

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Mike Young
Acting Executive Director
Key Sites and Industry Assessments

Sydney 4 AUGUST 2017

SCHEDULE 1

Development Approval: MP 08_0112 granted by the Deputy Director-General, Development Assessment and Systems Performance on 22 October 2010

For the following: Construction of an 18-storey mixed-use development comprising retail and commercial uses, a supermarket and residential apartments

Applicant: MKA Consulting Pty Ltd

Consent Authority: Minister for Planning

The Land: 7-9 Gibbons Street, Redfern

Modification: MP 08_0112 MOD 4: the modification includes:

- the subdivision of stratum Lot 4 within the basement into two separate stratum lots (Lots 5 and 6).

SCHEDULE 2

The above approval (MP 08_0112) is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A2 – Development in Accordance with Plans

The development shall be in accordance with the following plans, documentation and recommended conditions made therein:

A. Environmental Assessment Report for Mixed Use Development project by Kass- Hermes dated March 2012 including appendices and Preferred Project Report prepared by Kass-Hermes dated July 2010 including appendices			
B. Statement of Commitments prepared by Kass-Hermes contained in Schedule 3			
B1. Draft Stratum Subdivision Plan prepared by Daw & Walton P/L with surveyor reference 1200-10DP – Sheets 1 to 11, dated 12 March 2012, <u>as amended by Draft Stratum Subdivision Plans with survey reference 1200-11DP – Sheets 1 to 3, dated 16 May 2017</u>			
C. Architectural Drawings prepared by Nordon Jago Architects itemised as follows:			
Drawing No.	Issue	Name of Plan	Date
DA005	C	GFA Plan	09/03/12
DA006	B	Residential Net Area Plan	10/02/11
DA050	B	Proposed Shadow Diagram June 21	10/02/11
DA051	B	Proposed Shadow Diagram March 21	10/02/11
DA052	B	Proposed Shadow Diagram Sep 21	10/02/11
DA090	C	Basement Level B1	09/03/12
DA091	C	Basement Level B2	09/03/12
DA092	C	Basement Level B3	09/03/12
DA093	C	Basement Level B4	09/03/12
DA094	A	Basement Level B5	09/03/12
DA095	C	Basement Level B6	09/03/12
DA100	D	Level 01 (GF Retail)	14/09/12
DA101	D	Level 02 (Retail)	14/09/12
DA102	D	Level 03 (Office)	14/09/12
DA105	B	Level 01 (High Level)	14/09/12
DA110	E	Level 04 Residential	14/09/12
DA111	E	Level 05-17 Typical	14/09/12
DA112	D	Level 18	09/03/12
DA120	D	Level 19 (Roof Terraces)	09/03/12
DA121	C	Roof Plan	09/03/12
DA140	B	Floor Plate Comparison	10/02/11
DA200	D	Section A&B	14/09/12
DA300	D	Elevations	14/09/12
DA301	D	Elevations	14/09/12
DA900	B	External Finishes	10/02/11

- (b) Schedule 2 Part - Administrative Conditions, Condition A10 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A10 Car Parking Spaces

The total number of approved car parking spaces is allocated as follows:

- Residential – 109 spaces
- Retail/Commercial – 68 spaces – of which no more than 51 spaces are to be provided for the supermarket
- Lawson Square Towers ~~commercial~~ tenants – 80 spaces – **of which no more than 52 spaces are to be provided for commercial tenants.**

**End of Modification
(MP 08_0112 MOD4)**