

ISSUE C

Preferred Project Report to
NSW Department of Planning

PROJECT:
7-9 GIBBONS STREET REDFERN

CLIENT:
LAWSON SQUARE PTY. LTD.

PROJECT No:
5414

DATE:
22 July, 2010

ARCHITECT:
 **CANDELEPAS
ASSOCIATES**
18, 219 CASTLEMEAD STREET
SYDNEY NSW 2000
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NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. M08_0112

granted on the 22/10/10

Signed [Signature]

Sheet No. 1 of 18

DRAWING SCHEDULE

DRAWING NUMBER	DESCRIPTION
DA 1000	COVER PAGE
DA 1001	SITE ANALYSIS
DA 1101	BASEMENT FLOOR PLANS
DA 1102	BASEMENT/GROUND FLOOR PLANS
DA 1103	LEVEL 1 & 2 FLOOR PLANS
DA 1104	RESIDENTIAL FLOOR PLANS LEVELS 3-8
DA 1105	RESIDENTIAL FLOOR PLANS LEVEL 9-17
DA 1106	LEVEL 18 + ROOF PLANS
DA 1201	SECTION A-A
DA 1301	GIBBONS STREET ELEVATION
DA 1302	MARIAN STREET ELEVATION
DA 1303	WILLIAM STREET ELEVATION
DA 1304	NORTH ELEVATION
DA 1501	SHADOW DIAGRAMS
DA 1502	DEVELOPMENT CALCULATIONS
DA 1503	VIEW ANALYSIS SHEET 01
DA 1504	VIEW ANALYSIS SHEET 02
DA 1505	ELEVATIONAL ANALYSIS 01

APPROXIMATE LOCATION OF ILLAWARRA & ILLAWARRA RELIEF LINE RAIL TUNNELS. (TBC BY SURVEY)

APPROXIMATE LOCATION OF PROPOSED UNDERGROUND RAIL CORRIDORS. (TBC BY SURVEY)

NSW GOVERNMENT Planning

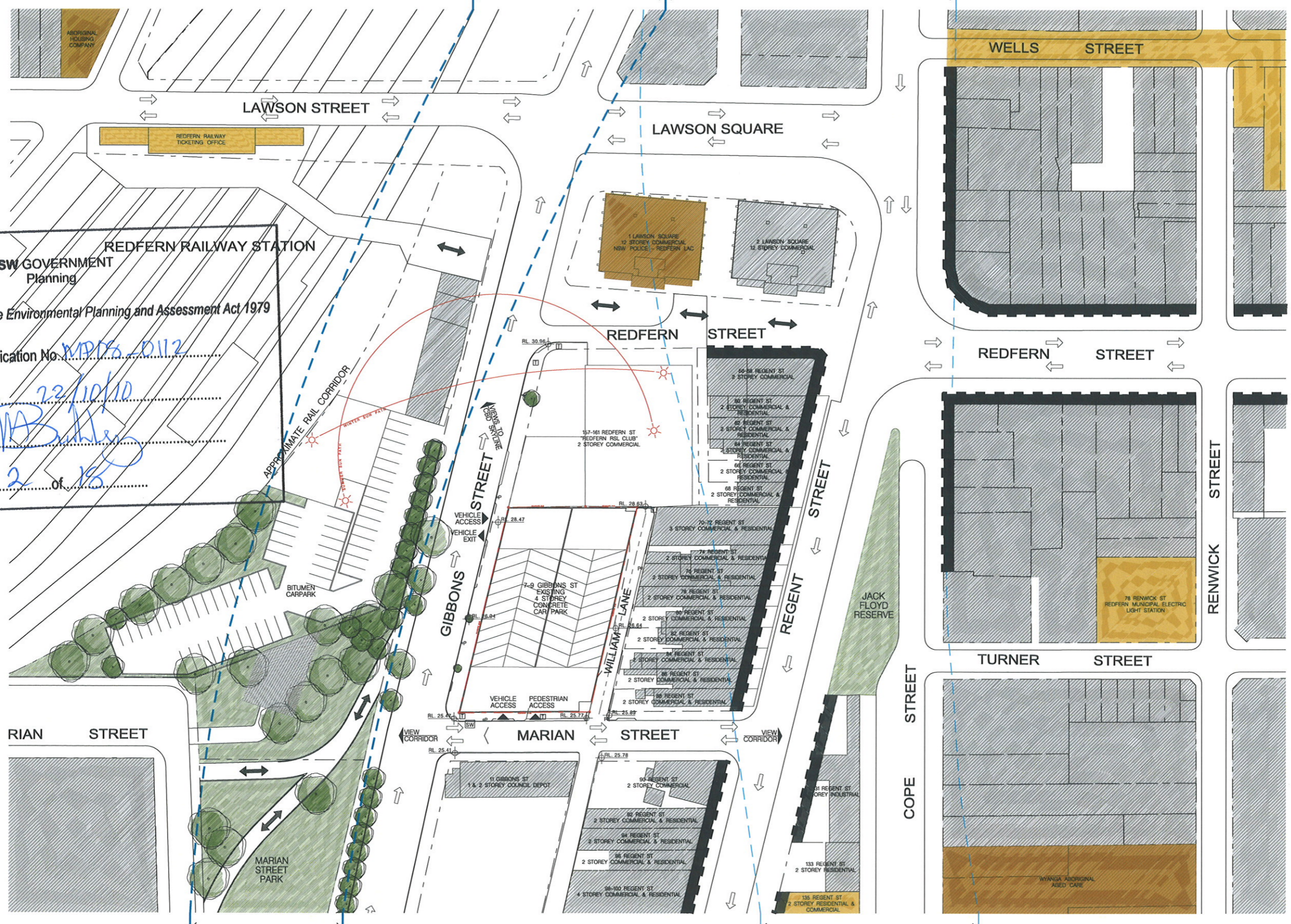
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Approved Application No. *WPD/3 0112*

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Sheet No. *2* of *15*



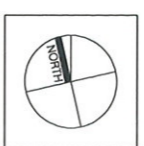
- KEY**
- ☐ TELEPHONE
 - (SW) STORMWATER
 - ⚡ POWER POLE
 - EXISTING RAIL CORRIDOR
 - - - PROPOSED RAIL CORRIDOR
 - ⇄ TRAFFIC FLOW
 - ⇄ PEDESTRIAN ROUTES
 - 🌳 PARK
 - 🏛️ HERITAGE ITEMS
 - 🏠 COMMUNITY FACILITIES
 - 🏢 BUILT FORM- EXISTING
 - 🏪 RETAIL/COMMERCIAL FRONTAGE TO STREET

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1	2007/10	Prepared Project
2	2007/10	Environmental Assessment Application
3	2007/10	Final of Authority
4	2007/10	Final of Authority

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PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
LAWSON SQUARE PTY. LTD.
SCALE:
1:500@A1
DATE CREATED:
05 JUNE, 2010
DRAWN BY:
TH
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
SITE ANALYSIS / LOCALITY + CONTEXT PLAN
DRAWING No. **DA - 1001**
ISSUE **5414 C**



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Planning

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Approved Application No. MPOS 0112

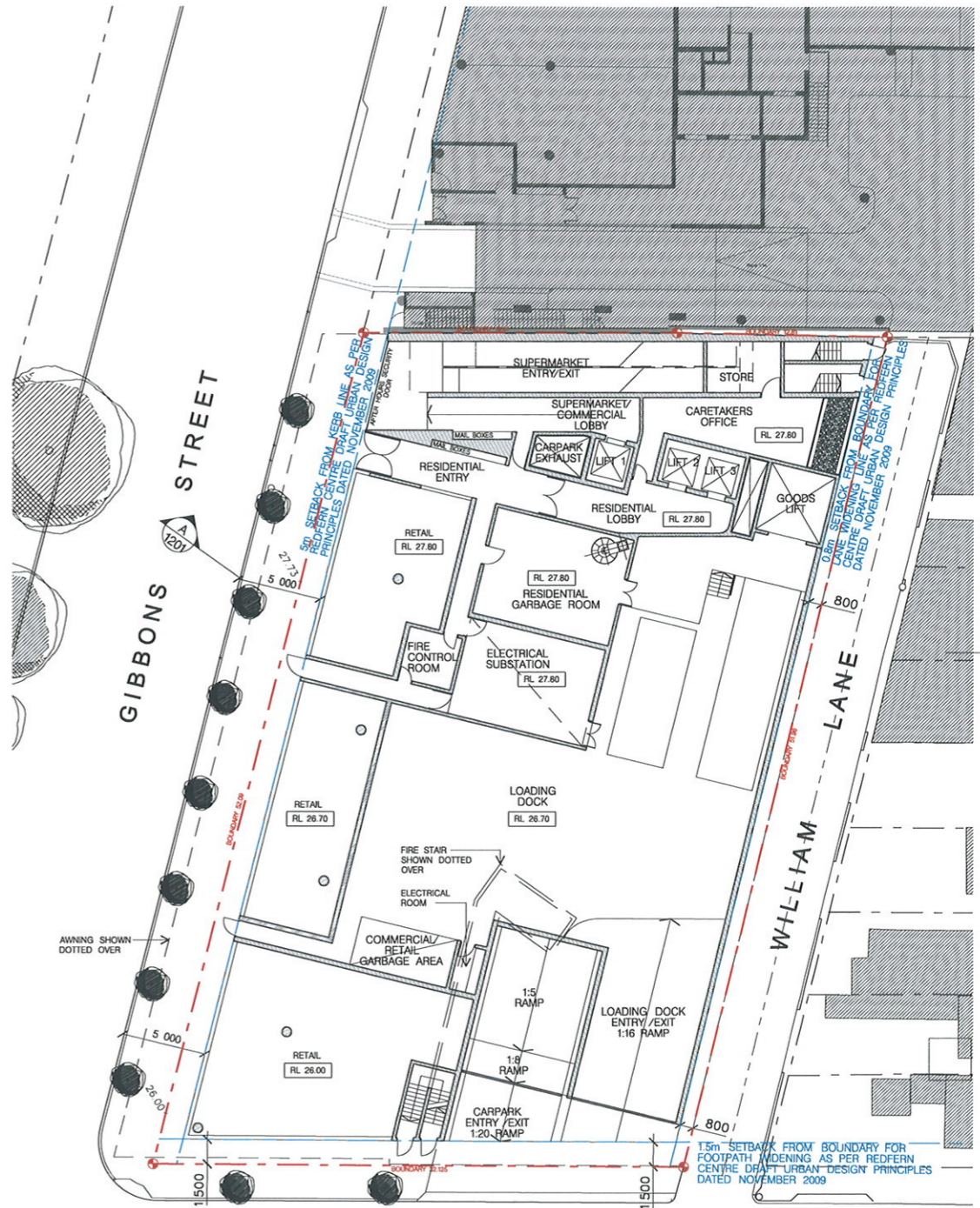
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Sheet No. 4 of 15



