

# Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



**Daniel Cavallo**  
**A/Director**  
**Metropolitan & Regional Projects North**

Date: 25 FEBRUARY 2011

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## SCHEDULE 1

**Project Approval:**

**MP09\_0039** granted by the Minister for Planning on 22 December 2009.

**For the following:**

The construction of an 18 storey mixed use development at No. 157 Redfern Street, Redfern.

**Modification:**

**MP09\_0039 MOD 1**

Amendment to the approved scheme entailing the refurbishment of apartments to comprise a total of 16 x 1 bedrooms, 69 x 2 bedrooms and 3 x 3 bedroom apartments and the enclosure of balconies at floor levels 13 to 18 and the establishment of new balconies at these floor levels.

## SCHEDULE 2 CONDITIONS

### 1. Condition A2 Development in Accordance with Plans

#### **A2 Development in Accordance with Plans and Documentation**

Insert the following drawing references:

| <b>A. Environmental Assessment report for Redfern RSL prepared by Ludvik &amp; Associates P/L dated July 2009 including appendices and Preferred Project Report prepared by Ludvik &amp; Associates P/L dated 9 October 2009 including appendices</b>                            |                 |  |                        |
|--|-----------------|--|------------------------|
| <b>B. Statement of Commitments prepared by Ludvik &amp; Associates P/L contained in Schedule 3</b>   |                 |  |                        |
| <b>C. Draft Strata Plan prepared by Daw &amp; Walton P/L with surveyor reference 750-09 (RES) - Sheets 1 to 18, dated October 2010 and the draft Stratum Subdivision Plan prepared by Daw &amp; Walton P/L with surveyor reference 750-09DP - Sheets 1 to 4, dated July 2009</b> |                 |  |                        |
| <b>D. Architectural Drawings prepared by dated Nordon Jago Architects, and itemised as follows:</b>  |                 |  |                        |
| <b>Drawing No</b>  | <b>Revision</b> | <b>Name of Plan</b>  | <b>Date</b>            |
| DA 050 D   | D               | Existing shadow diagrams June 21 (winter solstice)               | 12/10/09               |
| DA 053 A   | A               | Proposed shadow diagrams June 21 (winter solstice)               | 12/10/09               |
| <b><u>DA 053 B</u></b>   | <b><u>B</u></b> | <b><u>Proposed shadow diagrams June 21 (winter solstice)</u></b> | <b><u>19/10/10</u></b> |
| DA 054 A   | A               | Proposed shadow diagrams March 21 (equinox)                      | 12/10/09               |
| <b><u>DA 054 B</u></b>   | <b><u>B</u></b> | <b><u>Proposed shadow diagrams March 21 (equinox)</u></b>        | <b><u>19/10/10</u></b> |
| DA 055 A   | A               | Proposed shadow diagrams September 21 (equinox)                  | 12/10/09               |
| <b><u>DA 055 B</u></b>   | <b><u>B</u></b> | <b><u>Proposed shadow diagrams September 21 (equinox)</u></b>    | <b><u>19/10/10</u></b> |
| DA 200 H   | H               | Section 01   | 12/10/09               |
| <b><u>DA 200 J</u></b>   | <b><u>J</u></b> | <b><u>Section 01</u></b>   | <b><u>19/10/10</u></b> |
| DA 201 G   | G               | Section 02   | 12/10/09               |
| <b><u>DA 201 H</u></b>   | <b><u>H</u></b> | <b><u>Section 02</u></b>   | <b><u>19/10/10</u></b> |
| DA 300 F   | F               | North and East Elevations  | 12/10/09               |
| <b><u>DA 300 G</u></b>   | <b><u>G</u></b> | <b><u>North and East Elevations</u></b>                          | <b><u>19/10/10</u></b> |
| DA 301 F   | F               | South and West Elevations  | 12/10/09               |
| <b><u>DA 301 G</u></b>   | <b><u>G</u></b> | <b><u>South and West Elevations</u></b>                          | <b><u>19/10/10</u></b> |
| DA 005 C   | C               | Planning Areas (GFA)   | 09/10/09               |
| <b><u>DA 005 C</u></b>   | <b><u>C</u></b> | <b><u>Planning Areas (GFA)</u></b>                               | <b><u>09/10/09</u></b> |
| DA 090 G   | G               | Basement 5 Plan  | 09/10/09               |
| <b><u>DA 090 H</u></b>   | <b><u>H</u></b> | <b><u>Basement 5 Plan</u></b>                                    | <b><u>19/10/10</u></b> |
| DA 091 G   | G               | Basement 4 Plan  | 09/10/09               |
| DA 092 H   | H               | Basement 3 Plan  | 09/10/09               |
| DA 093 H   | H               | Basement 2 Plan  | 09/10/09               |
| DA 094 G   | G               | Basement 1 Plan  | 09/10/09               |

