

**From:** [Reinah Urqueza](#)  
**To:** [Michelle Niles](#)  
**Cc:** [Andrew Rees](#)  
**Subject:** RE: Response to Submissions - Part 3 - 1 Lawson Square, Redfern SSD 5249 MOD 7  
**Date:** Wednesday, 30 October 2019 2:44:47 PM  
**Attachments:** [image003.png](#)  
[image006.png](#)

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Hi Michelle,

The City has reviewed your response below and accepts the comments made regarding the conditions of consent. Accordingly, The City withdraws our objection to the modification.

Kind regards,

Reinah Urqueza  
Specialist Planner  
Planning Assessments



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**From:** Michelle Niles <Michelle.Niles@planning.nsw.gov.au>  
**Sent:** Friday, 25 October 2019 3:45 PM  
**To:** Reinah Urqueza <RUrqueza@cityofsydney.nsw.gov.au>  
**Cc:** Andrew Rees <arees@cityofsydney.nsw.gov.au>  
**Subject:** TRIM CM: RE: Response to Submissions - Part 3 - 1 Lawson Square, Redfern SSD 5249 MOD 7

Hi Reinah,

Thanks for your time on the phone this afternoon.

As discussed, we have considered Councils response to the Response to Submissions and concluded that the requested conditions are not required as:

- the approval already requires compliance with the Australian Standard for bicycle parking facilities and regardless of which method is used to calculate demand for bicycle parking, the modification would not increase the demand for bicycle parking on the site compared to the existing approval, as modified, as:
  - if Sydney DCP 2012 rates were to be applied to the proposed changes, although 17 additional commercial spaces would be required as initially identified by the Council, this is more than offset by the reduction in residential requirements (33 less spaces required), resulting in a net reduction in bicycle parking demand of 16 spaces
  - if calculated in accordance with the recommendations of NSW Planning Guidelines for Walking and Cycling, the modification results in the same number of spaces (52 – 87) compared to the development as currently approved (52 - 86 spaces). As 89 spaces are proposed to be retained, the proposal exceeds these guidelines; and
- the waste storage and collection requirements under the existing approval are clear and have been the subject of consideration and assessment as part of the original application and subsequent modifications. The only material change is a reduction in the number of residential bins required (from 14 to 13) and an increase in the number of commercial bins (3 to 4), see attached updated Waste Management Plan. Noting that the proposed modification does not give rise to any other changes with regards to waste management, the Department considers there is no nexus established to fairly and reasonably impose additional waste management requirements as suggested by Council.

Can you please review the above points and advise if Council still maintains its objection to the modification? If you could please send your comments by **COB Wednesday 30 October 2019**, it would be appreciated.

Kind regards,

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

**T** (02) 9274 6272 | **E** [michelle.niles@planning.nsw.gov.au](mailto:michelle.niles@planning.nsw.gov.au)

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*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Reinah Urqueza <[RUrqueza@cityofsydney.nsw.gov.au](mailto:RUrqueza@cityofsydney.nsw.gov.au)>

**Sent:** Friday, 11 October 2019 4:08 PM

**To:** Michelle Niles <[Michelle.Niles@planning.nsw.gov.au](mailto:Michelle.Niles@planning.nsw.gov.au)>

**Cc:** Andrew Rees <[arees@cityofsydney.nsw.gov.au](mailto:arees@cityofsydney.nsw.gov.au)>

**Subject:** RE: Response to Submissions - Part 3 - 1 Lawson Square, Redfern SSD 5249 MOD 7

Hi Michelle,

Please find attached the City's comments to the Response to Submissions.

Kind regards,

Reinah Urqueza  
Specialist Planner  
Planning Assessments

**CITY OF SYDNEY** 

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**From:** Michelle Niles <[Michelle.Niles@planning.nsw.gov.au](mailto:Michelle.Niles@planning.nsw.gov.au)>

**Sent:** Friday, 27 September 2019 11:00 AM

**To:** Amy Douglas <[ADouglas@cityofsydney.nsw.gov.au](mailto:ADouglas@cityofsydney.nsw.gov.au)>

**Subject:** Response to Submissions - Part 3 - 1 Lawson Square, Redfern SSD 5249 MOD 7

Hi Amy,

Part 3 – Updated Plans attached. This will be the final part.