01 BASEMENT 1 FLOOR PLAN
1:200



02 GROUND FLOOR PLAN
1:200

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Revision	Project
A	7-9 GIBBONS STREET REDFERN
B	Environmental
C	Final Approval
D	Final Approval
E	Final Approval
F	Final Approval
G	Final Approval
H	Final Approval
I	Final Approval
J	Final Approval
K	Final Approval
L	Final Approval
M	Final Approval
N	Final Approval
O	Final Approval
P	Final Approval
Q	Final Approval
R	Final Approval
S	Final Approval
T	Final Approval
U	Final Approval
V	Final Approval
W	Final Approval
X	Final Approval
Y	Final Approval
Z	Final Approval

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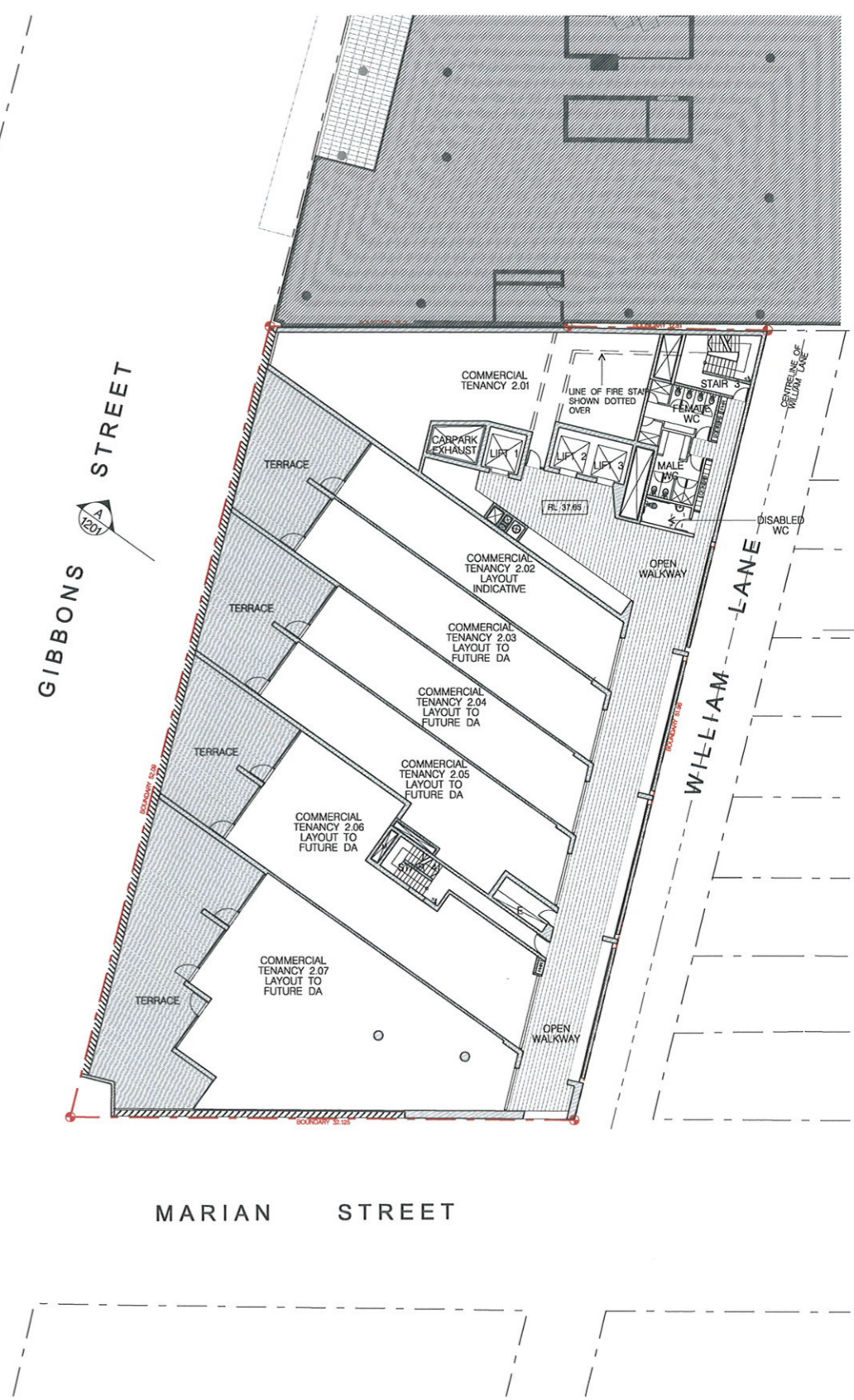
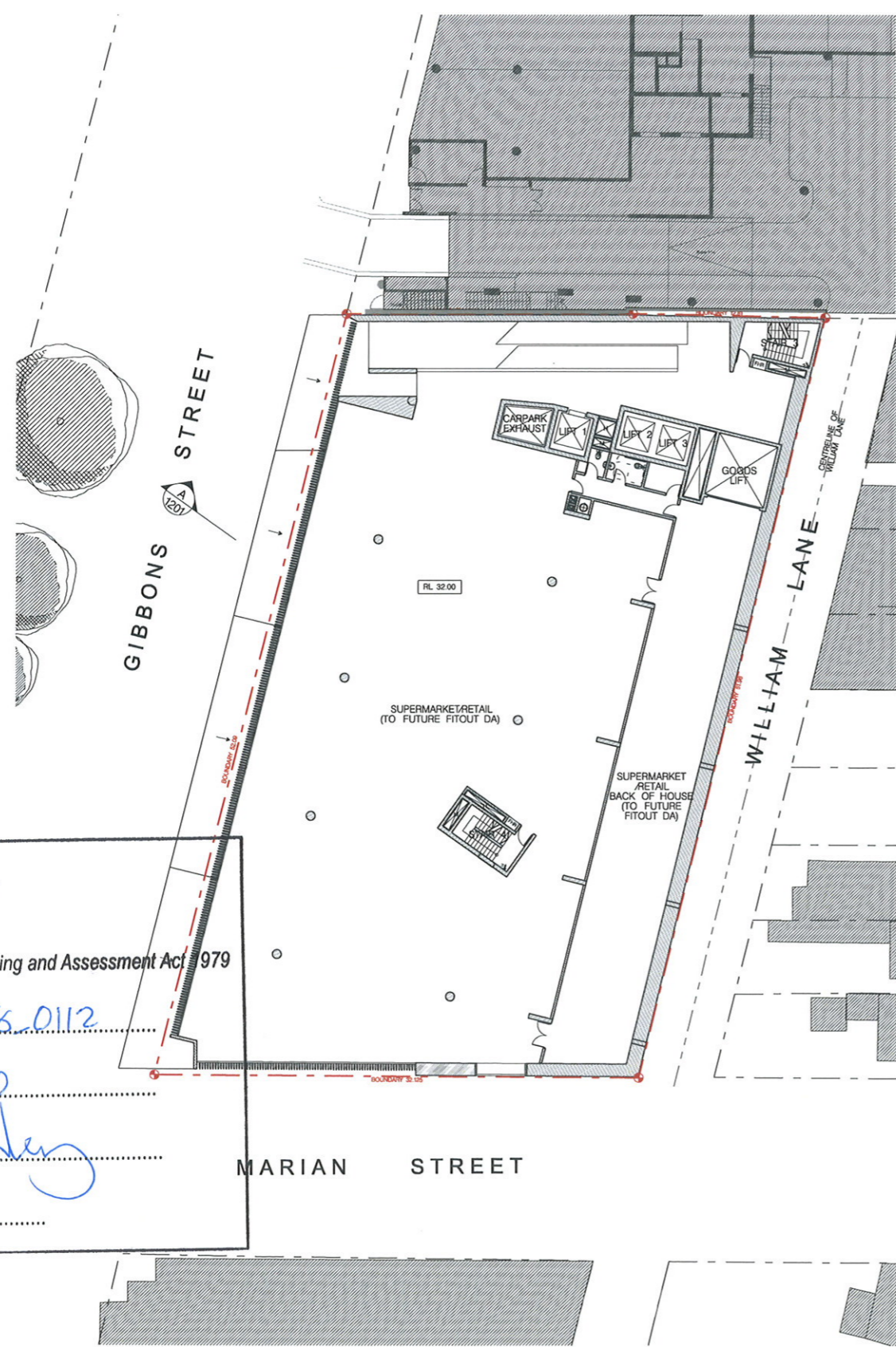
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PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
LAWSON SQUARE PTY. LTD.
SCALE:
1:200
DATE CREATED:
05 JUNE 2010
DRAWN BY:
TH
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
BASEMENT &
GROUND
FLOOR PLANS
DRAWING No.
DA - 1102
ISSUE
5414
C