|                                     |                 |  |                        |
|-------------------------------------|-----------------|--|------------------------|
| <b><u>DA 094 H</u></b>              | <b><u>H</u></b> | <b><u>Basement 1 Plan</u></b>              | <b><u>19/10/10</u></b> |
| DA 100 G                            | G               | Level 1 (Ground)                           | 09/10/09               |
| <b><u>DA 100 H</u></b>              | <b><u>H</u></b> | <b><u>Level 1 (Ground)</u></b>             | <b><u>19/10/10</u></b> |
| DA 101 H                            | H               | Level 2 (RSL)                              | 09/10/09               |
| <b><u>DA 101 J</u></b>              | <b><u>J</u></b> | <b><u>Level 2 (RSL)</u></b>                | <b><u>19/10/10</u></b> |
| DA 102 H                            | H               | Level 3 (Office)                           | 09/10/09               |
| DA 103 H                            | H               | Level 4 (Office)                           | 09/10/09               |
| DA 110 K                            | K               | Level 5 (Residential)                      | 09/10/09               |
| <b><u>DA 110 L</u></b>              | <b><u>L</u></b> | <b><u>Level 5 (Residential)</u></b>        | <b><u>19/10/10</u></b> |
| DA 111 H                            | H               | Level 6 to 12 (Residential)                | 09/10/09               |
| <b><u>DA 111 J</u></b>              | <b><u>J</u></b> | <b><u>Level 6 to 12 (Residential)</u></b>  | <b><u>19/10/10</u></b> |
| DA 112 H                            | H               | Level 13 to 16 (Residential)               | 09/10/09               |
| <b><u>DA 112 J</u></b>              | <b><u>J</u></b> | <b><u>Level 13 to 16 (Residential)</u></b> | <b><u>19/10/10</u></b> |
| DA 113 H                            | H               | Level 17 (Residential)                     | 09/10/09               |
| <b><u>DA 113 J</u></b>              | <b><u>J</u></b> | <b><u>Level 14 to 17 (Residential)</u></b> | <b><u>19/10/10</u></b> |
| DA 114 H                            | H               | Level 18 (Residential)                     | 09/10/09               |
| <b><u>DA 114 J</u></b>              | <b><u>J</u></b> | <b><u>Level 18 (Residential)</u></b>       | <b><u>19/10/10</u></b> |
| DA 120 H                            | H               | Level 19 (Roof Terrace)                    | 09/10/09               |
| <b><u>DA 120 J</u></b>              | <b><u>J</u></b> | <b><u>Level 19 (Roof Terrace)</u></b>      | <b><u>19/10/10</u></b> |
| DA 121 H                            | H               | Roof                                       | 09/10/09               |
| <b><u>DA 121 J</u></b>              | <b><u>J</u></b> | <b><u>Roof</u></b>                         | <b><u>19/10/10</u></b> |
| DA 900 E                            | E               | Materials and Finishes                     | 12/10/09               |
| E. All conditions of this approval. |                 |  |                        |

Insert new condition

### ***B20 Building height***

The maximum building height is to be RL 99.025 measured to the top of the lift overrun.