

1 LAWSON SQUARE
REDFERN

for
LAWSON SQUARE PTY LTD.

CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

REQUEST FOR SECRETARY'S
ENVIRONMENTAL ASSESSMENT
REQUIREMENTS (SEARs)

INDICATIVE PROPOSED
DEVELOPMENT

ISSUE P1

24 MAY 2019

DRAWING SCHEDULE

SEARS - 0000 COVER SHEET

SEARS - 1001 SITE CONTEXT ANALYSIS
SEARS - 1002 STREETScape ELEVATION

SEARS - 1102 BASEMENT & GROUND FLOOR PLANS
SEARS - 1103 LEVEL 1-11 & ADAPTABLE UNITS PLANS
SEARS - 1104 LEVEL 12-17 & ROOF PLANS

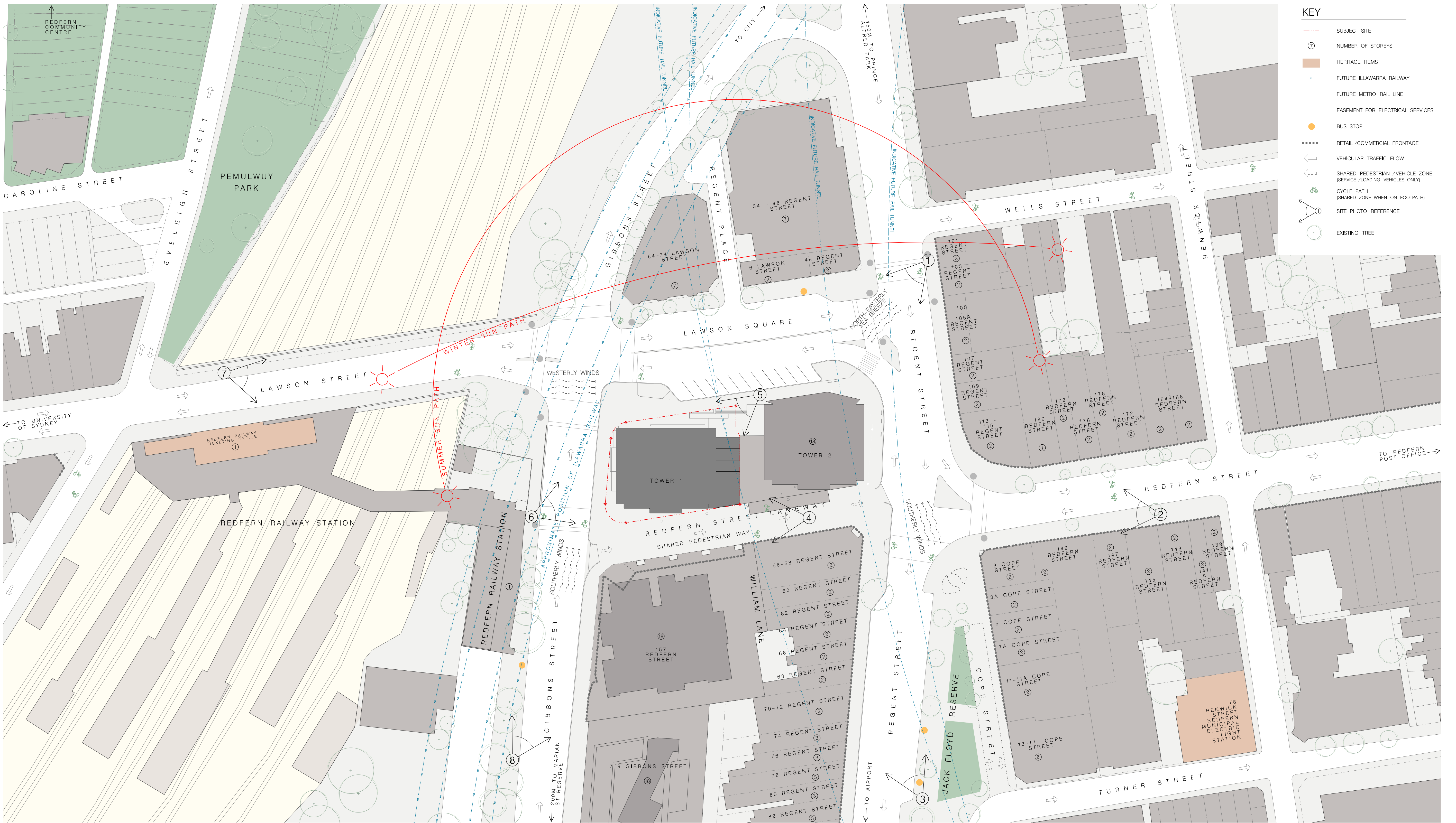
SEARS - 1201 SECTIONS

SEARS - 1301 ELEVATIONS - SHEET 1
SEARS - 1302 ELEVATIONS - SHEET 2
SEARS - 1303 ELEVATIONS - SHEET 3

SEARS - 1401 AREA CALCULATIONS

SEARS - 1501 AMENITY CALCULATIONS
SEARS - 1502 SOLAR & SHADOW STUDIES

P R E L I M I N A R Y



1



2

(PRIOR TO COMPLETION OF TOWER 2)



3



4

(PRIOR TO COMPLETION OF TOWER 2)



5

(PRIOR TO COMPLETION OF TOWER 2)



6



7

(PRIOR TO COMPLETION OF TOWER 2)



8

PRELIMINARY

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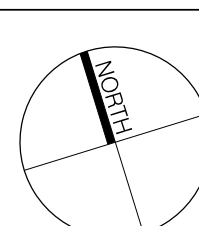
0 5 10 15 20 25m

Drawing Original Size

PI 240519 CLIENT REVIEW

Revised Date Description

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LANDSCAPE:

HERITAGE:

BCA / ACCESS:

BASIC + ACOUSTIC ENGINEER:

STRUCTURAL ENGINEER:

PLANNING:

ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:

CANDELEPAS
ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.

