

26 August 2011

Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: John Philpott

Dear Sir,

**Modification of Consent under Section 75W, EP&A Act
Major Project Approval No.08_0112
7-9 Gibbons Street, Redfern**

Major Project Approval No.08_0112 was issued on 22 October 2010 for the construction of an 18 storey mixed-use development comprising retail and commercial uses, a supermarket and residential apartments at the upper levels of the building on this land.

The approved development was subsequently modified by Approval No.08_0112 MOD 1, issued on 28 February 2011.

Condition D13 in Schedule 2 of the consent requires all demolition and construction vehicles to be contained wholly within the site and for vehicles to enter the site before stopping.

This condition is impossible to comply with because the entire site is to be excavated to accommodate the basement car parking areas and the approved building is to cover almost all of the site area.

The developers of the land, DeiCorp Constructions Pty Ltd, have had discussions with Sydney City Council's Area Traffic Engineer who has indicated that the Council does not have any objection in principle to the provision of a Works Zone in Marian Street adjacent to the site subject to the proposal being considered by its Traffic Committee and the Work Zone being at least 10m from Marian Street's intersection with Gibbons Street and William Lane.

A copy of the email confirming this is attached.



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It is proposed to modify Condition D13 in Schedule 2 of Major Project Approval No.08_0112 under the terms of Section 75W of the *Environmental Planning and Assessment Act 1979* to read:

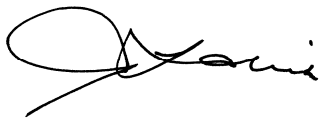
"Satisfactory arrangements are to be made with Sydney City Council to provide a Works Zone in Marian Street to accommodate vehicles associated with demolition and construction works."

The modification:

- relates solely to operational matters associated with the construction of the building and will not, in any way, modify the physical form of the approved development itself;
- will have no adverse environmental impact: and
- does not raise any additional issues relating to the relevant provisions of *State Environmental Planning Policy (Major Projects) 2005* or the matters required to be considered under the terms of Section 79C of the *Environmental Planning and Assessment Act 1979*.

Accordingly, the modification is suitable for approval.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Ludvik', with a stylized flourish at the end.

Andy Ludvik
Ludvik & Associates Pty. Ltd.

From: "Joseph Gomes" <jgomes@cityofsydney.nsw.gov.au>
To: "Greg Colbran" <gcolbran@deicorp.com.au>
Cc: "Daya Nammuni" <dnammuni@cityofsydney.nsw.gov.au>; "Peter Donley" <pdonley@cityofsydney.nsw.gov.au>; "Barry Keogh" <bkeogh@cityofsydney.nsw.gov.au>
Sent: Monday, 8 August 2011 9:40 AM
Attach: Extract (Determination Approval-22 Oct 2010).pdf; WD015[A] DRAFT 110720.pdf; WD100[F] 110606.pdf
Subject: RE: 7-9 gibbons St Construction Zone
Dear Greg

I can confirm that in principle the City does not have any objection to the provision of a Works Zone in Marian Street Redfern adjacent to your site subject to being referred to the Traffic Committee. Note the Works Zone will need to be at least 10 metres from all intersections (eg William Lane and Gibbons Street).

In regard to the lighting issue in William Lane, I will refer this matter to the City's Contract Coordinator for lighting and he will contact you directly on this matter.

Regards

Joseph Gomes

Area Traffic Engineer
Traffic Operations Unit

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