

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.



Anthony Witherdin
Acting Director
Modification Assessments

Date: 6 APRIL 2016 Sydney

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 MOD 2:** modification includes

- reduction in the building floorplates to reflect the floorplates of the existing buildings;
- increase of six (6) additional residential apartments within the approved envelope from (156 to 162);
- amendments to the buildings façades, materials and finishes;
- relocation of the substation at the ground floor level; and
- other internal and external amendments.

SCHEDULE 2

The above approval is modified as follows:

1. Schedule A – Administrative and Development Contribution Conditions – Condition A3 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development Description

- 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) **As amended by the Section 96(1A) Modification prepared by JBA Urban Planning Consultants dated 7 December 2015 and supporting letters prepared by Candalepas Associates dated 29 February 2016 and 3 March 2016; and**
 - e) 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>S96-1001</u> | <u>F</u> | <u>Site Context Analysis</u> | <u>03.03.2016</u> |
| <u>S96-1002</u> | <u>F</u> | <u>Streetscape Elevation</u> | <u>03.03.2016</u> |
| S96-1101 | A <u>F</u> | Site Plan | 11.09.2015 <u>03.03.2016</u> |
| S96-1102 | A <u>F</u> | Basement & Ground Floor Plan | 11.09.2015 <u>03.03.2016</u> |
| S96-1103 | B <u>F</u> | Level 1 & Typical Level 2 – 4 Plans | 12.10.2015 <u>03.03.2016</u> |
| S96-1104 | A <u>F</u> | Typical Level 5 – 14 & <u>Typical</u> Level <u>6-11</u> 15 Plans | 11.09.2015 <u>03.03.2016</u> |
| S96-1105 | A <u>F</u> | Typical Level 16 – 17 & Roof Plans <u>Level 12 and Level 13-14 Plans</u> | 11.09.2015 <u>03.03.2016</u> |
| <u>S96-1106</u> | <u>F</u> | <u>Level 15 & Level 16-17 Plans</u> | <u>03.03.2016</u> |
| <u>S96-1107</u> | <u>F</u> | <u>Roof Plan</u> | <u>03.03.2016</u> |
| S96-1201 | A <u>F</u> | Sections – Sheet 1 <u>Sections AA & BB</u> | 11.09.2015 <u>03.03.2016</u> |

| | | | |
|---|--------------|--|--|
| S96-1202 | A F | Sections – Sheet 2 <u>Section CC</u> | 11.09.2015 <u>03.03.2016</u> |
| S96-1301 | A F | Elevations – Sheet 1 <u>North Elevation</u> | 11.09.2015 <u>03.03.2016</u> |
| S96-1302 | A F | Elevations – Sheet 2 <u>Tower 1 – East & West Elevations</u> | 11.09.2015 <u>03.03.2016</u> |
| S96-1303 | B F | Elevations – Sheet 3 <u>Tower 2 – East & West Elevations</u> | 12.10.2015 <u>03.03.2016</u> |
| S96-1304 | B F | Elevations – Sheet 4 <u>South Elevation</u> | 12.10.2015 <u>03.03.2016</u> |
| S96-1401 | A F | Area Calculations | 11.09.2015 <u>03.03.2016</u> |
| <u>S96-1501</u> | F | <u>Unit Solar Study</u> | <u>03.03.2016</u> |
| <u>S96-1502</u> | F | <u>Solar and Shadow Studies</u> | <u>03.03.2016</u> |
| <u>S96-1503</u> | F | <u>Overshadowing Analysis – Sheet 1</u> | <u>03.03.2016</u> |
| S96-1851 | A F | Waste Management Plan | 11.09.2015 <u>03.03.2016</u> |
| 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 |

2. 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 ~~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 of 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 **by removing the proposed glass reinforced concrete privacy screens on the easternmost side of the**

façade and providing fenestration in this location. incorporating vertical wind mitigation devices such as vertical sliding louvres or perpendicular louvres as recommended by the Wind Impact Assessment.

- c) ~~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 commercial tenancy on the southern façade and improved glazing and activation along the entire length of the northern façade.~~

3. 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 ~~struck out~~ words/numbers as follows:

Shop Fronts

- B7 All shop front, ~~and commercial tenancy~~ **and lobby entrances are to provide** glazing at the ground floor **and** must be clear and untinted and must be obscured by blinds, curtains or the like. Security roller shutters must not be installed on the outside of the glazed facades. Any security grill is to be a dark recessive colour, located on the inside of the shopfront façade, 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.

4. Schedule B – Prior to issue of construction certificate – Condition B47 is added as follows:

Privacy

- B47 All windows above Level 2 in the southern façade of Tower 1 are not to include operable or clear glazing below a sill height of 1.7 metres above the finished floor level. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.**

End of Modifications to SSD 5249 MOD 2