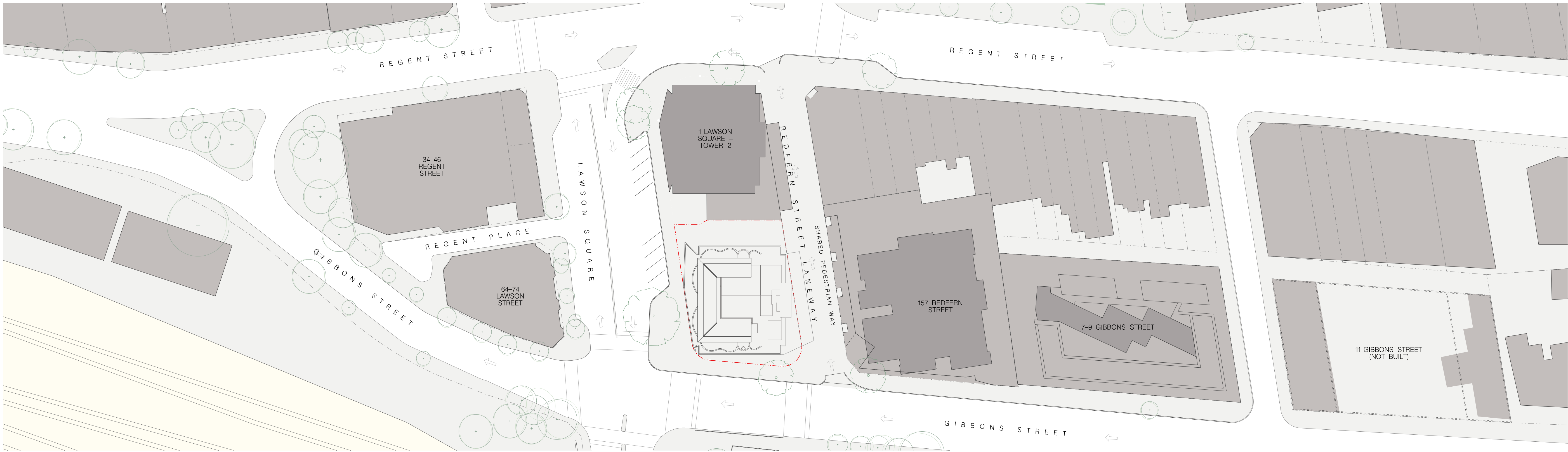
SCALE:
1:500 @ A1
DATE:
MAY 2019
DRAWN BY:
KC, JE
CHECKED 1:
KC, JE
CHECKED 2:
PK
APPROVED:

