

31 January 2011

The Director-General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Luke Murtas –Planner, Metropolitan Projects

Dear Luke,

RE: Section 75W Modification to IKEA, Tempe Concept Plan

This letter comprises an application made under Section 75W of the Environmental Planning and Assessment Act 1979 with respect to a proposed modification to Major Project Approval MP07_0149 – mixed use bulky goods retail (IKEA) and commercial development at the Princes Highway, Tempe

Accompanying this letter is the following:

- A signed copy of the Application “Request to modify a major project”
- A cheque to the Department of Planning for the sum of \$750.00 being to total assessment and advertising fee (as advised by DOP via email dated 13 January 2011).
- A letter addressing heritage issues from *Godden Mackay Logan* – Heritage Consultants dated 13 January 2011
- BCA capability statement by *Davis Langdon* dated 21 January 2011
- 4 x copies of large scale architectural plans prepared by *Leffler Simes Architects*.

1 Proposed Amendments

The proposed modifications involve the removal of an existing brick fire stair in the northern elevation of the Ateco Building and replacement with fire stairs within a frameless glass enclosure in the same location.

The size of width of the stairs need to be increased slight to comply with BCA and Fire standards and allow free access and egress to the building. The BCA capability report included with this application details the stairs in their current form are not BCA compliant.

The changes considered to be minor in nature and will not significantly move away from the approved concept plan. A modern and lightweight design and materials have been chosen to ensure the small structure is clearly separate from the heritage building while providing practical and required access and egress.

A letter from *Godden Mackay Logan* – Heritage Consultants is included as a part of this application which found in its assessment that the design elements and conservation measures are appropriate in accordance with the Statement of Commitments and recommendations from the original heritage assessment.

The Section 75W application seeks to modify **Condition A2** in Schedule 2 to include the revised drawing references, as shown in the table below, to be read in conjunction with the references to the previously approved drawings prepared by Leffler Simes Architects.

Drawing No.	Revision	Prepared By	Name of Plan	Date
GA211	K	Leffler Simes Architects	Existing Ateco Building Floor Plans	16/01/2011
GA301	N	Leffler Simes Architects	North and South Elevations	04/01/2011
GA302	M	Leffler Simes Architects	East and West Elevations	04/01/2011

In support of these plans, Leffler Simes Architects have prepared a colour perspective of the glass entry stair, which should be read in conjunction with the drawings above.

2 Environmental Assessment

2.1 Substantially the Same Development

Although the test of 'substantially the same development' does not apply to Section 75W applications, it is still considered a relevant matter to address when determining the magnitude and impacts of the changes.

In this case, it is considered the proposed modifications are minor in nature and therefore will remain substantially the same development as the use, scale and nature of the development will not materially change from the approved development.

2.2 Assessment Criteria

Under Section 75W of the Act, the Minister may provide specific environmental assessment requirements to be addressed the proponent to any application under this Part being determined.

In this respect, given the minor nature of works proposed, in our opinion there is no need for new Director-General Requirements to be prepared.

The key assessment aspects of the modification relate to visual/heritage impacts and BCA compliance. As outlined in the correspondence from the heritage consultants, the proposed design constitutes an acceptable new addition to the retained part of the locally significant building. The stair case will appear clearly as modern addition which is consistent with accepted architectural practice when modifying heritage buildings.

The final assessment aspect relates to the BCA and fire safety compliance. As outlined earlier in the letter, the proposed changes have arisen by the failure to satisfy the BCA requirements to provide a safe fires exit from the building. As such, the design has taken into account the BCA requirements and will be capable of satisfying the relevant provisions.

For these reasons, the proposed works and design detail are considered to be acceptable.

3 Summary

The proposed modified scheme will retain the use of the site for IKEA and its associated office space, as per the Concept Plan approval. The intent of the Concept Plan approval will still be served following the modification.

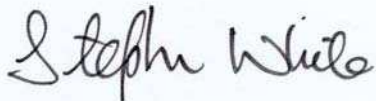
We are confident that the proposed modifications will result in an overall improvement to the site presentation and future operation of the bulky goods retail store.

In summary:

- The proposed modification is considered to be a minor matter that will not result in an increase of the building scale (height or form) or an intensification of the approved use.
- The proposed modification satisfies the matters for consideration as specified in the Director General's Requirements therefore it does not necessitate the preparation of modified requirements.
- The proposed modifications stem from the current non compliances with BCA fire safety standards, and therefore the building requires upgrading before occupation.
- The proposed changes are entirely consistent with the Concept Plan approval, its conditions and its intended building outcomes.
- No additional environmental impacts will arise as a result of the proposed changes.
- The proposal is considered to be entirely within the public interest and is recommended that approval be granted to the proposed revisions.

If you have any questions on the information provided, please don't hesitate to contact Erin Murphy or myself.

Yours sincerely,



Stephen White
Associate Director

*Enl Architectural Plans from Leffler Simes Architects
Letter from Goddan MacKay Logan Heritage Architects, dated 13 January, 2011
Letter from Davis Langdon dated 21st January re: BCA Capability*