



***MODIFICATION REQUEST:  
IKEA development  
630-726 Princes Highway, Tempe  
including former Tempe Tip site  
MP07\_0149 MOD 7***



Director-General's  
Environmental Assessment Report  
Section 75W of the  
*Environmental Planning and Assessment Act 1979*

February 2012

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## 1. BACKGROUND

### 1.1 Site and Current Status

The subject site is located on the eastern side of the Princes Highway in Tempe, approximately 7km southwest of the Sydney CBD and 350 metres north of Sydney Airport (refer to **Figure 1** below). The site has an area of approximately 10ha, including the former Tempe Tip, with a frontage of approximately 160 metres to the Highway and a side access to Bellevue Street to the north.

Ikea is currently operating from the site while landscaping is currently being undertaken.

**Figure 1: Site location**



### 1.2 Original Approval

On 27 April 2009, the Planning Assessment Commission (PAC) granted approval to the Concept Plan application MP07\_0149 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** 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.

The approval was granted under Section 75P(1)(c) of the Act which allows the approval of a Concept Plan without requiring any further environmental assessment. In this regard, there was no requirement for the submission of a separate Project Application to enable the construction and operation of the facility.

### 1.3 Previous Modifications

**MP07\_0149 MOD 1** was approved on 7 August 2009 by the Executive Director, Major Projects Assessment to amend the timing of certification to facilitate construction staging; vary conditions in regard to timing and final requirements of the remediation of the site; and the modification of a number of conditions to rectify minor typographical errors and duplications.

**MP07\_0149 MOD 2** was approved on 1 November 2010 by the Director, Metropolitan Projects to make minor design changes to the approved building; minor changes to the retained heritage building; a revised car park layout; a revised signage plan including three new signs; a revised landscaping plan including relocation of a Fig tree and reduction of new plantings; and the inclusion of a consultation strategy in the Statement of Commitments.

**MP07\_0149 MOD 3** was approved on 11 March 2011 by the Director, Metropolitan and Regional Projects South to enable the replacement of an existing fire stair located on the northern elevation of the ATECO to ensure compliance with Building Code of Australia and fire safety standards.

**MP07\_0149 MOD 4** was approved on 21 June 2011 by the Planning Assessment Commission (PAC) to allow operation of cranes (up to 24 metres in height) and associated construction work between 6:00pm and 6:00am, 7 days until 30 June 2011 in accordance with the SACL approval dated 8 February 2011; and operation of cranes (up to 40 metres in height) and associated construction work between 11:00pm and 5:00am, until 15 July 2011 in accordance with the SACL approval dated 26 May 2011. Conditions were imposed restricting the related construction work that may be carried out and requiring a Management Plan for night time crane operations.

**MP07\_0149 MOD 5** was approved on 27 July 2011 by the PAC to extend the approved construction hours to allow night time works within the Princes Highway and Bellevue Street road reserves to be undertaken between 6:00pm and 6:00am, Monday to Sunday inclusive, until 30 September 2011 and permit non-noise generating internal works between 7:00am and 11:00pm Monday to Friday and between 7:00am and 5:00pm, Saturdays, until completion of works.

**MP07\_0149 MOD 6** was approved on 21 September 2011 by the Director General to extend the approved construction hours to allow night time works within the Princes Highway and Bellevue Street road reserves to be undertaken between 6:00pm and 6:00am, Monday to Sunday inclusive, until 30 November 2011.

## **2. PROPOSED MODIFICATION**

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The modification seeks to delete the twelve approved sandstone blade walls from the landscape area fronting the Princes Highway as shown in the proposed landscape plan in **Figure 2** below. In lieu of these landscaping features, a total of 15 additional trees are to be planted.

## **3. STATUTORY CONTEXT**

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### **3.1 Continuing Operation of Part 3A to Modify Approvals**

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove the modification of the project under section 75W of the Act.