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Planning

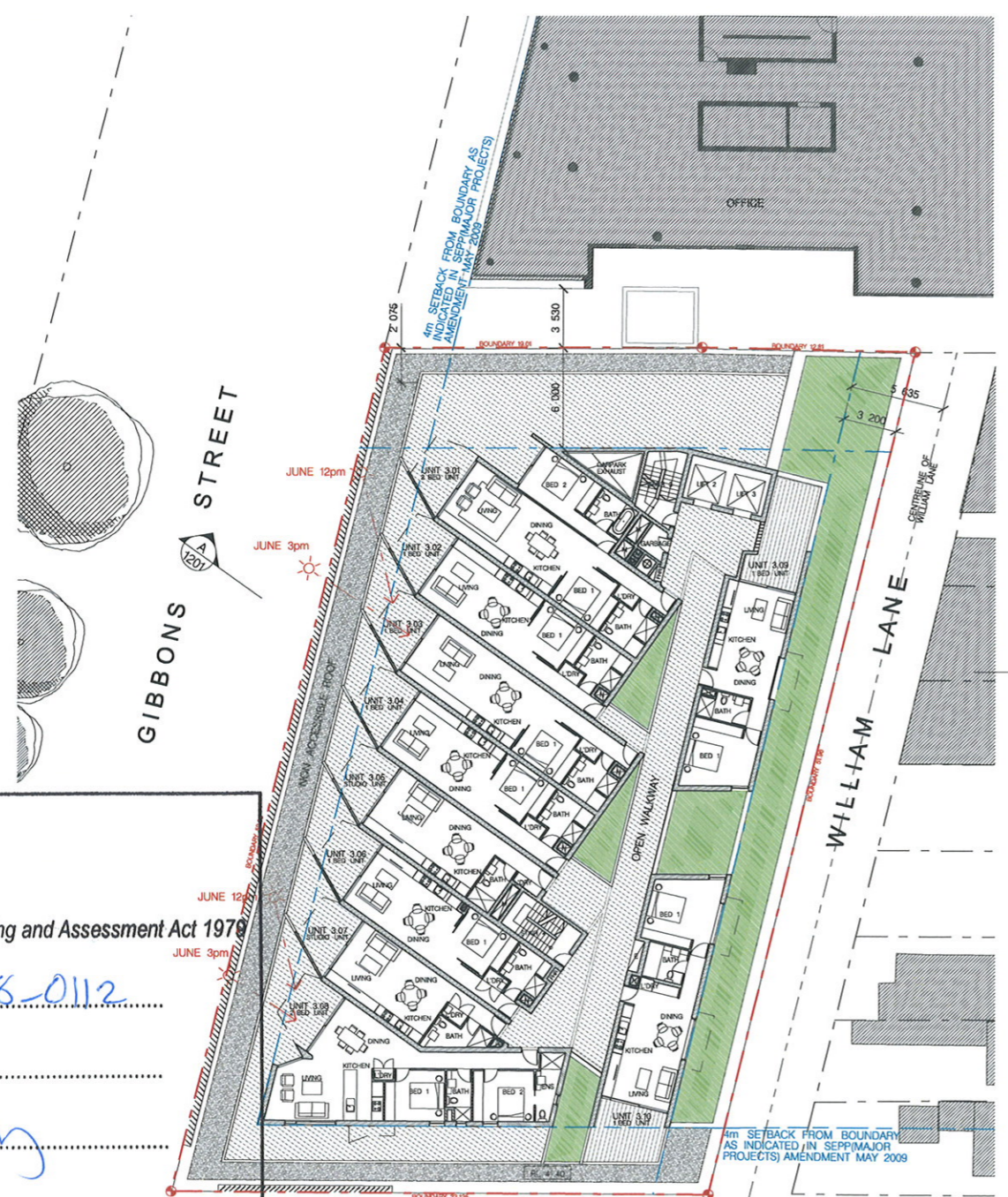
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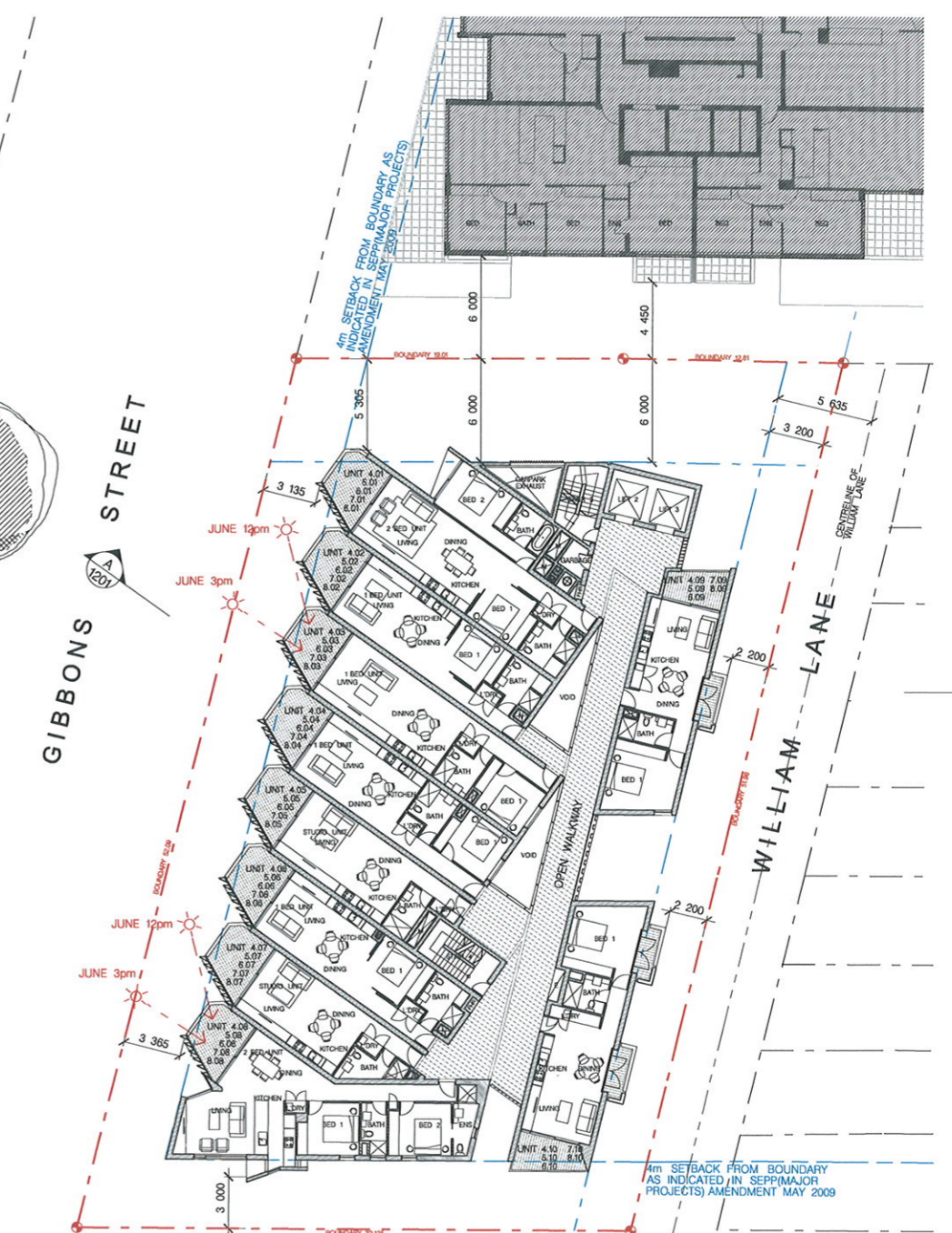
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Sheet No. 6 of 18



01 LEVEL 3 RESIDENTIAL FLOOR PLAN
 1:200
 L3 - RL 42.00



02 LEVELS 4-8 RESIDENTIAL FLOOR PLAN
 1:200
 L4 - RL 45.50
 L5 - RL 49.00
 L6 - RL 52.50
 L7 - RL 56.00
 L8 - RL 59.50

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NSW GOVERNMENT
Planning

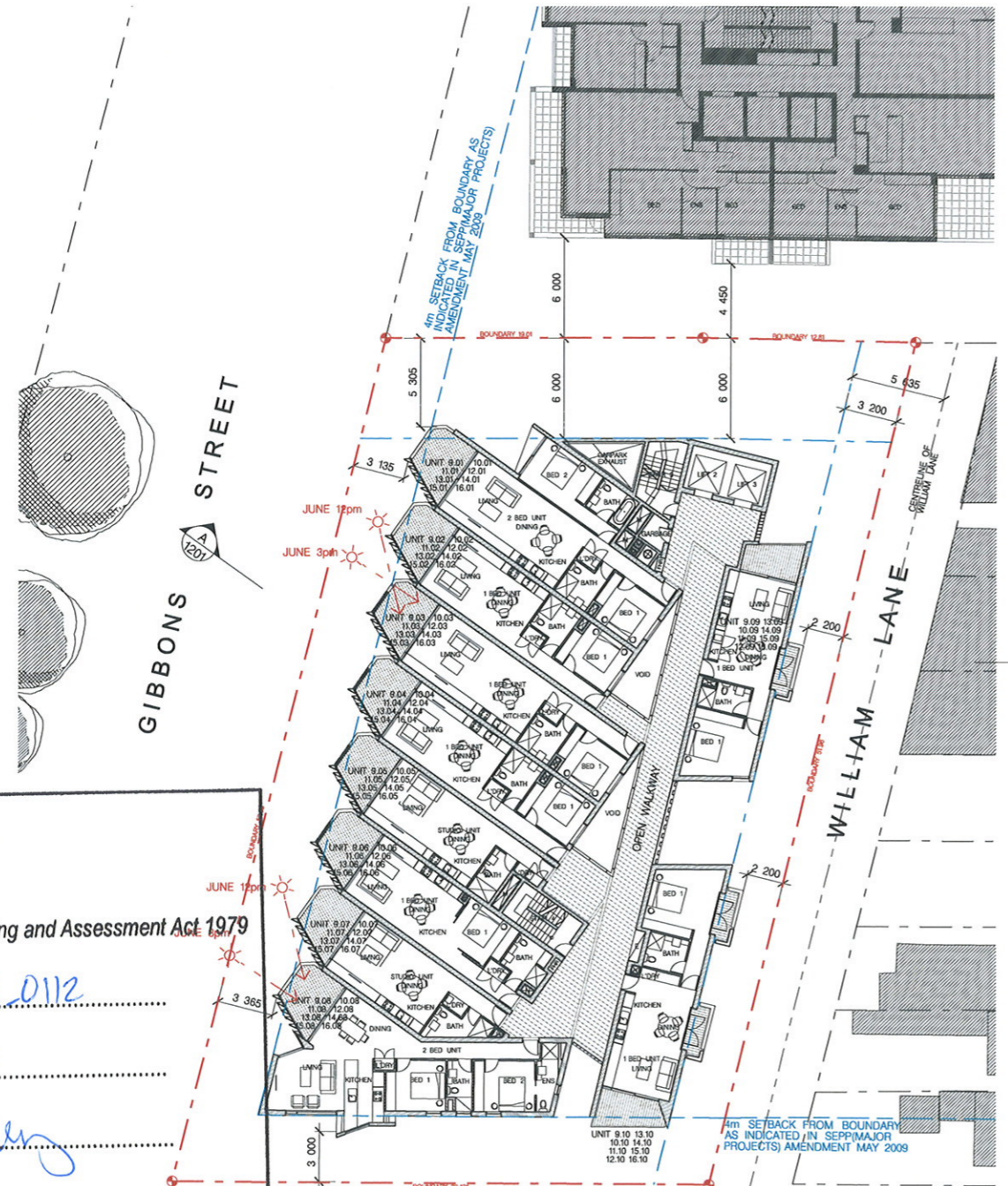
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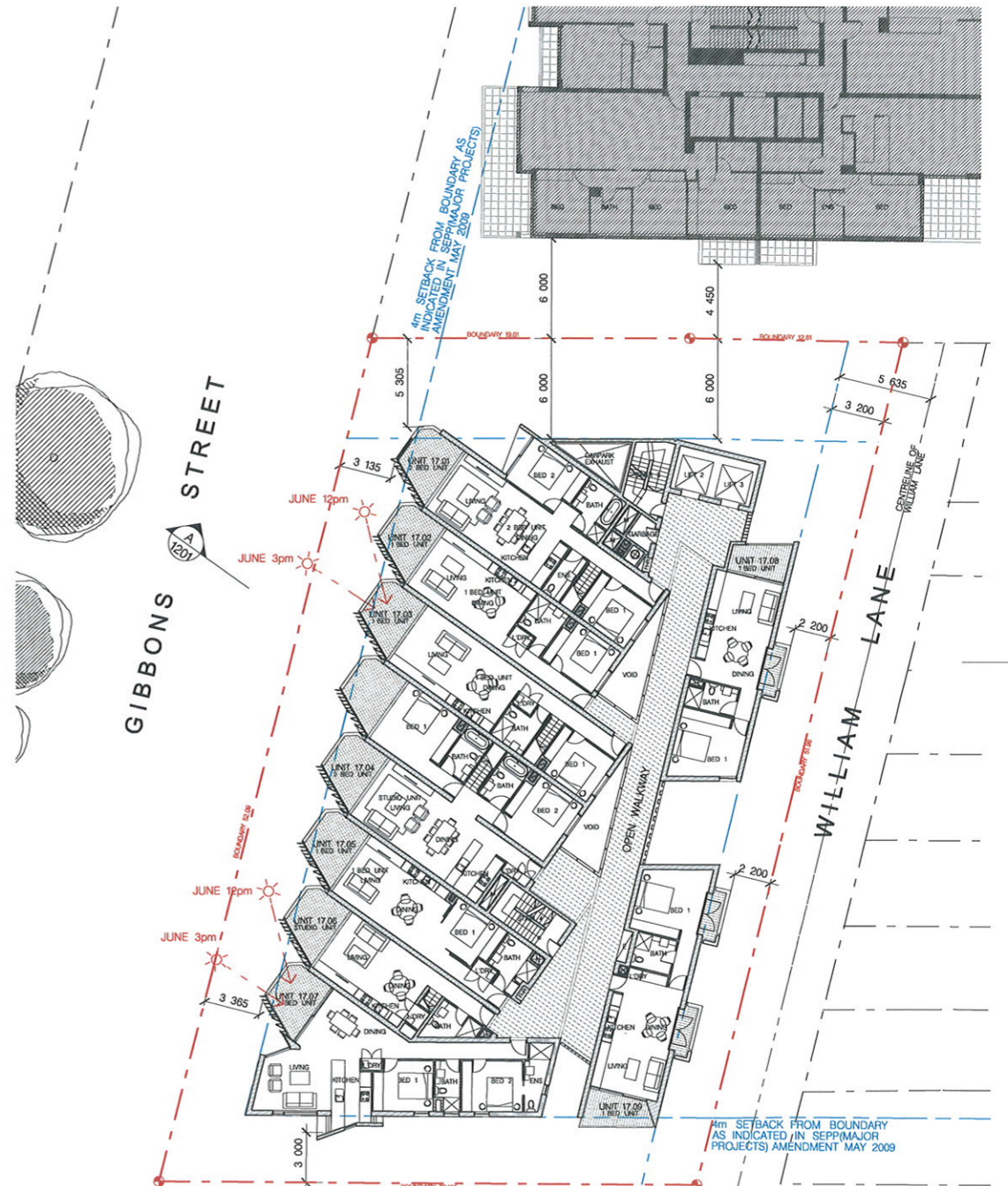
Sheet No. 7 of 15



