

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.

David McNamara
Director
Key Sites Assessments

Sydney 28 March 2019

SCHEDULE 1

Development consent: **SSD 7317** granted by the Planning Assessment Commission on 20 December 2016

For the following: 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 108,412 m², comprising:
 - Building 1 for commercial/office, retail and child care uses (GFA of 46,830 m² / height of nine storeys);
 - Building 2 for commercial/office and retail uses (GFA of 56,554 m² / height of seven storeys);
 - Building 3 for retail, gym, child care, community office and commercial uses (GFA of 5,028 m² / height of four storeys).
- car and bicycle parking
- landscaping, road and public domain works and
- building identification signage zones

Applicant: Mirvac Projects Pty Ltd

Consent Authority: Minister for Planning

The 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).

Modification: **SSD 7317 MOD 15:** modification to the timing for the implementation of works to improve pedestrian connectivity between the site and Redfern Station (Condition F23).

SCHEDULE 2

The consent (SSD 7317) is modified as follows:

- (a) Schedule 2 Part A – Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ 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;
- n) The Section 4.55(1A) modification application SSD 7317 Mod 10, prepared by Ethos Urban Pty Ltd, dated 26 June 2018 and the Response to Submissions dated 31 July 2018;
- o) The Section 4.55(1A) modification application SSD 7317 Mod 8, prepared by Ethos Urban Pty Ltd, dated 8 May 2018 and the Response to Submissions dated 27 August 2018;
- p) The Section 4.55(1A) modification application SSD 7317 Mod 13, prepared by Ethos Urban; dated 21 August 2018;
- q) The Section 4.55(1A) modification application SSD 7317 Mod 14, prepared by Ethos Urban Pty Ltd, dated 4 September 2018;
- r) The Section 4.55(1A) modification application SSD 7317 Mod 11, prepared by Ethos Urban Pty Ltd, dated 3 July 2018 and the Response to Submissions dated 10 September 2018;
- s) The Section 4.55(1A) modification application SSD 7317 Mod 9, prepared by Ethos Urban Pty Ltd, dated 21 August 2018, Response to Submissions dated 12 October 2018 and additional information dated 22 and 29 November 2018;

- t) The Section 4.55(1A) modification application SSD 7317 Mod 12, prepared by Ethos Urban Pty Ltd, dated 13 July 2018, the Response to Submissions dated 20 September 2018 and further information dated 23 October 2018; **and**
- u) **The Section 4.55(1A) modification application SSD 7317 Mod 15, prepared by Ethos Urban Pty Ltd, dated 18 December 2018, the Response to Submissions dated 5 March 2019 and additional information dated 15 March 2019; and**
- u) v) 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.

Architectural (or Design) Drawings prepared by fjmt and SISSONS			
Drawing No.	Revision	Name of Plan	Date
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
Building 1			
Fjmt-AR-DWG-1100L	DA6	Lower Ground GA Plan	26.06.18
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	DA11	Elevations – South & East	26.06.18
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
Building 2			
Fjmt-AR-DWG-BB-B2-300L-R	02	General Arrangement Plans – Lower Ground	06.03.18
Fjmt-AR-DWG-BB-B2-300M	P	General Arrangement Plan – Mezzanine	19.07.17
Fjmt-AR-DWG-BB-B2-300U	Q	General Arrangement Plans – Upper Ground	06.03.18
Fjmt-AR-DWG-BB-B2-3101	M	General Arrangement Plans – Level 01	25.01.18
Fjmt-AR-DWG-BB-B2-3102	M	General Arrangement Plans – Level 02	25.01.18
Fjmt-AR-DWG-BB-B2-3103	M	General Arrangement Plans – Level 03	25.01.18
Fjmt-AR-DWG-BB-B2-3104	M	General Arrangement Plans – Level 04	25.01.18
Fjmt-AR-DWG-BB-B2-3105	N	General Arrangement Plans – Level 05	25.01.18

Fjmt-AR-DWG-21006	DA0	Level 6 Plan	16.12.15
Fjmt-AR-DWG-21007	DA1	Roof Plan	31.07.18
Fjmt-AR-DWG-21050	DA3	Elevations – North & West	24.08.18
Fjmt-AR-DWG-21050	DA2	Elevations – South & East	31.07.18
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	3	DA PLAN – BELOW GROUND	14.06.18
DA_3000G	8	DA PLAN - GROUND	14.06.18
DA_3101	5	DA PLAN – LEVEL 01	14.06.18
DA_3102	6	DA PLAN – LEVEL 02	14.06.18
DA_3103	5	DA PLAN – LEVEL 03	14.06.18
DA_3104	5	DA PLAN – LEVEL 04	14.06.18
DA_3105	5	DA PLAN – LEVEL 5 (ROOF)	14.06.18
DA_3300	7	DA ELEVATIONS – WEST AND NORTH	04.07.18
DA_3301	8	DA ELEVATIONS – EAST AND SOUTH	14.06.18
DA_3350	4	NOMINATED SIGNAGE ZONES	17.10.17
DA_3400	5	DA SECTIONS	24.04.18
DA_3501	1	FAÇADE DETAILS – L00 GABION WALL	17.10.17
DA_3502	1	FAÇADE DETAILS – L01 GLAZING	17.10.17
DA_3504	1	FAÇADE DETAILS – L03 GLAZING	17.10.17
DA_3505	2	FAÇADE DETAILS – L03 CANOPY	24.04.18
DA_3506	2	FAÇADE DETAILS – LEVEL 02 BALUSTRADE & SCREENING	24.04.18
DA_8000	3	ATP – B3 COMMUNITY BUILDING FAÇADE FINISHES	26/07/2018
Public Domain / Landscape Drawing prepared by Aspect Studios			
Drawing No.	Rev.	Name of Plan	Date
15080_S4.55_01	H	Landscape Master Plan For Section 4.55	19 Oct 2018
ATP External Signage Strategy prepared by Urbanite Pty Ltd			
Document Name	Rev.	Date	
Australian Technology Park - External Signage Strategy	B	28 May 2018	

- (b) Schedule 2 Part A – Condition F23 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

Improved Connectivity to Redfern Station

F23 ~~Prior to the issue of the first Occupation Certificate,~~ The Applicant shall provide to the PCA evidence that the measure to improve pedestrian connectivity between the site and Redfern Station (~~i.e. along part of Cornwallis Street/Marian Street~~), as identified through Condition B58, have been implemented **and open for public use for the following:**

- **Cornwallis Street/Marian Street, prior to the issue of the first Occupation Certificate; and**
- **Between Cornwallis Street/Marian Street and the Redfern Station entry on Gibbons Street within two months of the issue of the first Occupation Certificate.**

The Applicant shall consult with the future tenant(s) of the site to identify any employees and visitors who require Disability Discrimination Act compliant access between Redfern Station and Building 1 and provide these employees and visitors with a vehicle pick up and drop off service until all measures stated above to improve pedestrian connectivity between the site and Redfern Station are implemented and open for public use.

The Applicant must maintain pedestrian connectivity between the site and Redfern Station along Gibbons Street for all other users whilst the measures stated above are being implemented. If this is not practical during construction, the Applicant shall provide alternate measures in consultation with the Sydney Coordination Office within TfNSW.

End of modification
(SSD 7317 MOD 15)