003	DA1	Site Retail Plan UG + LG	27.04.16
<b>Building 1</b>			
Fjmt-AR-DWG-1100L	DA5	Lower Ground GA Plan	03.04.18
Fjmt-AR-DWG-1100M	DA2	Mezzanine GA Plan	18.05.16
Fjmt-AR-DWG-1100U	DA0	Upper Ground Floor Plan	17.12.15
Fjmt-AR-DWG-11001	DA0	Level 01 Plan	16.12.15
Fjmt-AR-DWG-11002	DA0	Level 02 Plan	16.12.15
Fjmt-AR-DWG-11003	DA0	Level 03 Plan	16.12.15
Fjmt-AR-DWG-11004	DA0	Level 04 Plan	16.12.15
Fjmt-AR-DWG-11005	DA0	Level 05 Plan	16.12.15
Fjmt-AR-DWG-11006	DA0	Level 06 Plan	16.12.15
Fjmt-AR-DWG-11007	DA0	Level 07 Plan	16.12.15
Fjmt-AR-DWG-11008	DA6	Level 08 Plant GA Plan	06.02.18
Fjmt-AR-DWG-11009	DA8	Roof Plan	06.02.18
Fjmt-AR-DWG-11050	DA9	Elevations – South & East	06.02.18
Fjmt-AR-DWG-11051	DA9	Elevations – North & West	06.02.18
Fjmt-AR-DWG-11052	DA0	Sections	16.12.15
Fjmt-AR-DWG-11053	DA1	Sections	27.04.16
<b>Building 2</b>			
Fjmt-AR-DWG-BB-B2-300L-R	<b>A 02</b>	General Arrangement Plans – Lower Ground – <b>Commercial layout</b>	<del>10.10.17</del> <b>06.03.18</b>
Fjmt-AR-DWG-BB-B2-300M	P	General Arrangement Plan – Mezzanine	19.07.17
<b>Fjmt-AR-DWG-2100U</b> <b>Fjmt-AR-DWG-BB-B2-300U</b>	<b>DA1 Q</b>	<b>Upper Ground Plan</b> <b>General Arrangement Plans – Upper Ground</b>	<b>27.04.16</b> <b>06.03.18</b>
<b>Fjmt-AR-DWG-21001</b> <b>Fjmt-AR-DWG-BB-B2-3101</b>	<b>DA0 M</b>	<b>Level 1 Plan</b> <b>General Arrangement Plans – Level 01</b>	<b>16.12.15</b> <b>25.01.18</b>
<b>Fjmt-AR-DWG-21002</b> <b>Fjmt-AR-DWG-BB-B2-3102</b>	<b>DA0 M</b>	<b>Level 2 Plan</b> <b>General Arrangement Plans – Level 02</b>	<b>16.12.15</b> <b>25.01.18</b>
<b>Fjmt-AR-DWG-21003</b> <b>Fjmt-AR-DWG-BB-B2-3103</b>	<b>DA0 M</b>	<b>Level 3 Plan</b> <b>General Arrangement Plans – Level 03</b>	<b>16.12.15</b> <b>25.01.18</b>

