

Michelle Niles

From: Michael Soo <MSoo@cityofsydney.nsw.gov.au>
Sent: Wednesday, 25 October 2017 8:45 AM
To: Michelle Niles
Subject: FW: Notice of Modification Application - Mixed Use Development, 1 Lawson Square, Redfern (SSD 5249 MOD 4)

Follow Up Flag: Follow up
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Hi Michelle,

Having reviewed the submitted information, the following comments are provided for the Department's consideration:

- The written description of the proposed modifications in the Ethos Urban report does not appear to be consistent with the 'red clouded' changes on the architectural drawings as it relates to Level 17. In particular, the drawings amalgamates units T2-17.01 with 1703, and units T2-17.02 with 17.04, so as to create two 4 bedroom apartments by the introduction of doors between the previous dividing walls, and a single door each to the common lobby.
- It is assumed that there is an error in the drawings and the intention is to create two 3 bedroom apartments and to retain the previously approved two 1 bedroom apartments, with no interconnecting doors and each with an individual door to the common lobby. Should this assumption be correct, updated and accurate drawings should be prepared and submitted for the Department's consideration.
- Again, should the above assumption be correct, the balcony arrangements for unit T2-17.01 are ADG non-compliant in terms of minimum size and dimension. It is also noted that it is an unusual arrangement that the master bedroom has a larger and more regular shaped and usable balcony, compared to the smaller, narrower balcony accessed directly from the living and dining room. The Department should satisfy itself that this non-compliance and unusual arrangement is acceptable.

Regards,

Michael

From: Michelle Niles [mailto:Michelle.Niles@planning.nsw.gov.au]
Sent: Monday, 16 October 2017 3:07 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Subject: Notice of Modification Application - Mixed Use Development, 1 Lawson Square, Redfern (SSD 5249 MOD 4)



Attention: Monica Barone
General Manager
City of Sydney Council
council@cityofsydney.nsw.gov.au

**Notice of Modification Application
Mixed Use Development, 1 Lawson Square, Redfern (SSD 5249 MOD 4)**

To whom it may concern,

Please be advised that Ethos Urban on behalf of Lawson Square Pty Ltd (the Applicant) has submitted a modification application to modify a mixed-use development at 1 Lawson Square, Redfern in the City of Sydney Local Government Area.

City of Sydney Council (Council) is invited to comment on the proposal and provide any recommended conditions.

The modification seeks approval to:

- increase the number of apartments from 174 to 181 (an increase of seven apartments);
- reconfigure the apartment mix and floor layout of Tower 1, Levels 6 to 14, and Tower 2, Level 17; and
- stratum subdivide into four allotments.

The proposed modification is available on the Department's website at the below link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8724

Should Council wish to make a submission, it should be made to the Department no later than **Monday 30 October 2017**.

It would be appreciated if you could submit your submission electronically via the Department's website at the above link.

Should you wish to discuss any of the above, please contact Michelle Niles on (02) 9274 6272 or Natasha Harras on (02) 9274 6332.

Michelle Niles

Senior Planner

Modification Assessments

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