CAD FILE NO:
-
-
-

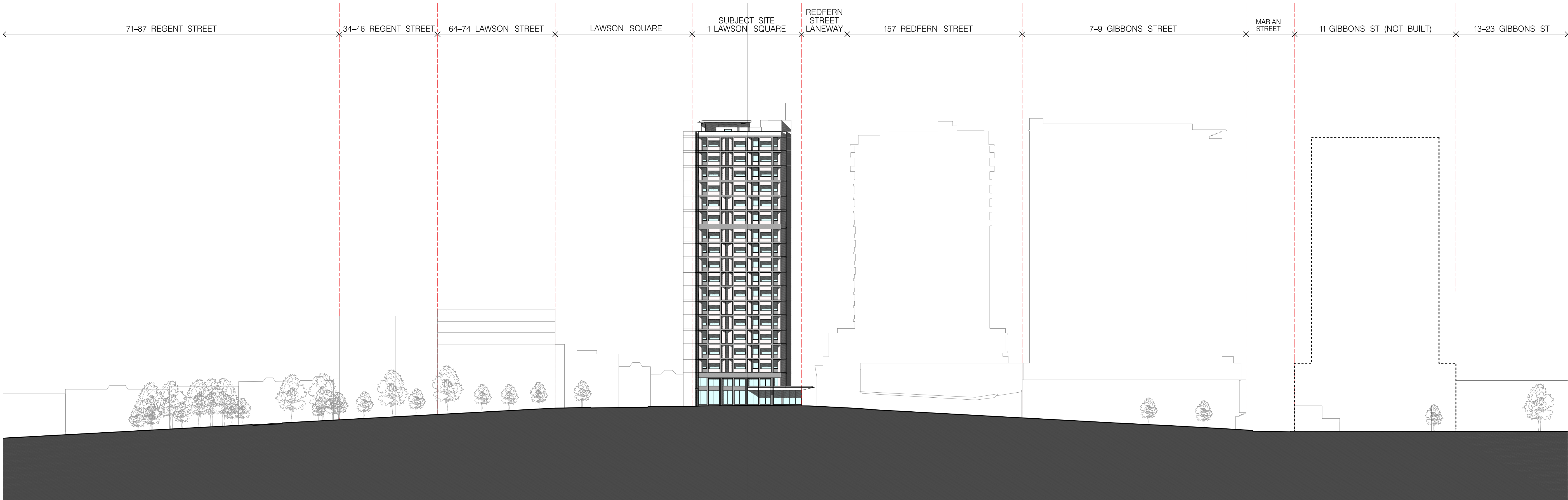
DRAWING:
SITE CONTEXT
ANALYSIS

DRAWING No.
SEARS - 1001

JOB No.
5578-2
ISSUE
P1



01 REFERENCE PLAN
1:500



02 STREETSCAPE CONTEXT – GIBBONS STREET ELEVATION
1:500

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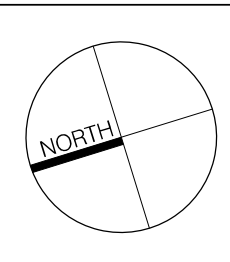
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173 SUSSEX ST, SYDNEY
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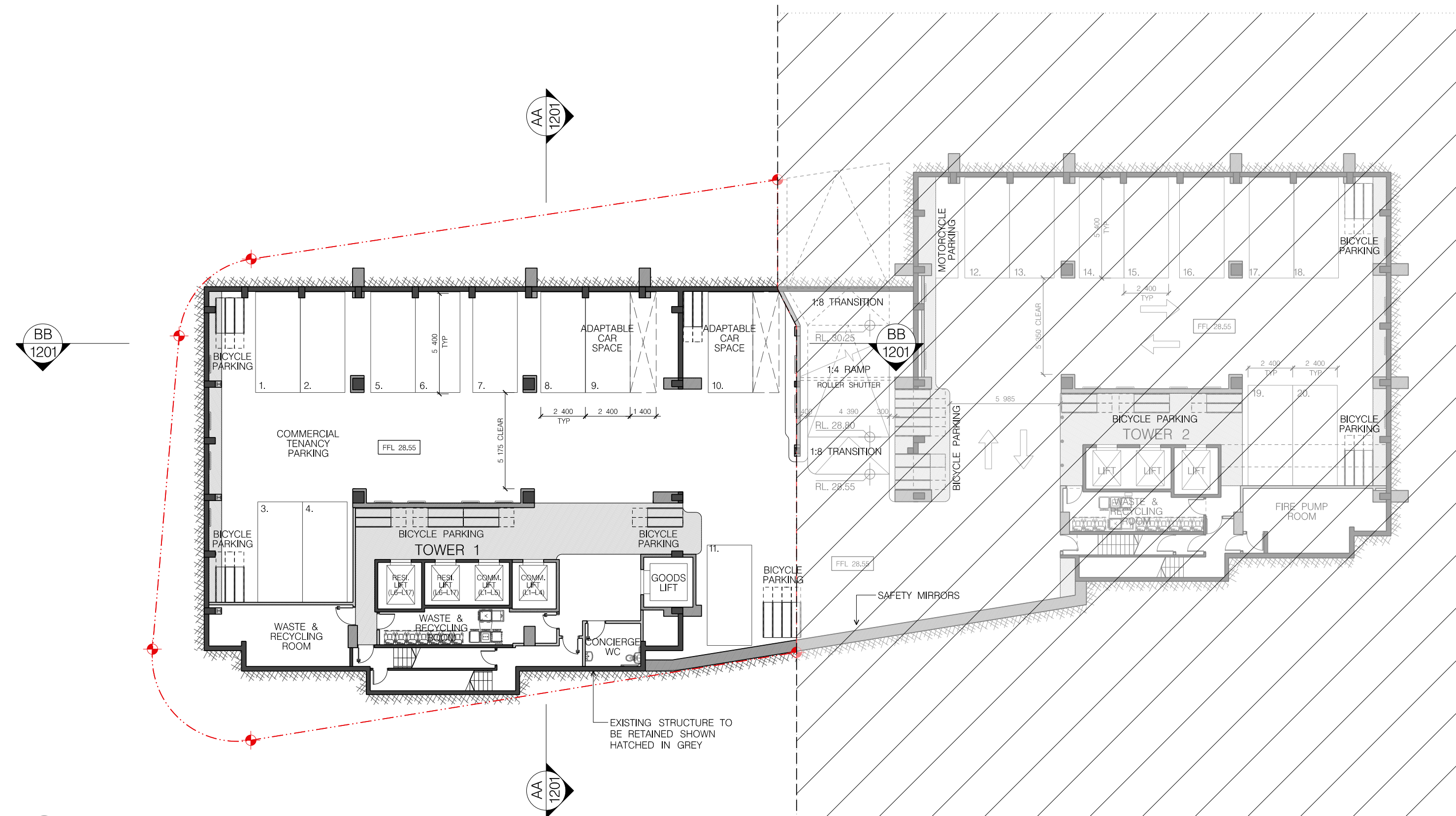
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DATE: MAY 2019
DRAWN BY: KC, JE
CHECKED 1: KC, JE
CHECKED 2: PK
CAD FILE NO:
APPROVED:

