

# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Michael Woodland  
Director, Metropolitan Projects

at Sydney

DATE 1 OCTOBER

YEAR 2010

### 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 MOD2:

- Design changes to approved building including a minor increase in building envelope
- Minor changes to the retained heritage building
- Revised car park layout
- Revised signage plan including three new signs
- Revised landscaping including relocation of Fig tree and reduction of new plantings
- Inclusion of a consultation strategy in the Statement of Commitments

## SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

- (a) Condition A1 is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows

### A1 Development Description

(1) Development consent is granted only to carrying out the development described in detail below:

- **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.

- (b) 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, and the following drawings:

Architectural (or Design) Drawings prepared by Krikis Tayler Retail at Appendix D of the Environmental Assessment except where superseded by the Preferred Project Report <b>Architectural Drawings prepared by Leffler Simes Architects</b>			
Drawing No.	Revision	Name of Plan	Date
DA-001	G	Existing Site Plan Analysis Plan Location Plan	16.10.08
DA-002	E	Proposed Site Analysis Plan	03.02.09
DA-101	G	Lower Ground Floor General	16.10.08

		Arrangement	
DA-102	G	Ground Floor General Arrangement	16.10.08
DA-103	I	Upper Ground Floor General Arrangement	24.02.09
DA-104	F	Roof General Arrangement	11.02.09
DA-111	E	IKEA Office Building Plans	16.10.08
DA-201	G	Overall Site Elevations	03.02.09
DA-202	E	Overall Site Sections	23.02.09
DA-203	G	IKEA Building Elevations	03.02.09
DA-204	E	IKEA Office Building Elevations	16.10.08
DA-402	G	Signage Details	03.02.09
<b><u>DA 121</u></b>	<b><u>1</u></b>	<b><u>Master Floor Plan</u></b> <b><u>Lower Ground Floor</u></b>	<b><u>04.03.10</u></b>
<b><u>DA 122</u></b>	<b><u>1</u></b>	<b><u>Master Floor Plan</u></b> <b><u>Ground Floor</u></b>	<b><u>04.03.10</u></b>
<b><u>DA 123</u></b>	<b><u>1</u></b>	<b><u>Master Floor Plan</u></b> <b><u>First Floor</u></b>	<b><u>04.03.10</u></b>
<b><u>DA 124</u></b>	<b><u>1</u></b>	<b><u>Master Roof Plan</u></b>	<b><u>04.03.10</u></b>
<b><u>DA 301</u></b>	<b><u>1</u></b>	<b><u>North &amp; South Elevations</u></b>	<b><u>04.03.10</u></b>
<b><u>DA 302</u></b>	<b><u>1</u></b>	<b><u>East &amp; West Elevations</u></b>	<b><u>04.03.10</u></b>
<b><u>GA 125</u></b>	<b><u>T5</u></b>	<b><u>Gas Venting System Site Plan</u></b>	<b><u>27.09.10</u></b>
<b><u>GA 126</u></b>	<b><u>T3</u></b>	<b><u>Gas Venting System Set Out Plan Sheet 1</u></b>	<b><u>27.09.10</u></b>
<b><u>GA 127</u></b>	<b><u>T3</u></b>	<b><u>Gas Venting System Site Plan (detail)</u></b>	<b><u>27.09.10</u></b>
<b><u>GA 131</u></b>	<b><u>A</u></b>	<b><u>Carpark Set Out Plan Sheet 1</u></b>	<b><u>27.09.10</u></b>
<b><u>GA 132</u></b>	<b><u>A</u></b>	<b><u>Carpark Set Out Plan Sheet 2</u></b>	<b><u>27.09.10</u></b>
<b><u>GA 133</u></b>	<b><u>A</u></b>	<b><u>Carpark Set Out Plan Sheet 3</u></b>	<b><u>27.09.10</u></b>
Stormwater Drainage Concept Plans prepared by <i>Taylor Thomas Whitting Consulting Engineers</i> 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
<b>Methane Gas Treatment Plans prepared by Taylor Thomas Whitting Consulting Engineers at Appendix M of the Environmental Assessment</b>			
C400	P3	Methane Gas Treatment Plan	10.10.08
C401	P2	Methane Gas Treatment Sections	10.10.08
<del>Landscape Plan prepared by Site Image Landscape Architects at Appendix H of the Preferred Project Report</del> <b><u>Landscape Master Plan prepared by Stevens Landscape Architects</u></b>			
404	H	Landscape Plan	05.02.2009
<b><u>L01</u></b>	<b><u>=</u></b>	<b><u>Landscape Master Plan</u></b>	<b><u>31.03.10</u></b>
<b>Traffic Plan prepared by Taylor Thomson Whitting at Appendix A of the Preferred Project Report</b>			
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.
- (c) *Condition B1 is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows*

