

Date: 24 February 2009
Job No: 5414

Mr Shayne Watson
The Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Mr Watson,

Re: 7-9 Gibbons Street, Redfern (the Project)
Reference: MP 08_0112

We write on behalf of our client Kimberley Securities Limited with reference to the above Project and our meeting on 18 February 2009 wherein we tabled and discussed the Project as represented by the P2 Issue drawings prepared by our office and dated 18 February 2009.

As you are aware a previous proposal was prepared for the site on behalf of our client by Mr Graham Bakewell (the Previous Proposal) and was submitted to the Department of Planning on 17 June 2008. The Director Generals Requirements reference MP 08_0112 dated 7 August 2008 (the DGR's) were generated in response to the Previous Proposal.

In the aforementioned meeting we were advised to submit the current architectural documentation to you such that updated and amended DGR's could be issued. To this end please find enclosed four (4) copies of the P3 issue documentation dated 24 February 2009 (the Current Proposal).

We summarise the Current Proposal and the amendments that have been made compared to the Previous Proposal for the site as follows:

Outline of the Current Proposal

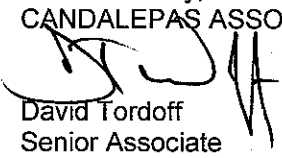
- Six (6) levels of basement car parking.
- One (1) level of street fronting retail tenancies and loading facilities.
- One (1) level of supermarket including back of house space.
- Three (3) levels of commercial space.
- Thirteen (13) levels of residential dwellings including forty eight (48) number 1 bed/ studio units, thirty five (35) number 2 bed units and six (6) number 3 bed units.

Summary of amendments

- The existing above ground car park has been deleted and car parking is now located below ground.
- Retail tenancies have been introduced to provide an active street frontage.
- A supermarket use is proposed in addition to the ground floor retail tenancies.
- Loading facilities have been introduced.
- Commercial floor space provision has been increased.
- The proposal for serviced apartments has been deleted.
- The residential component of the proposal has been redesigned to improve residential amenity.
- The proposed built form has been amended to comply with the Department of Planning and the Redfern-Waterloo Authority objectives for the site in terms of height, density, setbacks and overall built form.

We trust that this cover letter and the documentation enclosed are sufficient for your current requirements in relation to this matter. Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully,
CANDALEPAS ASSOCIATES


David Tordoff
Senior Associate

Encl: P3 Issue drawings
CC: Brett McKechnie (by email)

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