DRAWING: STREETSCAPE
ELEVATION

DRAWING No.
SEARS – 1002

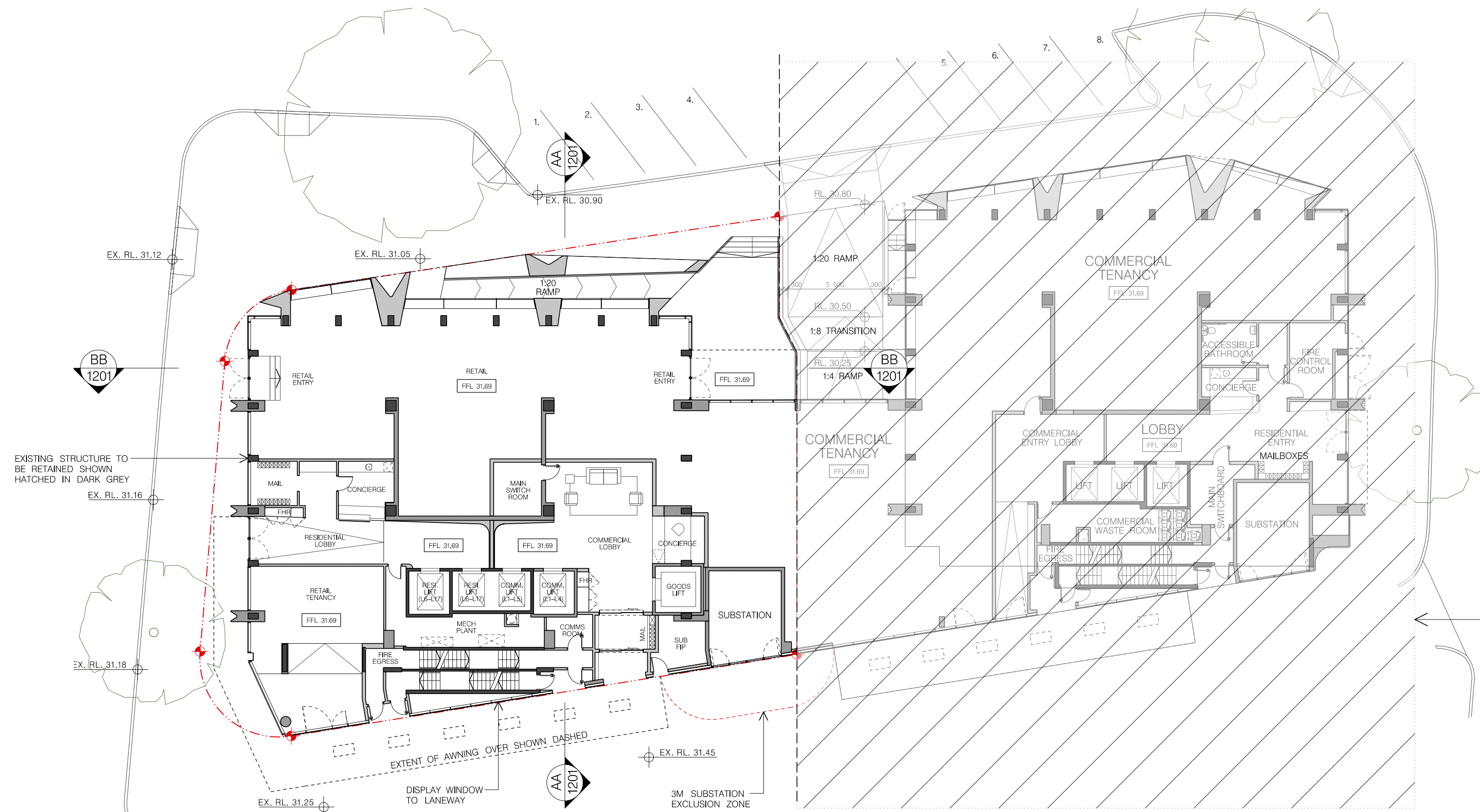
JOB No.
5578-2

ISSUE
P1



01 BASEMENT PLAN

1:200



02 GROUND FLOOR PLAN

1:200

HATCHED AREA COMPLETED UNDER PREVIOUS CONSENT (SSD 5249 MOD5) - NOT PART OF NEW DA.

HATCHED AREA COMPLETED UNDER PREVIOUS CONSENT (SSD 5249 MOD5) - NOT PART OF NEW DA.

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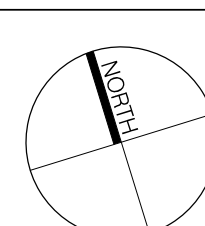
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Drawing Original Size

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173 SUSSEX ST, SYDNEY
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PROJECT:
1 LAWSON SQUARE, REDFERN

CLIENT:
LAWSON SQUARE PTY LTD.

SCALE:
1:200 @ A1

DATE:
MAY 2019

CAD FILE NO:

DRAWN BY:
KC, JE

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KC, JE

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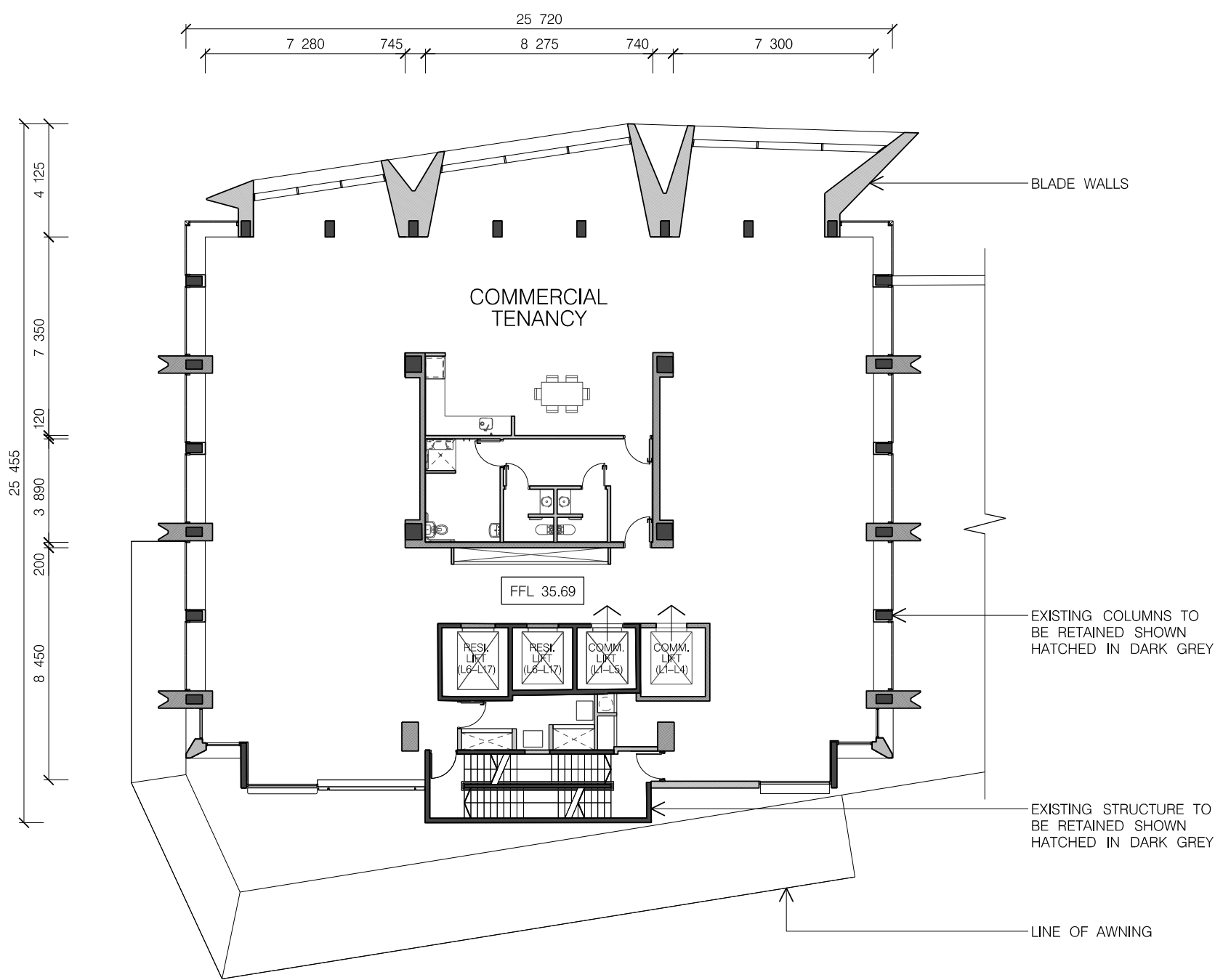
APPROVED:
-

