

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Regional Assessments

Sydney *16 JULY* 2015

SCHEDULE 1

Development Approval:	86_0459 granted by the then Minister for Planning and Environment on 18 December 1987
For the following:	Use of the Church grounds, Church Hall and School grounds in Area 1 for a retail market and Area 2 for associated car parking purposes
Applicant:	United Church of Paddington
Consent Authority:	Minister for Planning
The Land:	<p>Area 1 – land bounded by Oxford Street, Newcombe Street, Gordon Street and Elizabeth Street, Paddington</p> <p>Area 2 – the land known as 24-28 Gordon Street, Paddington (also known as 1 Newcombe Street)</p>
Modification:	<p>08_0459 MOD 1: the modification seeks approval to amend the car parking arrangements for the Paddington Markets by providing:</p> <ul style="list-style-type: none">• temporary off-site parking for market stall holders at Sydney Boys High School during the construction of the mixed use development at 1 Newcombe Street; and• permanent parking for market stall holders within the basement of the approved mixed use development at 24-28 Gordon Street.

SCHEDULE 2

The above approval is modified by as follows:

Under the Schedule attached to the development consent:

- ***delete Condition 3 in its entirety and insert the following new Condition 3 as follows:***
- 3. *Car parking, free of charge for at least seventy nine (79) car shall be provided at 24-28 Gordon Street, Paddington on market days. Parking of cars is to be carried out in accordance with the Paddington Markets Parking Management Plan, at Appendix 2 of the Traffic and Parking Assessment prepared by Parking and Traffic Consultants, dated 12 March 2015 and is to incorporate the following arrangements:*
 - *no public access to the car park on market days with parking restricted to vehicles of residents of 28 Gordon Street, stallholders or traders of the markets;*
 - *boom gates left in an open position during the period when stall holders are arriving or leaving the markets (being at least 1 hour before the markets commence and one hour after the markets cease trading);*
 - *supervision of the parking area by an attendant;*
 - *all stallholders to have an identification card displayed on the windscreen of their vehicle; and*
 - *the car parking area shall not open prior to 7.30 am.*
- ***Add Condition 4A as follows:***
- 4A. *Despite Condition 4, during the redevelopment of the premises at 24-28 Gordon Street (as approved under City of Sydney Council Development Consent D/2012/1932), car parking may be provided on an alternative site, in accordance with the details submitted with Modification 1 to this approval. The alternative parking arrangements during the construction period shall be managed in accordance with the Parking Management Plan During Construction, prepared by Parking and Traffic Consultants dated 10 April 2015, including the staggered loading/unloading timeslots at Attachment 3 of that plan. The alternative arrangements shall cease within 18 months of the modified consent or upon issue of an Occupation Certificate that enables the use of the building for parking.*
- ***Add Condition 19 as follows:***
- 19. *All stallholders are to adhere with the existing parking restrictions while loading/unloading their vehicles on the street.*

End of Modification