

30 May 2017

Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

**Modification of Consent under Section 75W, EP&A Act
Major Project Approval No.08_0112
7-9 Gibbons Street, Redfern**

Background

Major Project Approval No.08_0112 was issued on 22 October 2010 for the construction of an 18-storey mixed-use development on 7-9 Gibbons Street, Redfern, comprising retail and commercial uses, a supermarket and residential apartments.

Modifications to the project were approved on:

- 28 February 2011;
- 1 November 2011; and
- 6 November 2012.

Condition A10 in Schedule 2 of Major Project Approval No.08_0122 required, among other things, 80 car parking spaces to be provided for use in connection with the Lawson Square Towers at 1 Lawson Place.

The 6 November 2012 modification to Major Project Approval No.08_0122 included approval for the stratum subdivision of the land into 4 stratum lots comprising:

- Lot 1, which contains the general retail and commercial components of the building, including the parking associated with them;
- Lot 2, which contains the residential apartments, including the parking associated with them;
- Lot 3, which contains the supermarket, including parking associated with it; and
- Lot 4, which contains the 80 car parking spaces to be transferred to the ownership of 1 Lawson Place, as required by Condition A10.

At that time, the Lawson Square Towers comprised two (2) identical 12-storey office towers which had been constructed in the early 1970's.



**Ludvik &
Associates
Pty Ltd**

ACN 070 751 683
ABN 95 070 751 683

**Consultant
Town Planners**

Suite 103
Level 1, 10-12 Clarke Street
Crows Nest NSW 2065

**Tel: (02) 9906 3566
Fax: (02) 9906 3592**

aludvik@ozemail.com.au

The Department issued Development Consent SSD-5249 on 18 December 2014 approving alterations and additions to the two (2) existing 12-storey towers on 1 Lawson Place to create an 18-storey mixed-use development comprising:

- retail and commercial uses at the ground floor of both towers and at Levels 1 to 5 of the western tower;
- 156 residential units;
- basement car and bicycle parking; and
- public domain works.

Proposed Modification

This application proposes to modify Major Project Approval No.08_0122, under the terms of Section 75W of the *Environmental Planning and Assessment Act 1979*, insofar as it relates to the stratum subdivision of the land approved on 6 November 2012.

The modification to the approved stratum subdivision involves the subdivision of Stratum Lot 4, in the subdivision plan prepared by Daw & Walton P/L, with surveyor reference 1200-10DP – Sheets 1 to 11, dated 12 March 2012, into two (2) stratum lots, namely Lots 5 and 6.

The purpose of the subdivision is to enable these lots to be transferred to ownership of each of the two (2) towers on 1 Lawson Place.

To facilitate the proposal, item B1 in “Condition A2 - Development in Accordance with Plans” is to be modified to read:

“B1. Draft Stratum Subdivision Plan prepared by Daw & Walton P/L with surveyor reference 1200-10DP – Sheets 1 to 11, dated 12, March 2012, **as amended by Draft Stratum Subdivision Plan with surveyor reference 1200-11DP – Sheets 1 to 3, dated 16 May 2017.**”

The modification to item B1 is shown **bold and underlined**.

Effects of Modification

The modification:

- will maintain compliance with Condition A10 in Schedule 2 of Major Project Approval No.08_0122, which requires 80 of the off-street car parking spaces on 7-9 Gibbons Street to be provided for use in connection with the Lawson Square Towers;
- will not, in any way, modify the physical form of the approved development on 7-9 Gibbons Street;
- will not have any adverse environmental impact: and
- does not raise any issues relating to the relevant provisions of any environmental planning instrument or the matters required to be considered under the terms of Section 79C of the *Environmental Planning and Assessment Act 1979*.

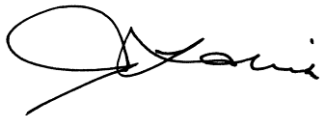
Conclusion

The proposed modification to the approved stratum subdivision of the land is permissible, with consent, under the relevant environmental planning instrument and is consistent with the conditions contained in Major Project Approval No.08_0122.

The modification will not have physical or any environmental impact.

Accordingly, the modification is suitable for approval.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Ludvik', with a stylized flourish at the end.

Andy Ludvik
Ludvik & Associates Pty. Ltd.

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