MARIAN STREET

01 LEVEL 9-16 RESIDENTIAL FLOOR PLAN
 1:200

L9	- RL 63.00
L10	- RL 66.50
L11	- RL 70.00
L12	- RL 73.50
L13	- RL 77.00
L14	- RL 80.50
L15	- RL 84.00
L16	- RL 87.50



MARIAN STREET

02 LEVEL 17 RESIDENTIAL FLOOR PLAN
 1:200

L17	- RL 91.00
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Planning

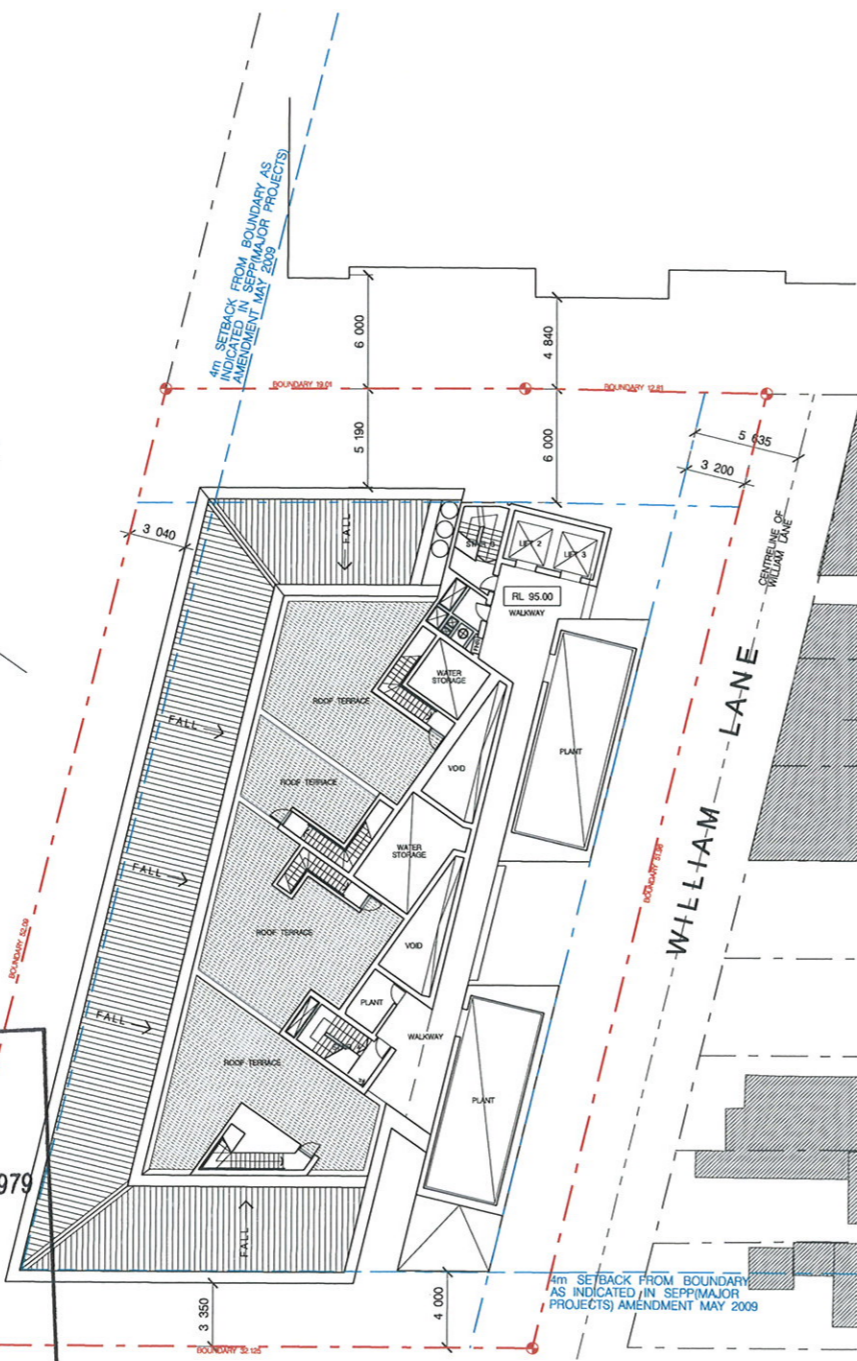
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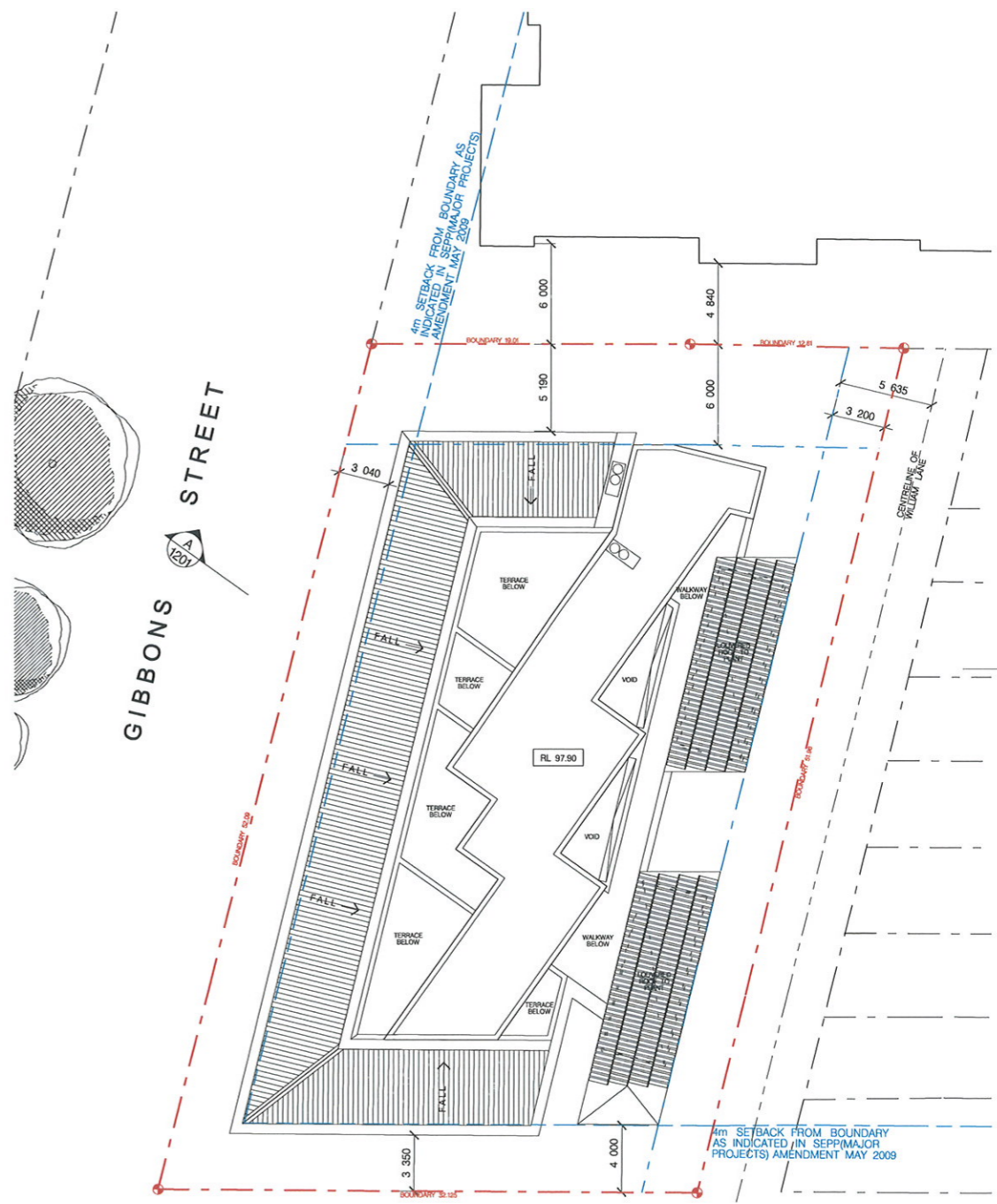
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Signed TH Buhley