DRAWING No.
BASEMENT &
GROUND FLOOR
PLANS

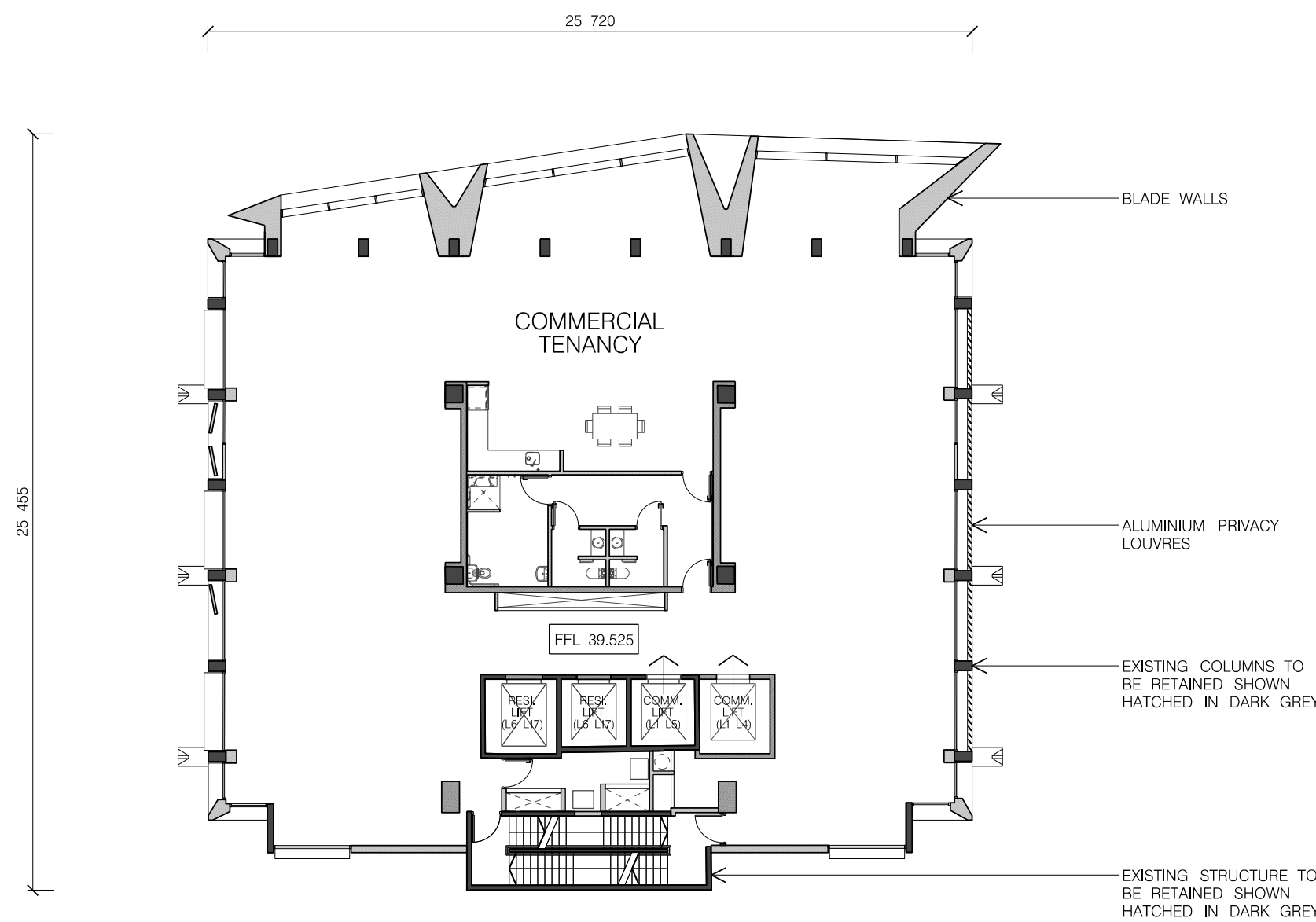
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SEARS - 1102

