

Modification of Development Consent

Section 96(2) 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.

Mike Young
Acting Executive Director
Key Sites and Industry Assessments

Date: _____ 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 3:** modification includes

- amended privacy screens from the approved Glass Reinforced Concrete (GRC) screening to GRC blades and louvered aluminium privacy screens where required;
- amended glazing treatment to the commercial levels from GRC to an open glazed façade;
- conversion of Level 3 and 4 in Tower 2 from commercial to residential use;
- an additional 12 residential apartments from 162 apartments to 174, being an addition four studio apartments and four 2-bedroom apartments provided on the northern side of Tower 2 and four 1-bedroom apartments provided on the southern side of Tower 2;

- minor internal reconfigurations to the internal floors of the building, including removing the mechanical plant rooms from the basement, adding plant rooms to the rooftop of Tower 2, adding bathroom facilities to the commercial floors, reorientating living spaces of southern-facing apartments away from the southern elevation and reorientating bedrooms and living spaces in the north-facing apartments; and
- reconfiguration of the mechanical services and plants within the building and on the roof.

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) prepared by SJB Planning, dated 12 September 2013 and Revised RtS prepared by SJB planning, dated 14 April 2014;
 - 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;
 - e) **As amended by the Section 96(2) Modification prepared by JBA Urban Planning Consultants dated 16 March 2017 and Attachments**; and
 - f) 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.

Drawing No.	Issue	Name of Plan	Date
S96-1001	F <u>G</u>	Site Context Analysis	03.03.2016 <u>09.03.17</u>
S96-1002	F <u>G</u>	Streetscape Elevation	03.03.2016 <u>09.03.17</u>
S96-1101	F <u>G</u>	Site Plan	03.03.2016 <u>09.03.17</u>
S96-1102	F <u>G</u>	Basement & Ground Floor Plan	03.03.2016 <u>09.03.17</u>
S96-1103	F <u>G</u>	Level 1 & Typical Level 1 <u>Level 2 – 4 Plans</u>	03.03.2016 <u>09.03.17</u>
S96-1104	F <u>G</u>	Typical Levels 3-5 5–14 & Typical Level 6-11 Plans	03.03.2016 <u>09.03.17</u>
S96-1105	F <u>G</u>	Level 12 & Level 13-14 Plans	03.03.2016 <u>09.03.17</u>
S96-1106	F <u>G</u>	Level 15 & Level 16-17 Plans	03.03.2016 <u>09.03.17</u>
S96-1107	F <u>G</u>	Roof Plan	03.03.2016 <u>09.03.17</u>
S96-1201	F <u>G</u>	Sections - Sheet 1 Sections AA & BB	03.03.2016 <u>09.03.17</u>
S96-1202	F <u>G</u>	Sections - Sheet 2 Section CC	03.03.2016 <u>09.03.17</u>
S96-1301	F <u>G</u>	Elevations Sheet 1 North Elevation	03.03.2016 <u>09.03.17</u>

S96-1302	F G	Elevations Sheet 2 Tower 1 - East & West Elevations	03.03.2016 09.03.17
S96-1303	F G	Elevations Sheet 3 Tower 2 - East & West Elevations	03.03.2016 09.03.17
S96-1304	F G	Elevations Sheet 4 South Elevation	03.03.2016 09.03.17
S96-1401	F G	Area Calculations	03.03.2016 09.03.17
S96-1501	F G	Unit Solar Study	03.03.2016 09.03.17
S96-1502	F G	Solar & Shadow Studies	03.03.2016 09.03.17
S96-1503	F G	Overshadowing Analysis – Sheet 1	03.03.2016 09.03.17
S96-1504	G	<u>Overshadowing Analysis – Sheet 2</u>	09.03.17
S96-1851	F G	Waste Management Plan	03.03.2016 09.03.17
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 to the Department of Planning and Environment. Plans shall include 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.

Redfern-Waterloo Authority Contributions

- B8 To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions will be as required based on the *Redfern-Waterloo Authority Contributions Plan 2006*.

The levy is to be calculated as 2% of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 10 of Redfern-Waterloo Authority Contributions Plan 2006.

Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution in the amount of \$710,000 plus indexation between the date of approval and date of

payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque for deposit into the Redfern-Waterloo Fund (towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan).

Proof of payment of this contribution to the UGDC shall be provided to the Certifying Authority prior to the issue of a Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to Construction Certificate, written verification of this should be provided by UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted.

Phone ~~9209 4220~~ **9209 4432** or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UrbanGrowth NSW Development Corporation.

A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Suite 103 International Business Centre, 2 Cornwallis Street, Eveleigh NSW 2015 or from the website www.ugdc.nsw.gov.au.

- B9 To contribute to the provision or refurbishment of affordable housing within the Redfern-Waterloo Operational Area, contributions are required in accordance with the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.

In accordance with Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 the levy is 1.25% of the additional total gross floor area of the proposed development and is calculated at ~~\$76.83~~ **\$82.30** per square metre (being the rate at 1 July 2014 **2016**). Between the date of determination and the date the levy is required to be paid, the levy is indexed in accordance with the Building Price Index, Sydney as published in Rawlinson's Australian Construction Handbook. This is in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 9 of the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.

Pursuant to the Redfern-Waterloo Affordable Contributions Plan 2006, a contribution in the amount of ~~\$69,776.24, (valid until 30 June 2015)~~ **\$71,318.80 (valid until 30 June 2017)** plus indexation in accordance with the Building Price Index is to be paid via bank cheque or deposit into the Redfern-Waterloo Fund (towards the provision of affordable housing within the Redfern Waterloo area).

Proof of payment of this contribution and calculation of any indexing shall be provided to the Certifying Authority prior to the issue of a Construction Certificate. No deferred or periodic payments are permitted.

Phone ~~9209 4220~~ **9209 4432** or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UrbanGrowth NSW Development Corporation.

A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available for inspection at the offices of UGDC, ~~Suite 3220, Bay 4 Locomotive Workshop 2 Locomotive Street Eveleigh NSW 2015~~ **Suite 103, International Business Centre, 2 Cornwallis Street, Eveleigh NSW 2015** or from the website www.ugdc.nsw.gov.au.

Bicycle Facilities

B15 Minimum bicycle parking on site shall be provided as follows:

- g) ~~53~~ **60** internal spaces for residents and employees;
- h) 29 visitor bicycle parking spaces within the public domain.