Sheet No. 8 of 13



01 LEVEL 18 FLOOR PLAN
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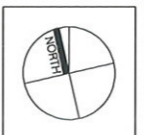


02 ROOF PLAN
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1	250796	Revised Project
2	130705	Environmental Assessment Application
3	130705	Part of Authority
4	130705	Part of Authority

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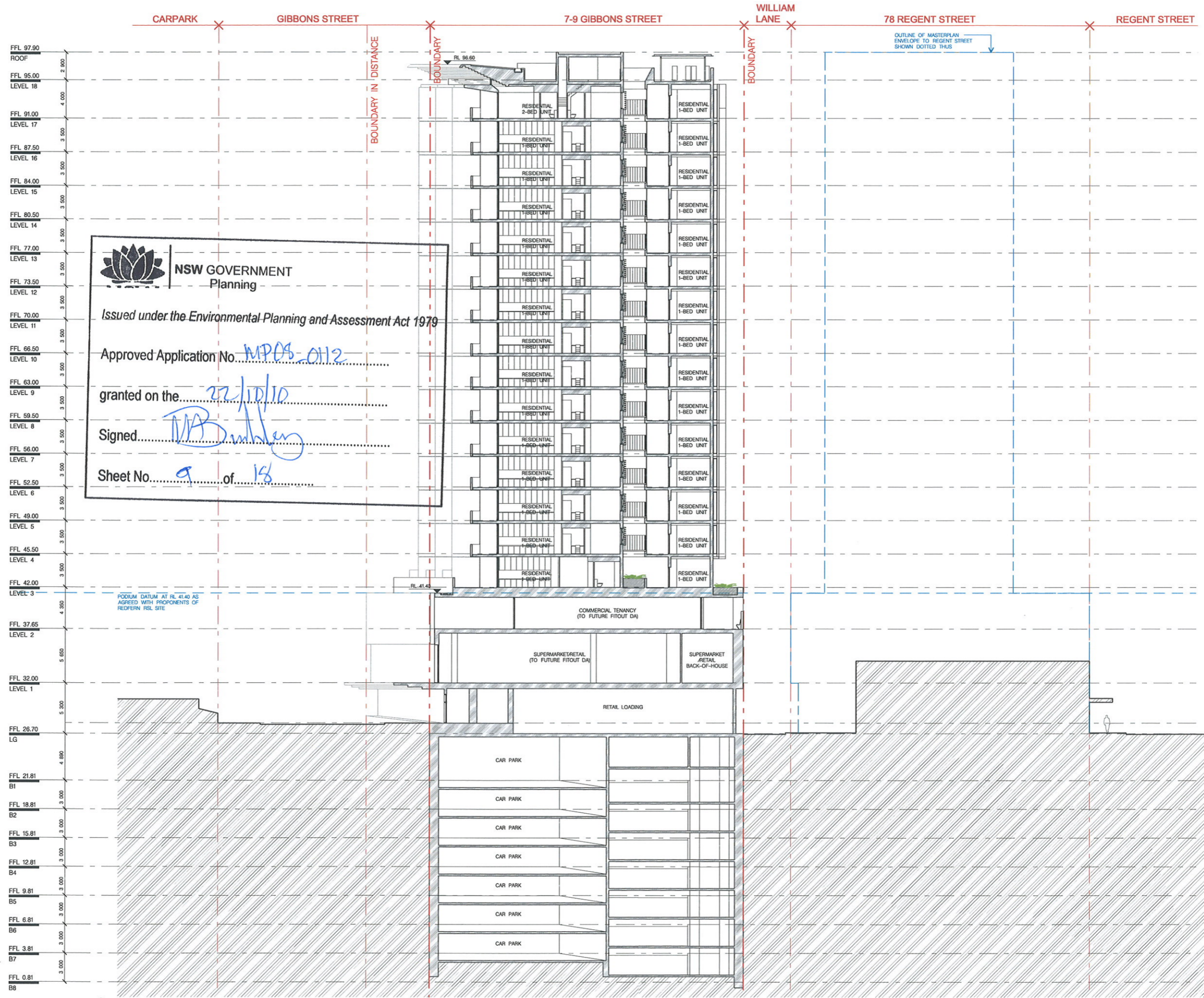
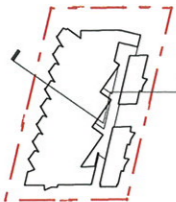
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PROJECT:
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CLIENT:
 LAWSON SQUARE PTY. LTD.
SCALE:
 1:200
DATE CREATED:
 05 JUNE, 2010
DRAWN BY:
 TH
CHECKED 1:
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DRAWING:
 LEVEL 18 +
 ROOF PLANS
DRAWING No:
 DA - 1106
ISSUE:
 5414
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NSW GOVERNMENT Planning
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 Sheet No. 9 of 18

01 SECTION A-A
 1:200

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C	12/07/10	Revised Project Report
B	12/07/10	Environmental Assessment Application
A	12/07/10	Assessment Application
A	12/07/10	Assessment Application

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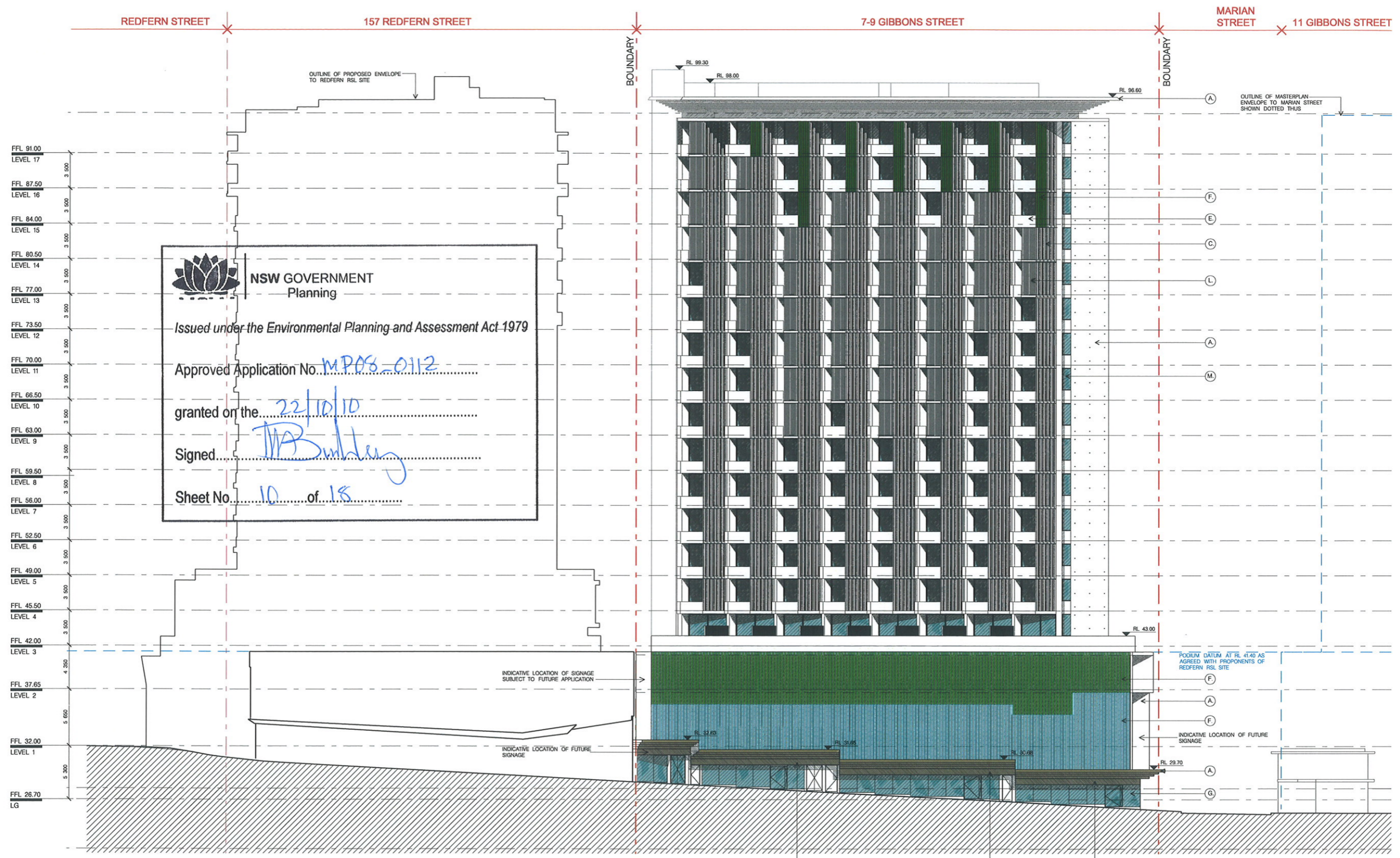
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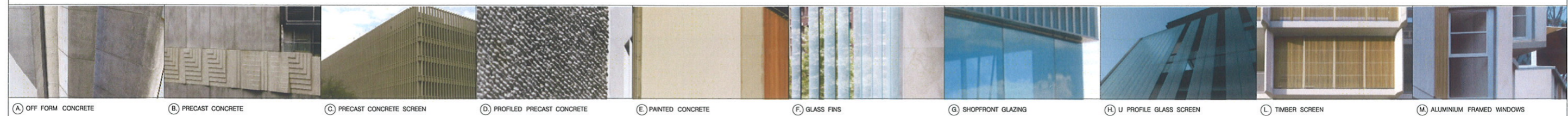
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 E: architects@candalepas.com.au