## **B1 Design Modifications**

Prior to the issue of the relevant Construction Certificate the following modifications are to be made to the approved plans:

- (a) Signage: The pylon sign does not form part of this approval. A separate Development Application for any proposed signs (other than those approved under this approval) must be submitted to and approved by Council prior to the erection or display of any such signs.
- (b) Gas Ventilation Stacks: An amended plan showing details of the proposed heights and locations of the required gas ventilation stacks is to be provided to the Certifying Authority prior to the issue of a Construction Certificate. The ventilation stacks are to be setback a minimum of 5 metres from the adjoining property to the east in order to reduce any potential impacts on the future development of this site.
- (c) The at-grade car park layout shall be amended to provide 2 additional north - south pedestrian access aisles extending from the entry forecourt to the most northern line of parking bays. The additional aisles shall be of a similar design and dimension to the pedestrian access aisle detailed on Plan No. DA - 101 G: Lower Ground Floor General Arrangement, dated 16.10.08 prepared by Krikis Tayler Retail.
- (d) The at-grade car park layout shall be amended to provide for the planting of a total of 270 **198** super-advanced trees **of minimum 25L planting stock** (species as

nominated on the approved landscape plan) to be planted at even spacing across the carpark at intervals of 1 tree per 4 carparking spaces.

- (e) **The trees to be planted along the Princes Highway frontage of the site shall be of a minimum 75L planting stock.**

- (d) Condition B28 is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows

## **B28 Relocation of Moreton Bay Fig tree**

The existing *Ficus macrophylla* (Moreton Bay Fig) is to be transplanted to the ~~staff courtyard to the immediate northwest of the loading dock~~ **southeast corner of the site, at the Princes Highway frontage, as detailed in the 'Landscape Master Plan' drawing L01 prepared by Stevens Landscape Architects, dated 31.03.10.** A qualified arborist's report including a plan of management for the transplantation and confirming the health of the species must be submitted to and approved by the Certifying Authority prior to the issue of a Construction Certificate.

If the Arborist's report indicates that the tree is in a state of decline, details of appropriate replacement planting shall be provided to the Department for approval.

- (e) Condition B9 is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows

## **B9 Accessible Car Parking Spaces**

Of the 1,775 car spaces to be provided as part of the development a minimum of 28 accessible spaces with dimensions of 3.2m x 5.5m (with a minimum headroom of 2.5m) and must be clearly marked and appropriately located as accessible parking for people with mobility impairment.

The design and layout of the accessible car parking is to be provided in accordance with Australian Standard AS/NZS 2890.1—2004 Parking facilities Part 1: Off-street car parking **AS 2890.6: 2009 (Off-street parking for People with Disabilities)**. The details must be submitted to and approved by the Certifying Authority prior the issue of a relevant Construction Certificate.

The above approval is amended (**bold and underlined**) as follows:

(a) The following Statement of Commitment is inserted:

**12. Consultation Strategy**

**The Proponent agrees to the following:**

**"IKEA to undertake consultation with the key stakeholders during the construction process of the project up to completion, in accordance with the consultation strategy outlined in the letter dated 21 June, 2010"**

END OF MODIFICATIONS TO MP 07\_0149