

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 21 June

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 4:

- Extension of construction hours to allow work for crane operation (and strictly related and necessary construction work) between 6:00pm and 6:00am, Mondays to Sundays inclusive, until midnight 30 June 2011 and between 11:00pm and 5:00am until midnight 15 July 2011.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

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

D7(a) Hours of Crane Operation

Work on site for the purpose of crane operations to meet Sydney Airport Corporation Ltd requirements, and related only to the erection of structural steel canopies, stairs and awnings, lifting of roof and wall cladding, lifting of roof-mounted plant and equipment being works reliant upon and necessary to be undertaken by cranes, may occur between 6:00pm and 6:00am, Mondays to Sundays, inclusive until midnight on 30 June 2011 and between 11:00pm and 5:00am from midnight on 30 June 2011 to midnight 15 July 2011, and to be strictly in accordance with the terms of the SACL approvals dated 8 February 2011 and 26 May 2011 and the requirements of Condition D16.

All other work not reliant upon the approved extended crane operational hours must be undertaken strictly in accordance with the hours of work outlined in Condition D7.

After midnight 15 July 2011, all works and construction activity on site shall be carried out strictly in accordance with Condition D7).

(b) **Condition D16** to be added by the insertion of the **bold and underlined** words as follows

“D16 Night Time Crane Operations

The Proponent shall prepare and implement a Management Plan for night time crane operations undertaken in accordance with Condition D7(a) which shall include, but not be limited to:

- e) **measures to achieve best practice noise and vibration control;**
- f) **measures to minimise light spillage, including all lighting to be directed and/or shielded inwards across the site;**
- g) **procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and**
- h) **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.

END OF MODIFICATIONS TO MP 07_0149