JOB No.
5578-2

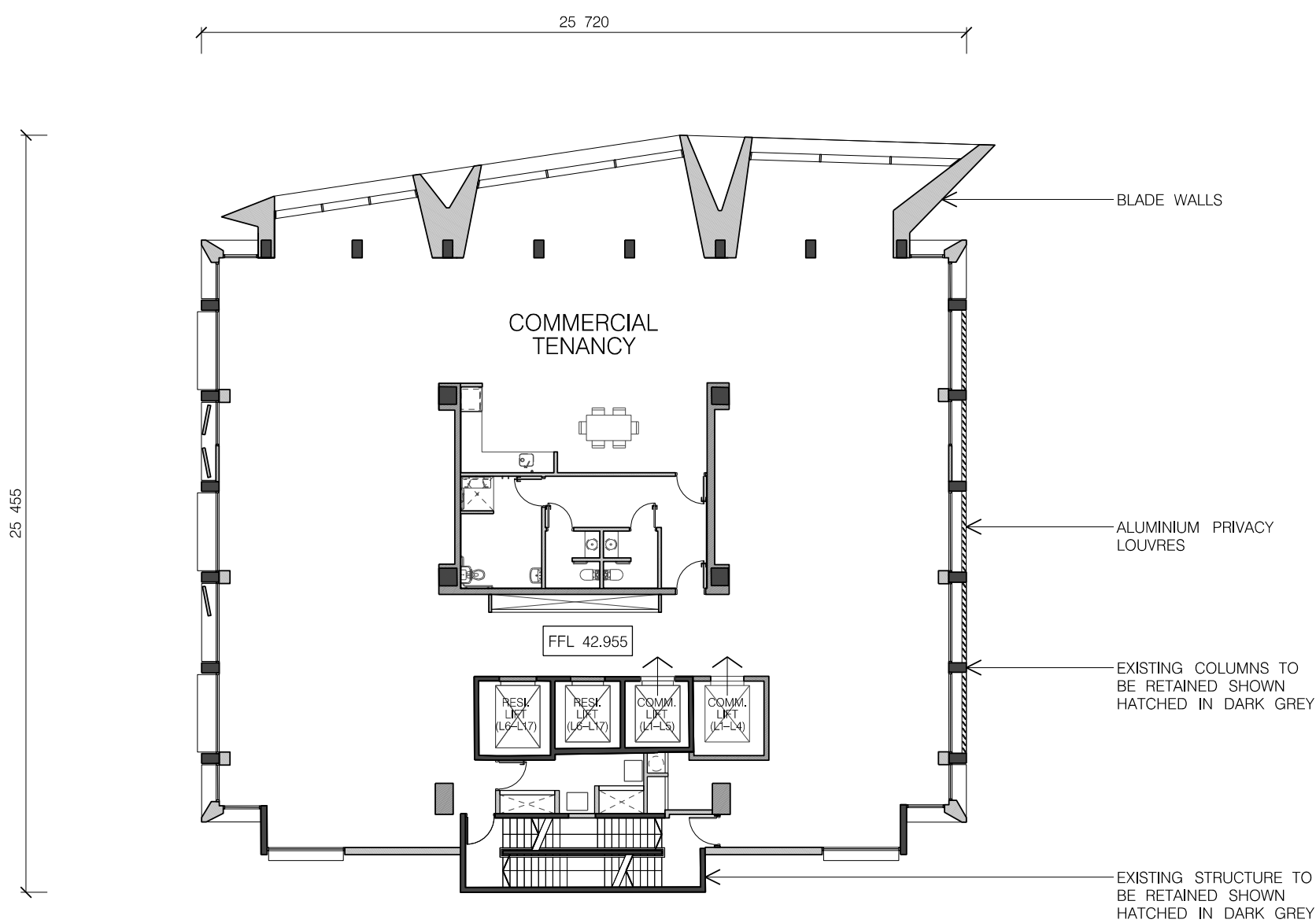
ISSUE
P1



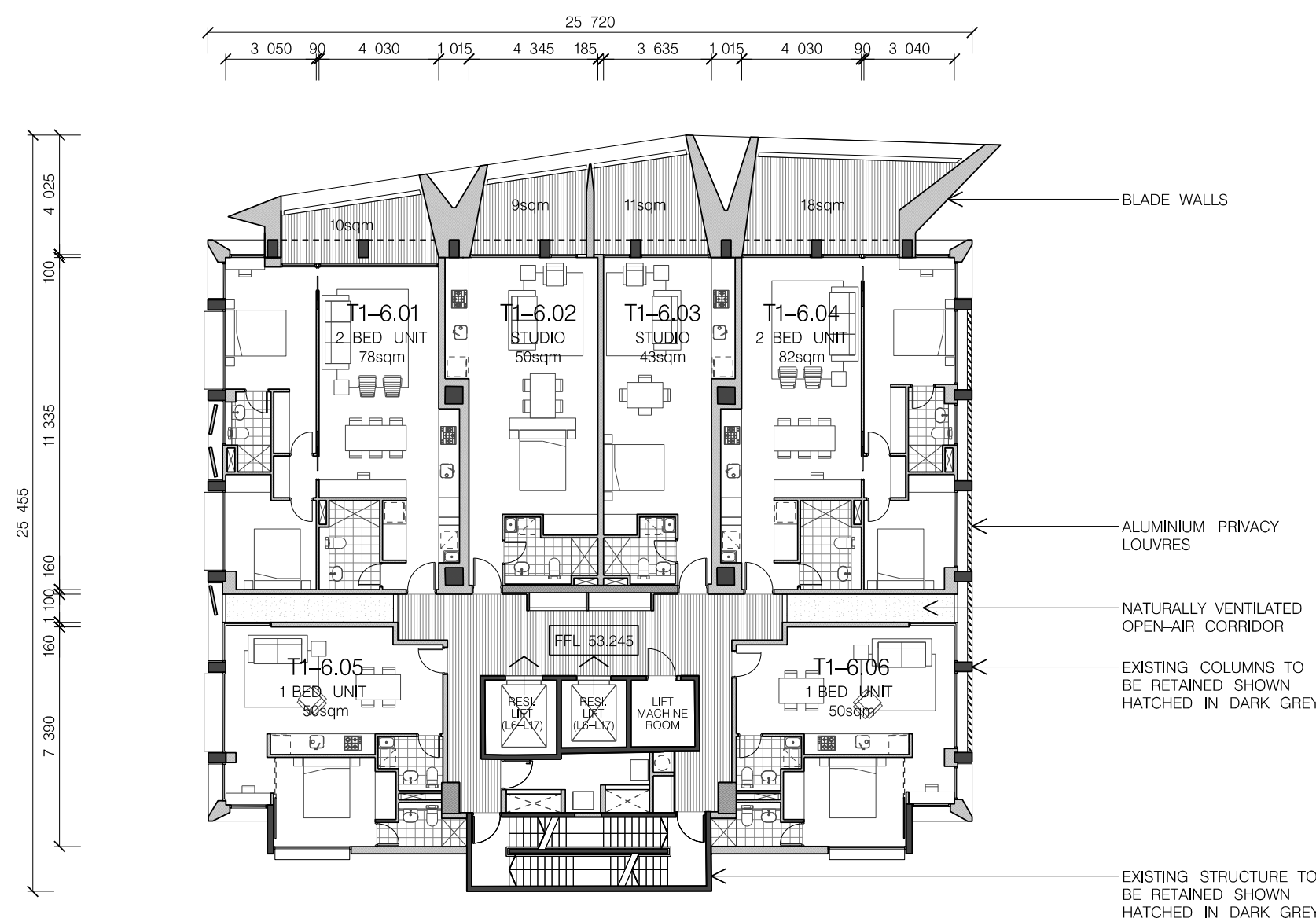
01 LEVEL 1 PLAN
1:200



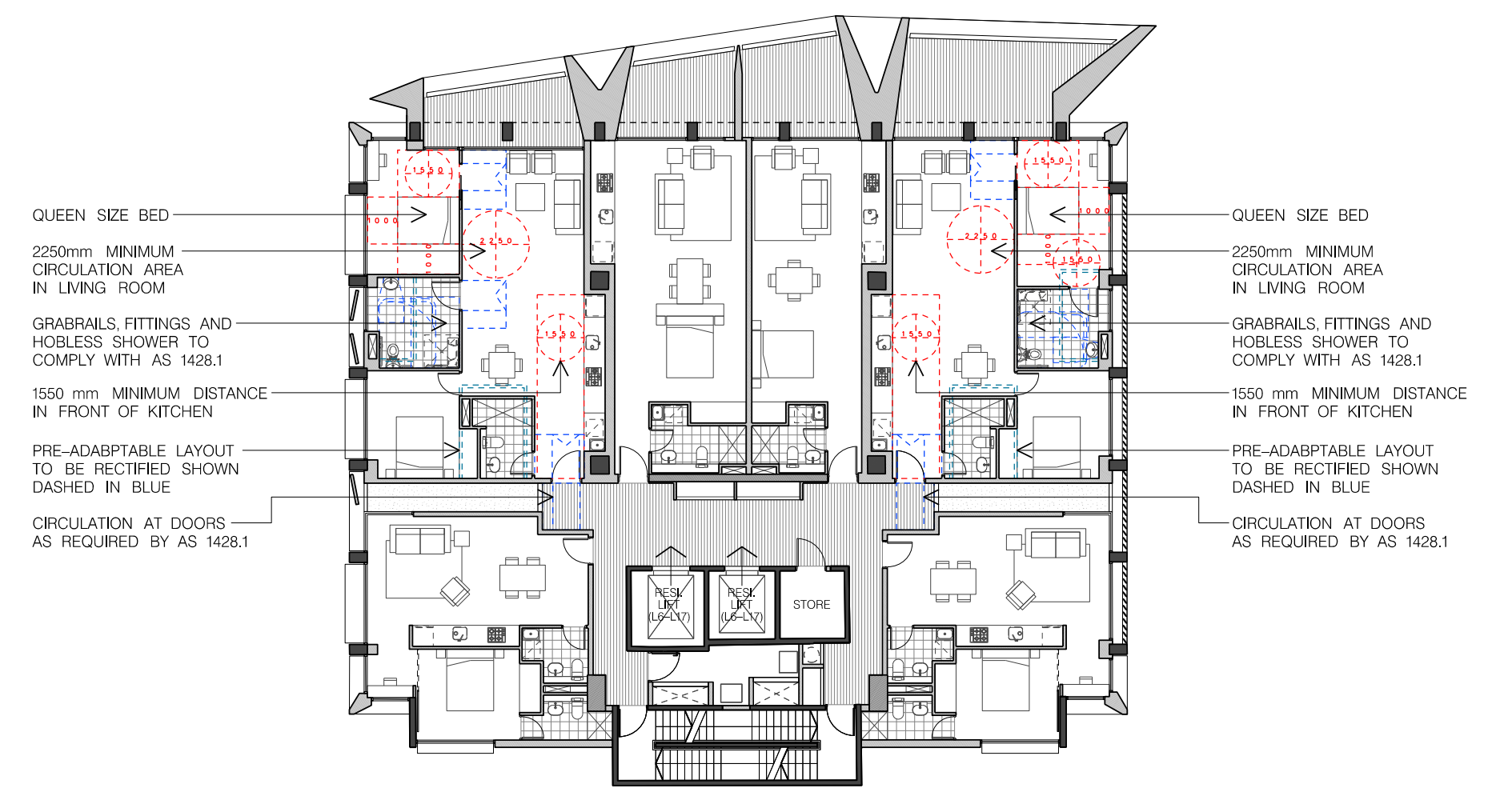
02 LEVEL 2 PLAN
1:200



03 TYPICAL LEVELS 3-5 PLAN
1:200
LEVEL 3 SHOWN



04 TYPICAL LEVELS 6-11 PLAN
1:200
LEVEL 6 SHOWN



05 LEVELS 6-10 ADAPTABLE UNIT PLAN (TYPICAL)
