

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 dated 14 September 2011, I approve the modification of the Concept Plan referred to in Schedule 1, subject to the conditions in Schedule 2.


Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

Sydney 9 March 2012

SCHEDULE 1

Concept Plan Approval: **MP07_0149** granted by the Planning Assessment Commission (PAC) on 27 April 2009.

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.

For the following:

Construction of an IKEA showroom and warehouse comprising 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).

Modification: **MP07_0149 MOD 7:** modification includes:

- amendments to the landscaping plan to remove the sandstone blade walls and provide additional tree planting.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

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

A2 Development in Accordance with Plans

The approval shall be in accordance with Major Project No. 07_0149 and with the Environmental Assessment dated October 2008 prepared by Urbis including all Appendices, except where amended by the Preferred Project Report and appendices dated February 2009 and prepared by Urbis, and the Statement of Commitments prepared by Urbis dated 19 February 2009, as amended by letter from Urbis dated 21 June 2010, **as amended by MP07 0149 MOD 7, the Section 75W Modification prepared by Urbis dated 1 December 2011 (as amended by correspondence received on 8 February 2012)**; and the following drawings:

Architectural Drawings prepared by Leffler Simes Architects			
Drawing No.	Revision	Name of Plan	Date
DA 121	1	Master Floor Plan Lower Ground Floor	04.03.10
DA 122	1	Master Floor Plan Ground Floor	04.03.10
DA 123	1	Master Floor Plan First Floor	04.03.10
DA 124	1	Master Roof Plan	04.03.10
DA 301	1	North & South Elevations	04.03.10
DA 302	1	East & West Elevations	04.03.10
GA 125	T5	Gas Venting System Site Plan	27.09.10
GA 126	T3	Gas Venting System Set Out Plan Sheet 1	27.09.10
GA 127	T3	Gas Venting System Site Plan (detail)	27.09.10
GA 131	A	Carpark Set Out Plan Sheet 1	27.09.10
GA 132	A	Carpark Set Out Plan Sheet 2	27.09.10
GA 133	A	Carpark Set Out Plan Sheet 3	27.09.10
GA211	K	Existing Ateco Building Floor	14.01.2011
GA301	N	North and South Elevations	04.01.2011
GA302	M	East and West Elevations	04.01.2011
Stormwater Drainage Concept Plans prepared by Taylor Thomas Whitting Consulting Engineers at Appendix F of the Preferred Project Report			
Drawing No.	Revision	Name of Plan	Date
C101	P4	Site Works & Stormwater Plan Sheet 1	10.10.08
C102	P6	Site Works & Stormwater Plan Sheet 2	09.02.09
C103	P4	Site Works & Stormwater Plan Sheet 3	10.10.08

C104	P5	Site Works & Stormwater Plan Sheet 4	10.10.08
C105	P5	Site Works & Stormwater Plan Sheet 5	10.10.08
C106	P7	Site Works & Stormwater Plan Sheet 6	16.02.09
C107	P6	Site Works & Stormwater Plan Sheet 7	09.02.09
C108	P4	Site Works & Stormwater Plan Sheet 8	10.10.09
C109	P7	Site Works & Stormwater Plan Sheet 9	16.02.09
Methane Gas Treatment Plans prepared by Taylor Thomas Whitting Consulting Engineers at Appendix M of the Environmental Assessment			
C400	P3	Methane Gas Treatment Plan	10.10.08
C401	P2	Methane Gas Treatment Sections	10.10.08
Landscape Master Plan prepared by Stevens Landscape Architects			
L01	<u>C</u>	Landscape Master Plan	31.03.10 <u>27.01.11</u>
Traffic Plan prepared by Taylor Thomson Whitting at Appendix A of the Preferred Project Report			
TR-102	D	Proposed Traffic Plan	20.01.09

except for:

- (1) any modifications which are 'Exempt Development' as identified in *Marrickville LEP 2001* or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- (2) otherwise provided by the conditions of this consent.

End of Modifications to MP07_0149