<b>Fjmt-AR-DWG-21004</b> <b>Fjmt-AR-DWG-BB-B2-3104</b>	<b>DA0 M</b>	<b>Level 4 Plan</b> <b>General Arrangement Plans – Level 04</b>	<b>16.12.15</b> <b>25.01.18</b>
<b>Fjmt-AR-DWG-21005</b> <b>Fjmt-AR-DWG-BB-B2-3105</b>	<b>DA0 N</b>	<b>Level 5 Plan</b> <b>General Arrangement Plans – Level 05</b>	<b>16.12.15</b> <b>25.01.18</b>
Fjmt-AR-DWG-21006	DA0	Level 6 Plan	16.12.15
Fjmt-AR-DWG-21007	DA0	Roof Plan	16.12.15
Fjmt-AR-DWG-21050	<b>DA0 DA1</b>	Elevations – North & West	<b>17.12.15</b> <b>29.03.18</b>
<b>Fjmt-AR-DWG-BB-B2-3300</b> <b>Fjmt-AR-DWG-21050</b>	<b>01 DA1</b>	Elevations – South & East	<b>04.04.17</b> <b>29.03.18</b>
Fjmt-AR-DWG-21052	DA0	Sections	16.12.15
Fjmt-AR-DWG-21053	DA0	Sections	16.12.15
Fjmt-AR-DWG-21054	DA0	Sections	16.12.15
Fjmt-AR-DWG-BB-B2-3401	B	Sections E & F	19.10.16
SK.03	A	Indicative Parking Plan	07.08.17
SA-AR-DWG-BB-B4-0410	A	Building 2 – Travelator B2/B4 Link	12.09.17
SA-AR-DWG-BB-B4-0411	A	Building 2 – Travelator Plan & Sections	12.09.17
AR-ST-DWG-BB-B4-3010	A	Travelator Plan and Details	30.04.18
SA-AR-DWG-BB-B4-0480	A	Travelator Excavation Extent – Locomotive Street	04.05.18
Building 3			
DA_3000B	2	DA PLAN – BELOW GROUND	17.10.17
DA_3000G	4	DA PLAN - GROUND	30.10.17
DA_3101	2	DA PLAN – LEVEL 01	17.10.17
DA_3102	3	DA PLAN – LEVEL 02	17.10.17
DA_3103	2	DA PLAN – LEVEL 03	17.10.17
DA_3104	2	DA PLAN – LEVEL 04	17.10.17
DA_3105	2	DA PLAN – LEVEL 5 (ROOF)	17.10.17
DA_3300	3	DA ELEVATIONS – WEST AND NORTH	17.10.17
DA_3000B	2	DA PLAN – BELOW GROUND	17.10.17
DA_3301	5	DA ELEVATIONS – EAST AND SOUTH	30.10.17
DA_3350	4	NOMINATED SIGNAGE ZONES	17.10.17
DA_3400	3	DA SECTIONS	17.10.17
DA_3501	1	FAÇADE DETAILS – L00 GABION WALL	17.10.17
DA_3502	1	FAÇADE DETAILS – L01 GLAZING	17.10.17
DA_3503	1	FAÇADE DETAILS – L02 SCREEN & GLAZING	17.10.17
DA_3504	1	FAÇADE DETAILS – L03 GLAZING	17.10.17
DA_3505	1	FAÇADE DETAILS – L03 CANOPY	17.10.17
DA_3901	1	DA 3D PERSPECTIVES	17.10.17
DA_3902	1	DA 3D PERSPECTIVES	17.10.17
DA_3903	1	DA 3D PERSPECTIVES	17.10.17
DA_3904	1	DA 3D PERSPECTIVES	17.10.17
DA_3906	1	DA 3D PERSPECTIVES	17.10.17
DA_3907	1	DA 3D PERSPECTIVES	17.10.17

DA_6001	A	SCREEN MATERIALS STUDIES – WHITE	23.11.17
<b>Public Domain / Landscape Drawing prepared by Aspect Studios</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
14080_LA_001	Response to Council	Landscape Master Plan	May 2016

- (c) Condition B8 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the **~~bold and struck out~~** words/numbers as follows:

**Car Parking**

B8 A maximum total of **735 701** new car parking spaces will be provided, comprising:

- a) 205 car parking spaces in Building 1;
- b) **497 463** car parking spaces in Building 2, **which includes five accessible spaces to be provided on the Mezzanine Level;**
- c) 33 on-street car parking spaces within the ATP (comprising spaces for parking, drop off and loading as shown on plan SK.03 Rev A, dated 7/8/2017).

- (d) Condition G8 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the **~~bold and struck out~~** words/numbers as follows:

G8 The car parking spaces in Building 1 **~~and Building 2~~** shall only be used by employees or visitors of Building 1, Building 2 or Building 3. The car parking spaces **in Building 1** shall not be used as commercial commuter car park.

**End of SSD 7317 Mod 6**