

Modification of Development Consent

Section 96(1A) of the Environmental Planning and Assessment Act 1979

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



Natasha Harras
Acting Director
Regional Assessments

Sydney 29 OCTOBER 2015

SCHEDULE 1

Development Approval: SSD- 5249 granted by the Secretary on 18 December 2014

For the following: Additions and alterations to the two existing 12 storey office towers to create an 18 storey mixed use development comprising:

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

Applicant: Lawson Square Pty Ltd

Consent Authority: Minister for Planning

The Land: Lawson Square, Redfern (Lot 18, Section C, DP 7328)

Modification: SSD 5249 MOD1: the modification includes:

- amendments to the ground floor retail and commercial uses;
- relocation of commercial and residential uses at Levels 1-5;
- associated amendments to the elevations; and
- associated amendments the floor space mix, unit numbers and unit mix.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule A - Administrative and Development Contributions Conditions - Condition A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:

A3 The Applicant shall carry out the project generally in accordance with the:

- a) Environmental Impact Statement (EIS) prepared by SJB Planning, dated February 2013;
- b) Response to Submissions (RtS) dated 12 September 2013 prepared by SJB Planning and Revised RtS dated 14 April 2014 prepared by SJB Planning;
- c) **As amended by the Section 96(1A) Modification prepared by JBA dated 11 September 2015; and**
- d) following drawings as set out in the table below, except for:
 - i) any modifications which are Exempt' or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural Drawings prepared by Candalepas Associates & Wendy Lewin			
Drawing No.	Issue	Name of Plan	Date
<u>S96-1101</u> DA 1101	<u>A</u> C	Site Plan	<u>11.09.2015</u> 14.04.14
<u>S96-1102</u> DA 1102	<u>A</u> C	Basement & Ground Floor Plan	<u>11.09.2015</u> 14.04.14
<u>S96-1103</u> DA 1103	<u>B</u> C	<u>Level 1 & Typical Level 2 – 4 Plans</u> Level 1 & Typical Level 2 – 5 Plans	<u>12.10.2015</u> 14.04.14
<u>S96-1104</u> DA 1104	<u>A</u> C	<u>Typical Level 5 – 14 & Level 15 Plans</u> Typical Level 6 – 14 & Level 15 Plans	<u>11.09.2015</u> 14.04.14
<u>S96-1105</u> DA 1105	<u>A</u> C	Typical Level 16 – 17 & Roof Plans	<u>11.09.2015</u> 14.04.14
<u>S96-1201</u> DA 1201	<u>A</u> C	Sections – Sheet 1	<u>11.09.2015</u> 14.04.14
<u>S96-1202</u> DA 1202	<u>A</u> C	Sections – Sheet 2	<u>11.09.2015</u> 14.04.14
<u>S96-1301</u> DA 1301	<u>A</u> C	Elevations – Sheet 1	<u>11.09.2015</u> 14.04.14
<u>S96-1302</u> DA 1302	<u>A</u> C	Elevations – Sheet 2	<u>11.09.2015</u> 14.04.14
<u>S96-1303</u> DA 1303	<u>B</u> C	Elevations – Sheet 3	<u>12.10.2015</u> 14.04.14
<u>S96-1304</u> <u>DA 1304</u>	<u>B</u> C	Elevations – Sheet 4	<u>12.10.2015</u> 14.04.14
<u>S96-1401</u> DA 1401	<u>A</u> C	Area Calculations	<u>11.09.2015</u> 14.04.14

S96-1851 DA-1851	A C	Waste Management Plan	11.09.2015 14.04.14
Civil Infrastructure Drawings prepared by ARUP			
Drawing No.	Issue	Name of Plan	Date
222747-CDR-DRG-0401	C	Concept Stormwater Drainage Plan	10.12.12
222747-CDR-DRG-0402	A	Erosion & Sediment Control Details	28.11.12

- (b) Schedule B – Prior to issue of construction certificate - Condition B2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Design Changes

- B2 Prior to the issue of the relevant Construction Certificate, amended plans and documentation are required to be submitted to and approved by the Secretary to the Department of Planning and Environment. Plans shall include:
- Modifications to the southern façade of Tower 1 to improve articulation and visual interest. Modifications may include incorporation of a wider palette of materials and finishes, incorporation of façade elements potentially including obscure glazing or external decorative screening, and further articulation or stepping of the façade consistent with the internal floor plan.
 - Modifications to the southern façade of Tower 2 incorporating vertical wind mitigation devices such as vertical sliding louvres or perpendicular louvres as recommended by the Wind Impact Assessment.
 - Provision of additional glazing at the ground floor level on the northern and southern facades. In this regard it is noted that that are opportunities for increased glazing to the café **commercial tenancy** on the southern façade and improved glazing and activation along the entire length of the northern façade.

- (c) Schedule B – Prior to issue of construction certificate - Condition B7 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Shop Fronts

- B7 All shop front **and commercial tenancy** glazing **at the ground floor** must be clear and untinted and must not be obscured by blinds, curtains or the like. Security roller shutters must not be installed on the outside of the ~~shopfront~~ **glazed facades**. Any security grill is to be a dark recessive colour, located on the inside of the ~~shopfront~~ **facade**, must be an open grille / see through and not a solid metal type. Details are to be submitted to and approved by Council or the certifying authority prior to a Construction Certificate being issued.

End of modification to SSD 5249 MOD 1