### **3.2 Modification of the Minister's Approval**

The modification of the Minister's Approval by way of section 75W of the Act is appropriate because the proposal is consistent with the original Approval.

### **3.3 Environmental Assessment Requirements**

Section 75W (3) of the EP&A Act provides that the Director-General may notify the proponent of environmental assessment requirements (DGRs) with respect to the proposed modification that the proponent must comply with before the matter will be considered by the Minister.

In this instance, following an assessment of the modification request, it was not considered necessary to notify the proponent of environmental assessment requirements pursuant to Section 75W (3) with respect to the proposed modification, as sufficient information was provided to the department to consider the application.

### **3.4 Delegated Authority**

The Minister has delegated his functions to determine Part 3A applications to the Department where:

- the relevant Council has not made an objection, and
- a political disclosure statement has been made, but only in respect of a previous related application, and
- there are less than 10 public submissions in the nature of objections.

The proponent, IKEA has not declared any reportable political donations in respect to this application. However, the previous proponent (Valad Commercial Management Ltd) provided a statement disclosing a reportable political donation with the previous Concept Plan Application (MP07\_0149).

Accordingly, this modification application is referred to the Deputy Director-General, Development Assessment and Systems Performance for determination.

## 4. CONSULTATION AND SUBMISSIONS

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In accordance with Section 75X (2) (f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the department's website and referred to Marrickville Council for comment.

No submissions were received from the public.

Marrickville Council advised they raise no objection to the proposed modifications.

## 5. ASSESSMENT

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The department considers the key issue for this modification application to be the streetscape impact of the subject site.

The proposed development fronts the Princes Highway with landscaping provided along the length of the subject site. The department considers the combination of the approved soft landscaping and the proposed addition of fifteen trees will provide a satisfactory streetscape presentation to the public domain which complements the approved development (**Figure 2** below). The removal of all of the twelve blade walls along this frontage does not detract from the presentation of the development considering their replacement by additional trees. In light of the above, the department supports the proposed amendments to the landscaping.

**Area 1**  
4 Blade Walls deleted.  
Additional tree planting:  
6 x *Elaeocarpus 'Eumundi'*  
(Eumundi Ash)

**Area 2**  
4 Blade Walls deleted.  
Additional tree planting:  
6 x *Fraxinus griffithii*  
(Evergreen Ash)

**Area 3**  
4 Blade Walls deleted.  
Additional tree planting:  
3 x *Lophostemon confertus*  
(Brush Box)

**LANDSCAPE MASTER PLAN**  
DATE: 2019  
SCALE: 1:500  
PROJECT NO: 0907  
LOT: L01  
C: C



## 7. CONCLUSION AND RECOMMENDATIONS

The proposal seeks to modify the approved development by deleting the twelve sandstone blade walls from the front landscape setback of the development fronting the Princes Highway and provide additional of trees in this area. The proposed modifications result in a retail store, warehouse and office development which is substantially the same as previously approved and maintains the site's suitability for this development.

The department has assessed the application on its merits and the proposed modification is considered reasonable and will not result in any significant changes to the development as approved.

It is recommended that the Deputy Director-General, Development Assessment and Systems Performance:

- (a) **consider** the findings and recommendations of this report;
- (b) **approve** the modification request under delegated authority, subject to conditions; and
- (c) **sign** the attached Instrument of Modification for MP07\_0149 MOD 7.

Prepared by: Holly Palmer  
Planning Officer, Metropolitan & Regional Projects South

### Endorsed by



15.2.12

Mark Brown  
**A/Team Leader**  
**Metropolitan & Regional Projects South**



Alan Bright  
**A/Director**  
**Metropolitan & Regional Projects South**



Chris Wilson  
**Executive Director**  
**Major DA Assessment**

20.2.12

## **APPENDIX A      MODIFICATION REQUEST**

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See the department's website at

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=5078](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5078)

## **APPENDIX B      SUBMISSION**

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## **APPENDIX C    RECOMMENDED MODIFYING INSTRUMENT**

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