PROJECT:
 7-9 GIBBONS STREET REDFERN
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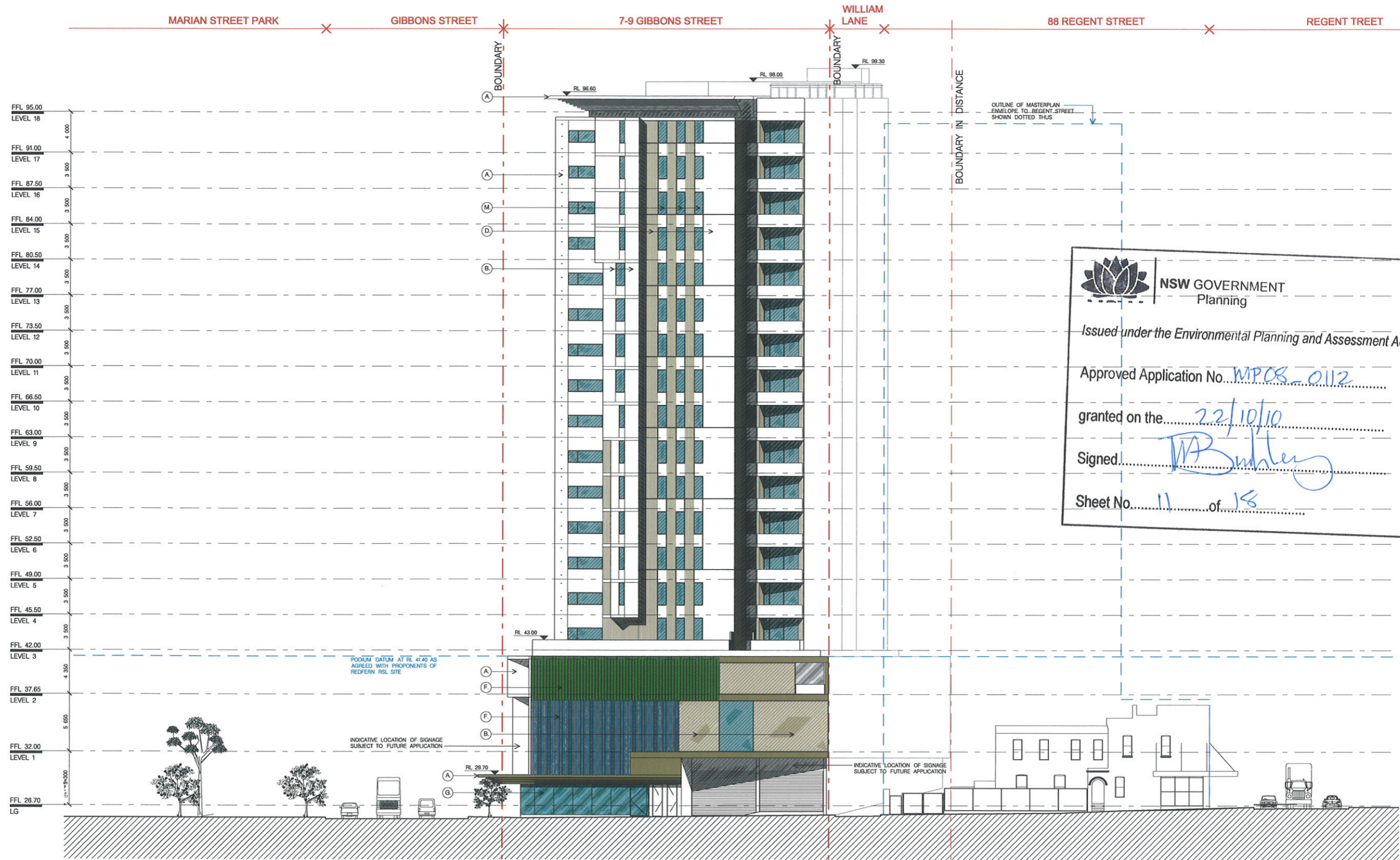
DRAWING:
 SECTION A-A
 DRAWING No. DA - 1201
 ISSUE C
 JOB No. 5414




01 GIBBONS STREET (WEST) ELEVATION
1:200



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			CAD FILE NO:	DATE CREATED: 05-JUNE-2010	APPROVED:	ISSUE: C							




NSW GOVERNMENT
 Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Application No. WPOS_0112
 granted on the 22/10/10
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 Sheet No. 11 of 18

01 SOUTH ELEVATION
1:200



(A) OFF FORM CONCRETE (B) PRECAST CONCRETE (C) PRECAST CONCRETE SCREEN (D) PROFILED PRECAST CONCRETE (E) PAINTED CONCRETE (F) GLASS FINNS (G) SHOPFRONT GLAZING (H) U PROFILE GLASS SCREEN (L) TIMBER SCREEN (M) ALUMINIUM FRAMED WINDOWS

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Author	Project
Reviser	Revision
Checked	Assessment Application
Approved	Approval
Date	Description

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E: arch@cdpas.com.au

PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
LAWSON SQUARE PTY. LTD.
DATE CREATED:
05 JUNE, 2010
SCALE:
1:200
DRAWN BY:
SB/TH
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
SOUTH ELEVATION
DRAWING No:
DA - 1302
JOB No:
5414
ISSUE
C

11 GIBBONS STREET

MARIAN STREET

7-9 GIBBONS STREET

REDFERN RSL SITE

FFL 91.00
LEVEL 17
3 500

FFL 87.50
LEVEL 16
3 500

FFL 84.00
LEVEL 15
3 500

FFL 80.50
LEVEL 14
3 500

FFL 77.00
LEVEL 13
3 500

FFL 73.50
LEVEL 12
3 500

FFL 70.00
LEVEL 11
3 500

FFL 66.50
LEVEL 10
3 500

FFL 63.00
LEVEL 9
3 500

FFL 59.50
LEVEL 8
3 500

FFL 56.00
LEVEL 7
3 500

FFL 52.50
LEVEL 6
3 500

FFL 49.00
LEVEL 5
3 500

FFL 45.50
LEVEL 4
3 500

FFL 42.00
LEVEL 3
4 500

FFL 37.65
LEVEL 2
5 650

FFL 32.00
LEVEL 1
5 300

FFL 26.70
LG

NSW GOVERNMENT Planning

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Approved Application No. MPOS 0112

granted on the 22/10/10

Signed [Signature]

Sheet No. 12 of 15

01 WILLIAM LANE (EAST) ELEVATION
1:200



- (A) OFF FORM CONCRETE
- (B) PRECAST CONCRETE
- (C) PRECAST CONCRETE SCREEN
- (D) PROFILED PRECAST CONCRETE
- (E) PAINTED CONCRETE
- (F) GLASS FINS
- (G) SHOPFRONT GLAZING
- (H) U PROFILE GLASS SCREEN
- (L) TIMBER SCREEN
- (M) ALUMINIUM FRAMED WINDOWS

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120070	Redfern Project
120070	Environmental Report
120070	Environmental Assessment Application
120070	Assessment Application
	Issue Date
	Description

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F: (02) 9328-0735

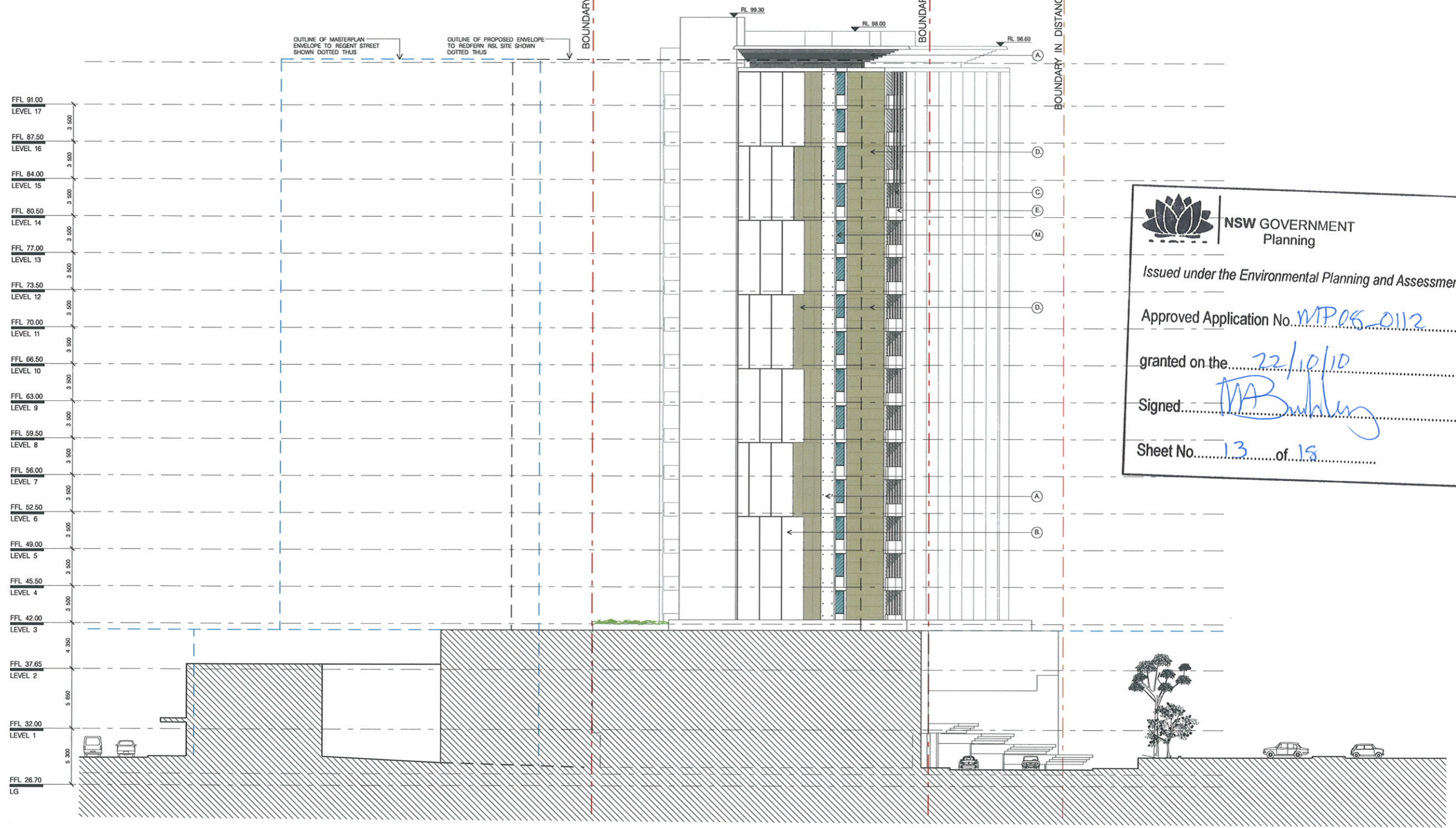
ARCHITECT:
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SYDNEY NSW 2000
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F: 6083 7477
E: arch@cadalepas.com.au

PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
LAWSON SQUARE PTY. LTD.
SCALE:
1:200
DATE CREATED:
05 JUNE 2010
CAD FILE NO.:
DRAWN BY:
SB
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
WILLIAM LANE ELEVATION
DRAWING No.:
DA - 1303
ISSUE:
C