Kind regards,

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

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**From:** Michelle Niles

**Sent:** Friday, 27 September 2019 10:57 AM

**To:** 'Amy Douglas' <[ADouglas@cityofsydney.nsw.gov.au](mailto:ADouglas@cityofsydney.nsw.gov.au)>

**Subject:** Response to Submissions - Part 2 - 1 Lawson Square, Redfern SSD 5249 MOD 7

Part 2 – ABSA stamped plans

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

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**From:** Michelle Niles

**Sent:** Friday, 27 September 2019 10:56 AM

**To:** Amy Douglas <[ADouglas@cityofsydney.nsw.gov.au](mailto:ADouglas@cityofsydney.nsw.gov.au)>

**Subject:** Response to Submissions - Part 1 - 1 Lawson Square, Redfern SSD 5249 MOD 7

Hi Amy,

Please find attached Response to Submissions (RtS) from the Applicant for the issues raised by Council during notification of the modification. Due to the size of the RtS, I will split the response into multiple emails.

The Department would like to provide Council with an opportunity to review the Proponent's RtS. Any further comments on the modification should be received no later than **11 October 2019**.

Kind regards,

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

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**From:** Amy Douglas <[ADouglas@cityofsydney.nsw.gov.au](mailto:ADouglas@cityofsydney.nsw.gov.au)>

**Sent:** Wednesday, 31 July 2019 2:21 PM

**To:** Michelle Niles <[Michelle.Niles@planning.nsw.gov.au](mailto:Michelle.Niles@planning.nsw.gov.au)>

**Subject:** RE: Notification of Modification Application - 1 Lawson Square, Redfern SSD 5249 MOD 7

**Hi Michelle**

**Please see attached.**

**Regards,**

Amy Douglas  
Specialist Planner  
Planning Assessments

Telephone: +612 9246 7857  
[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)

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**From:** Michelle Niles <[Michelle.Niles@planning.nsw.gov.au](mailto:Michelle.Niles@planning.nsw.gov.au)>  
**Sent:** Thursday, 18 July 2019 4:49 PM  
**To:** City of Sydney <[council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)>  
**Cc:** DAmajorprojects <[DAmajorprojects@cityofsydney.nsw.gov.au](mailto:DAmajorprojects@cityofsydney.nsw.gov.au)>; Silvio Falato <[Silvio.Falato@planning.nsw.gov.au](mailto:Silvio.Falato@planning.nsw.gov.au)>  
**Subject:** Notification of Modification Application - 1 Lawson Square, Redfern SSD 5249 MOD 7



**Planning,  
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Attention: Monica Barone  
Chief Executive Officer  
City of Sydney Council  
[council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)  
[DAmajorprojects@cityofsydney.nsw.gov.au](mailto:DAmajorprojects@cityofsydney.nsw.gov.au)

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 State Significant Development 5249 for a mixed-use development at 1 Lawson Square, Redfern, in the City of Sydney Local Government Area.

The modification seeks approval to:

- convert Levels 1 to 5 of Tower 1 from residential to commercial;
- enlarge the size of balconies on Levels 1 to 5 of Tower 1 on the north elevation (along Lawson Square); and
- undertake associated amendments to the residential apartment mix and number, including reducing the total number of apartments from 181 to 151.

Council is invited to comment on the modification application and provide any recommended conditions.

All associated documents are available on the Department's website at the link below:  
<https://www.planningportal.nsw.gov.au/major-projects/project/11351>

Should Council wish to make a submission, it should be made to the Department no later than **Friday 2 August 2019**.

**It would be appreciated if you could send your submission via return email.**

Should you wish to discuss any of the above, please contact me on (02) 9274 6272.

Kind Regards,

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

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