

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I modify the Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Brendon Roberts
Acting Director
Regional Assessments

Sydney



2019

SCHEDULE 1

Development consent: **SSD 5249** granted by the Minister for Planning on 18 December 2014

For the following: Additions and alterations to the two existing 12 storey office towers to create an 18 storey mixed use development comprising:

- retail and commercial uses at the ground floor of both towers and at levels 1-5 of the western tower;
- 156 residential units;
- basement car and bicycle parking; and
- public domain works.

Applicant: Lawson Square Pty Ltd

Consent Authority: Minister for Planning

The Land: Lawson Square, Redfern (Lot 18 Section C, DP 7328)

Modification: **SSD 5249 MOD 7:** the modification includes changes to the use of Levels 1 to 5 in Tower 1 from residential to commercial, enlarging the size of the balconies associated with the new commercial levels and amendments to the ground floor layout of Tower 1.

SCHEDULE 2

The consent is modified as follows:

- (a) Schedule A – Administrative and Development Contributions Conditions – Condition A3 is to be amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Development Description

A3 The Applicant shall carry out the project generally in accordance with the:

- i) Environmental Impact Statement (EIS) prepared by SJB Planning, dated February 2013;
- ii) Response to Submissions (RtS) prepared by SJB Planning, dated 12 September 2013 and Revised RtS prepared by SJB planning, dated 14 April 2014;
- iii) As amended by the Section 96(1A) Modification prepared by JBA, dated 11 September 2015; and
- iv) As amended by the Section 96(1A) Modification prepared by JBA Urban Planning Consultants, dated 7 December 2015, and supporting letters prepared by Candalepas Associates dated 29 February 2016 and 3 March 2016;
- v) As amended by the Section 96(2) Modification prepared by JBA Urban Planning Consultants dated 16 March 2017 and Attachments;
- vi) As amended by the Section 96(1A) Modification prepared by Ethos Urban dated 26 September 2017 and RtS prepared by Ethos Urban, dated 7 November 2017, with the exception of references to stratum subdivision;
- vii) As amended by the Section 96(1A) Modification prepared by Ethos Urban dated 7 December 2018 and amended application prepared by Ethos Urban, dated 3 February 2018;
- viii) **As amended by the Section 96(1A) Modification prepared by Ethos Urban dated 27 June 2019, Response to Submissions prepared by Ethos Urban, dated 27 September 2019 and updated Waste Management Plan, prepared by Candalepas Associates + Wendy Lewin, dated 22 October 2019;**
- ix) following drawings as set out in the table below, except for:
 - (i) any modifications which are Exempt' or Complying Development;
 - (ii) otherwise provided by the conditions of this consent.

Drawing No.	Issue	Name of Plan	Date
S96-1001	G	Site Context Analysis	09.03.17
S96-1002	G	Streetscape Elevation	09.03.17
S96-1101	G	Site Plan	09.03.17
S96-1102	G <u>R</u>	Basement & Ground Floor Plan	09.03.17 <u>18.09.19</u>
S96-1103	G <u>R</u>	Level 1 & Level 2 Plans	09.03.17 <u>18.09.19</u>
S96-1104	I <u>R</u>	Levels 3-5 & Levels 6-11 Plans	09.11.17 <u>18.09.19</u>
S96-1105	I	Level 12 & Level 13-14 Plans	09.11.17
S96-1106	I	Level 15 & Level 16 Plans	09.11.17

S96-1107	M	Level 17 & 18 Plans	13.02.18
S96-1108	M	Roof Plan	13.02.18
S96-1201	M <u>R</u>	Sections - Sheet 1 Sections AA & BB	13.02.18 <u>18.09.19</u>
S96-1202	M <u>R</u>	Sections - Sheet 2 Section CC	13.02.18 <u>18.09.19</u>
S96-1301	M <u>R</u>	Elevations Sheet 1 North Elevation	13.02.18 <u>18.09.19</u>
S96-1302	G <u>R</u>	Elevations Sheet 2 Tower 1 - East & West Elevations	09.03.17 <u>18.09.19</u>
S96-1303	M	Elevations Sheet 3 Tower 2 - East & West Elevations	13.02.18
S96-1304	M	Elevations Sheet 4 South Elevation	13.02.18
S96-1401	M <u>R</u>	Area Calculations	13.02.18 <u>18.09.19</u>
S96-1501	I <u>R</u>	Unit Solar Study	09.11.17 <u>18.09.19</u>
S96-1502	M	Solar & Shadow Studies	13.02.18
S96-1503	G	Overshadowing Analysis – Sheet 1	09.03.17
S96-1504	G	Overshadowing Analysis – Sheet 2	09.03.17
S96-1851	G <u>R2</u>	Waste Management Plan	09.11.17 <u>22.10.19</u>
Civil Infrastructure Drawings prepared by ARUP			
Drawing No.	Issue	Name of Plan	Date
222747-CDR-DRG-0401	C	Concept Stormwater Drainage Plan	10.12.12
222747-CDR-DRG-0402	A	Erosion & Sediment Control Details	28.11.12

**End of modification
(SSD 5249 MOD 7)**