JOB No.:
5414

REGENT STREET 70-72 REGENT STREET WILLIAM LANE 7-9 GIBBONS STREET GIBBONS STREET CITYRAIL CARPARK



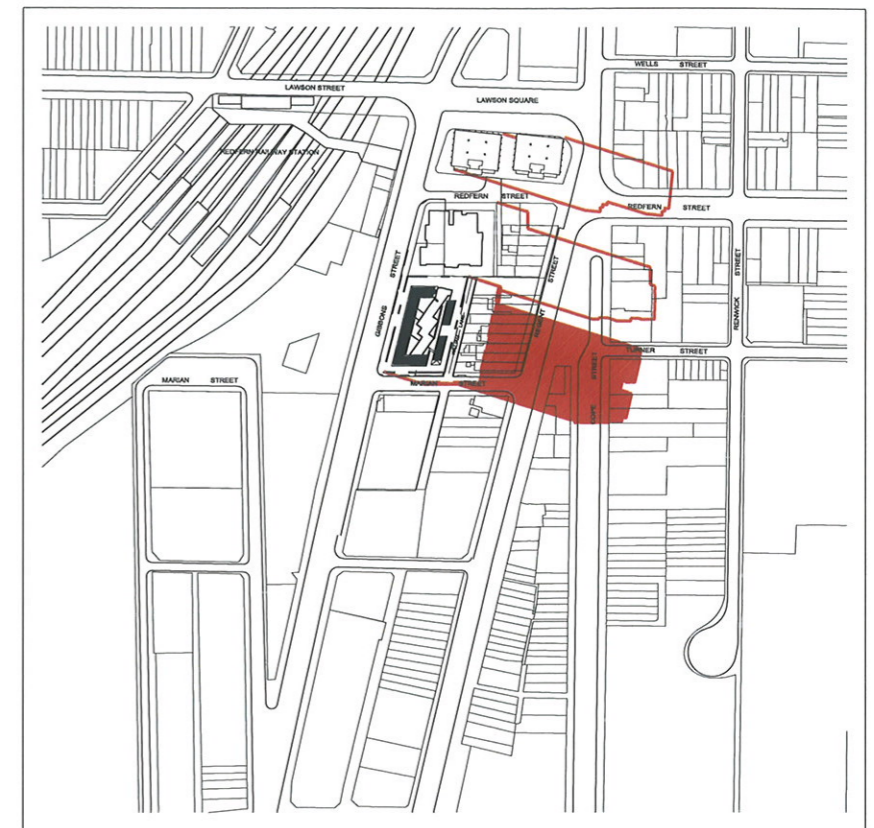
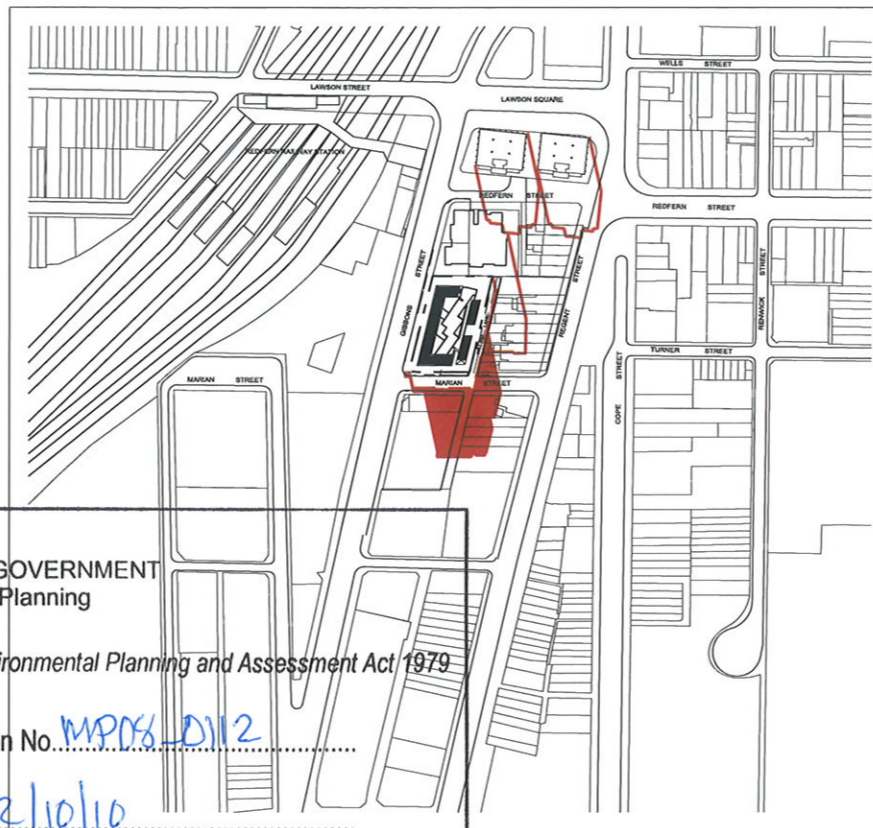
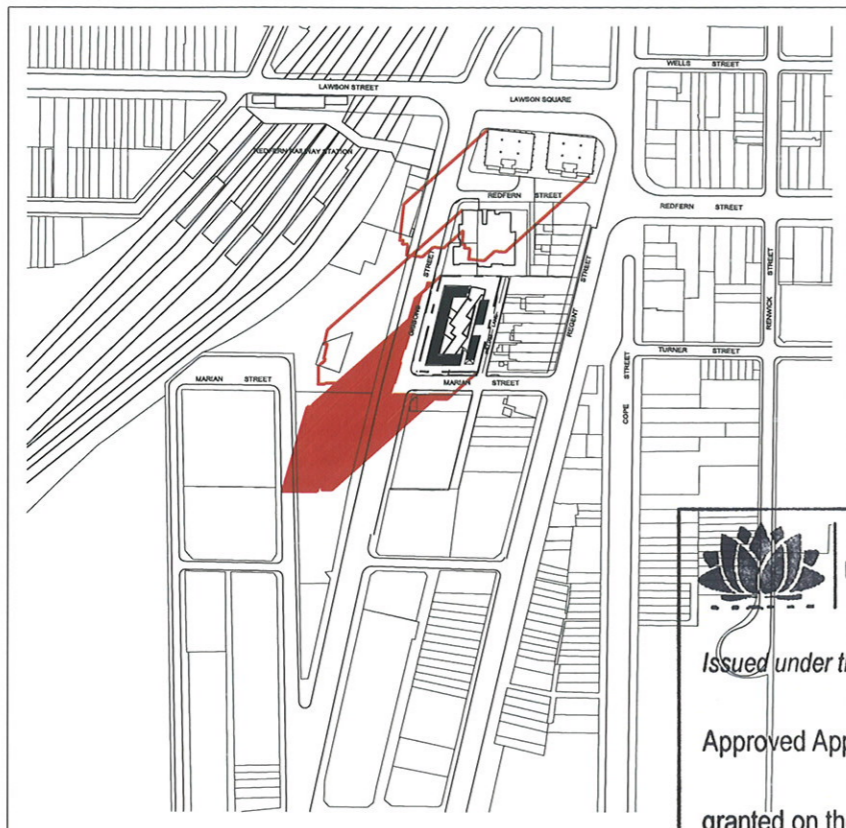
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 granted on the 22/10/10
 Signed: [Signature]
 Sheet No. 13 of 18

01 NORTH ELEVATION
 1:200



(A) OFF FORM CONCRETE (B) PRECAST CONCRETE (C) PRECAST CONCRETE SCREEN (D) PROFILED PRECAST CONCRETE (E) PAINTED CONCRETE (F) GLASS FINNS (G) SHOPFRONT GLAZING (H) U PROFILE GLASS SCREEN (L) TIMBER SCREEN (M) ALUMINIUM FRAMED WINDOWS


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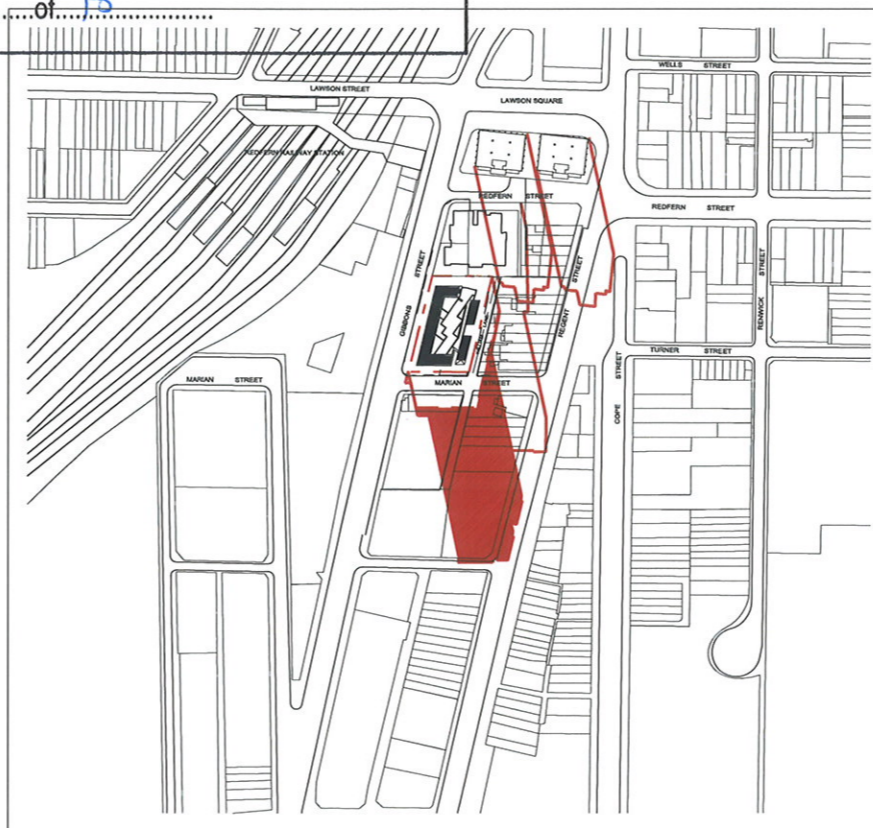
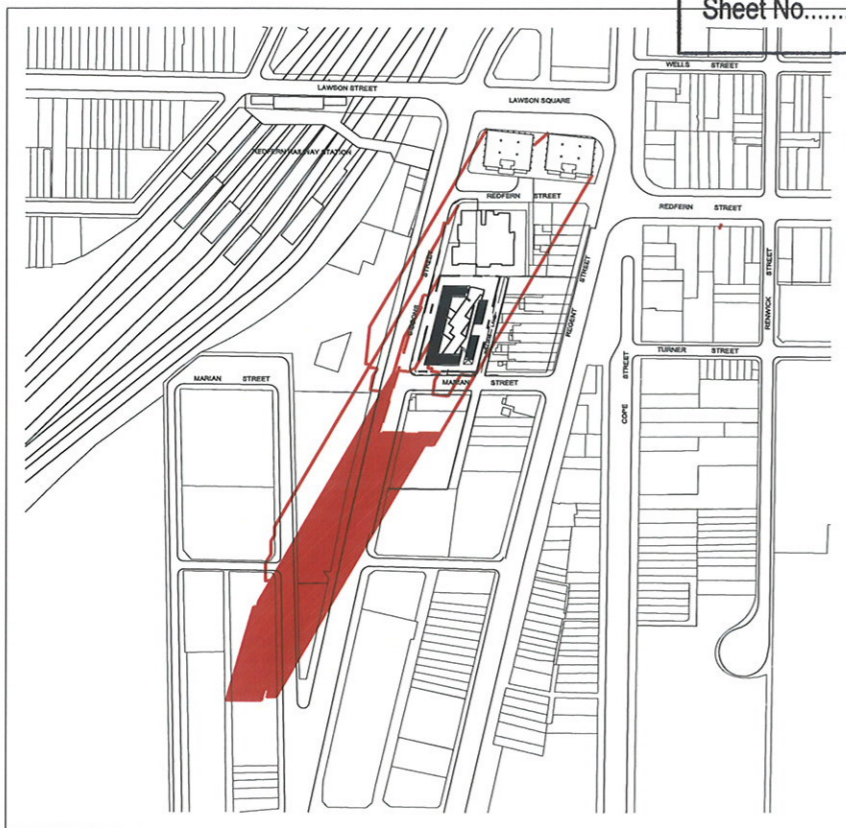


01 PROPOSED SHADOWS - 21 MARCH/SEPTEMBER 9AM
1:2000

02 PROPOSED SHADOWS - 21 MARCH/SEPTEMBER 12PM
1:2000

03 PROPOSED SHADOWS - 21 MARCH/SEPTEMBER 3PM
1:2000

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 Issued under the Environmental Planning and Assessment Act 1979
 Approved Application No. MPOK 0112
 granted on the 22/10/10
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 Sheet No. 14 of 15



04 PROPOSED SHADOWS - 21 JUNE 9AM
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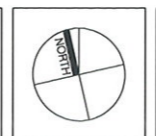
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1:2000

06 PROPOSED SHADOWS - 21 JUNE 3PM
1:2000

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1	25/07/10	Prepared Project
2	15/07/10	Environmental Assessment Application
3	15/07/10	Final of Assessment
4	15/07/10	Final of Assessment
5	15/07/10	Final of Assessment

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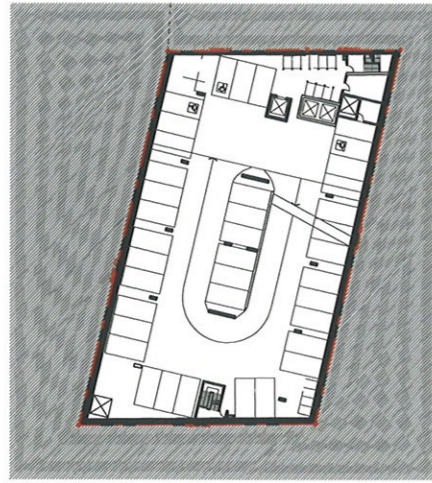
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PROJECT:
 7-9 GIBBONS STREET REDFERN
CLIENT:
 LAWSON SQUARE PTY. LTD.
SCALE:
 1:2000
DRAWN BY:
 TH

DATE CREATED:
 05 JUNE, 2010
CAD FILE NO.:
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
 EQUINOX /WINTER
 SHADOW DIAGRAMS
Drawing No.:
 DA - 1501
ISSUE:
 C

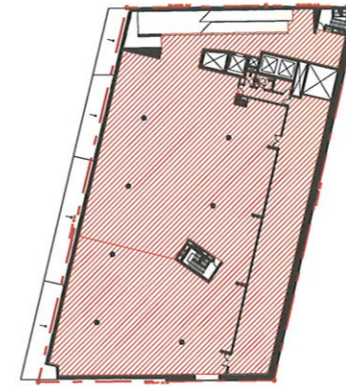
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 5414
ISSUE:
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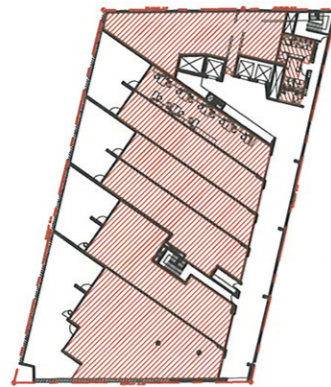
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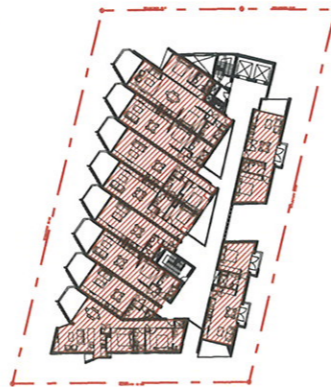
02 GROUND FLOOR
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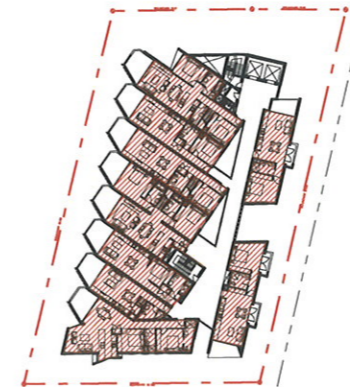
03 LEVEL 1
1:500



04 COMMERCIAL PLAN LEVEL 2
1:500



05 LEVEL 3-16 (14 LEVELS)
1:500



06 LEVEL 17
1:500

F.S.R. CONTROLS

	SUGGESTED COMPLIANT BUILT FORM
SITE AREA	1 618m ²
PERMISSIBLE FSR	7:1
PERMISSIBLE GFA	11 326m ²

G.F.A CALCULATIONS

	FLOOR SPACE	TOTAL
LEVEL GROUND		413 m ²
RETAIL	294 m ²	
RESIDENTIAL/COMMERCIAL LOBBY	85 m ²	
CARETAKER /OFFICE	34 m ²	
LEVEL 1		1 296 m ²
RETAIL	1 296 m ²	
LEVEL 2		902 m ²
COMMERCIAL	872 m ²	
TOILETS	30 m ²	
LEVEL 3-16 (14 LEVELS)		8 134 m ²
RESIDENTIAL	581 m ²	
LEVEL 17		581 m ²
RESIDENTIAL	581 m ²	
TOTAL		11 326 m²

FSR CALCULATION

SITE AREA	1 618 m ²
PROPOSED GFA	11 326 m ²
PROPOSED FSR	7:1

YIELD CALCULATIONS

STUDIO UNITS (45m ² net)	29 UNITS
1 BED (52m ² net)	89 UNITS
2 BED UNITS (82m ² net)	31 UNITS
TOTAL	149 UNITS

CAR PARKING CALCULATIONS

CAR PARKING (8 LEVELS)	
RETAIL	63 SPACES
COMMERCIAL	5 SPACES
RESIDENTIAL	109 SPACES
TNT ALLOCATION	80 SPACES
TOTAL	257 SPACES

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPO8-0112

granted on the 22/10/10

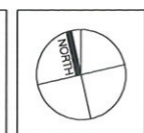
Signed [Signature]

Sheet No. 15 of 18

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Revision	Description
C	12/01/10 Preliminary Project Report
B	12/01/10 Environmental Assessment
A	12/01/10 Final of Authority Application

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PROJECT: 7-9 GIBBONS STREET REDFERN	CAD FILE NO:
CLIENT: LAWSON SQUARE PTY. LTD.	APPROVED:
SCALE: 1:500@A4	CHECKED 2:
DATE CREATED: 05 JUNE, 2010	
DRAWN BY: TH	

DRAWING: DEVELOPMENT CALCULATIONS	ISSUE
DRAWING No. DA - 1502	C



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPOK-0112

granted on the 22/10/10

Signed [Signature]

Sheet No. 16 of 18



01 VIEW 01 - LOOKING NORTH FROM MARIAN STREET PARK
Image prepared by "AA3D Visualization Solutions"

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C	12/07/10	Received Project
B	12/07/10	Environmental Assessment Application
A	12/07/10	Test of Adequacy
		Final Date Description

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PROJECT: 7-9 GIBBONS STREET REDFERN			
CLIENT: LAWSON SQUARE PTY. LTD.			
SCALE: NTS	DATE CREATED: 05 JUNE, 2010	CAD FILE NO:	
DRAWN BY: AA3D	CHECKED 1:	CHECKED 2:	APPROVED:

DRAWING No: DA - 1503		JOB No: 5414	
ISSUE C			



NSW GOVERNMENT
Planning

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Approved Application No. MPO8-0112

granted on the 22/10/10

Signed TAB Sullivan

Sheet No. 17 of 18



01 VIEW 02 - LOOKING SOUTH FROM REDFERN TRAIN STATION ENTRY
Image prepared by "AA3D Visualization Solutions"

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120010	Reference Project Report
120010	Environmental Assessment
120010	Final Approval

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PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
LAWSON SQUARE PTY. LTD.
SCALE:
N/A
DATE CREATED:
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TH
CHECKED 1:
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CHECKED 2:
N/A
APPROVED:
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JOB No.:
D-4-14



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPDS-D112

granted on the 22/10/10

Signed [Signature]

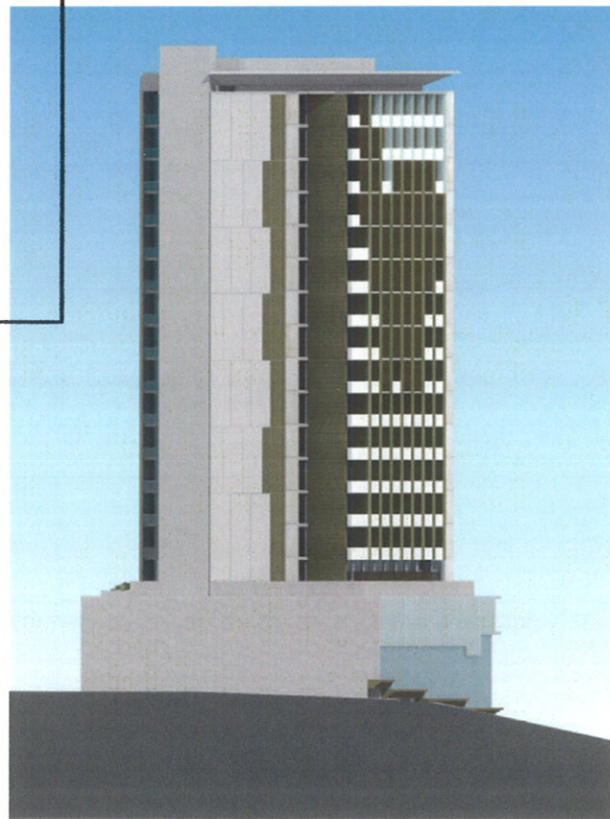
Sheet No. 18 of 15



01 ELEVATION WEST
Image prepared by "AA3D Visualization Solutions"



02 ELEVATION SOUTH
Image prepared by "AA3D Visualization Solutions"



03 ELEVATION NORTH
Image prepared by "AA3D Visualization Solutions"



04 ELEVATION EAST
Image prepared by "AA3D Visualization Solutions"

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NOT FOR CONSTRUCTION

1	Final	Original Size
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19	Final	Original Size
20	Final	Original Size

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