1:200
LEVEL 7 SHOWN

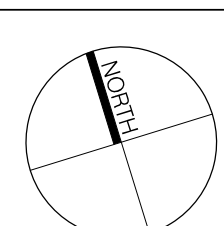
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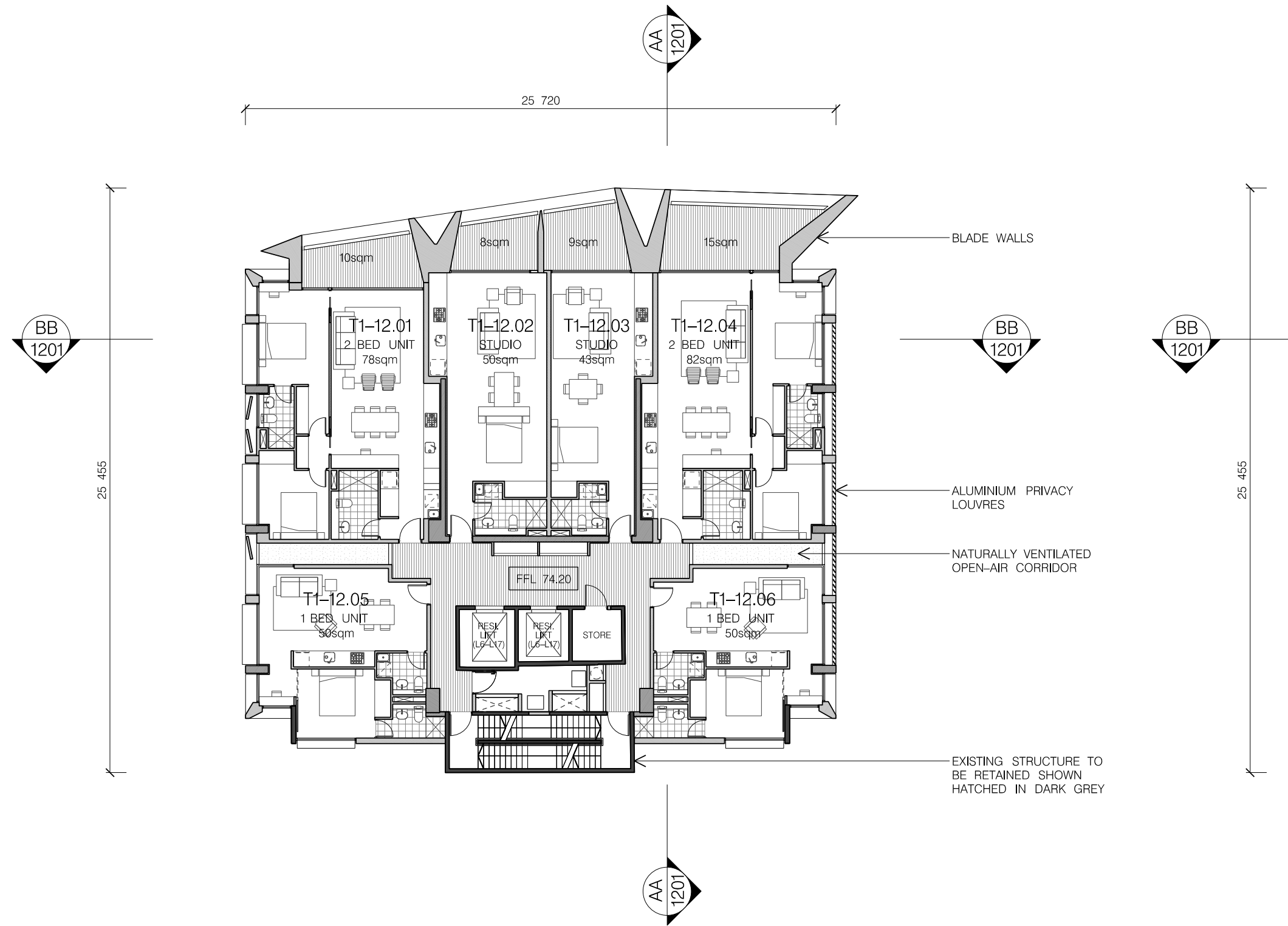
PLANNING:
ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:
**CANDELEPAS
ASSOCIATES
+
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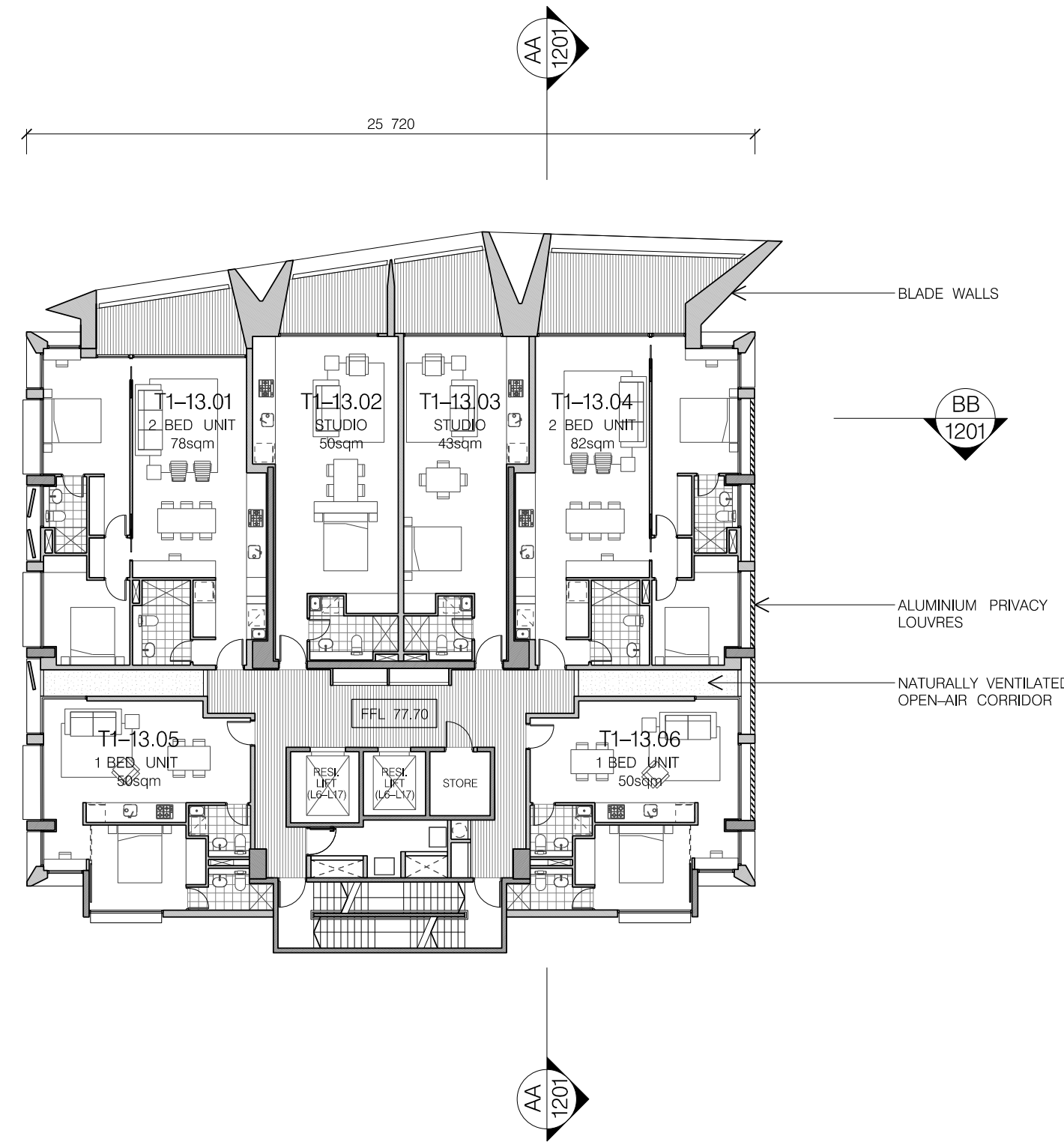
PROJECT:
1 LAWSON SQUARE, REDFERN
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SCALE:
1:200 @ A1
DATE:
MAY 2019
DRAWN BY:
KC, JE
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KC, JE
CHECKED 2:
PK
APPROVED:
-

DRAWING:
LEVELS 1-11
& ADAPTABLE
UNITS PLANS
DRAWING No.
SEARS - 1103

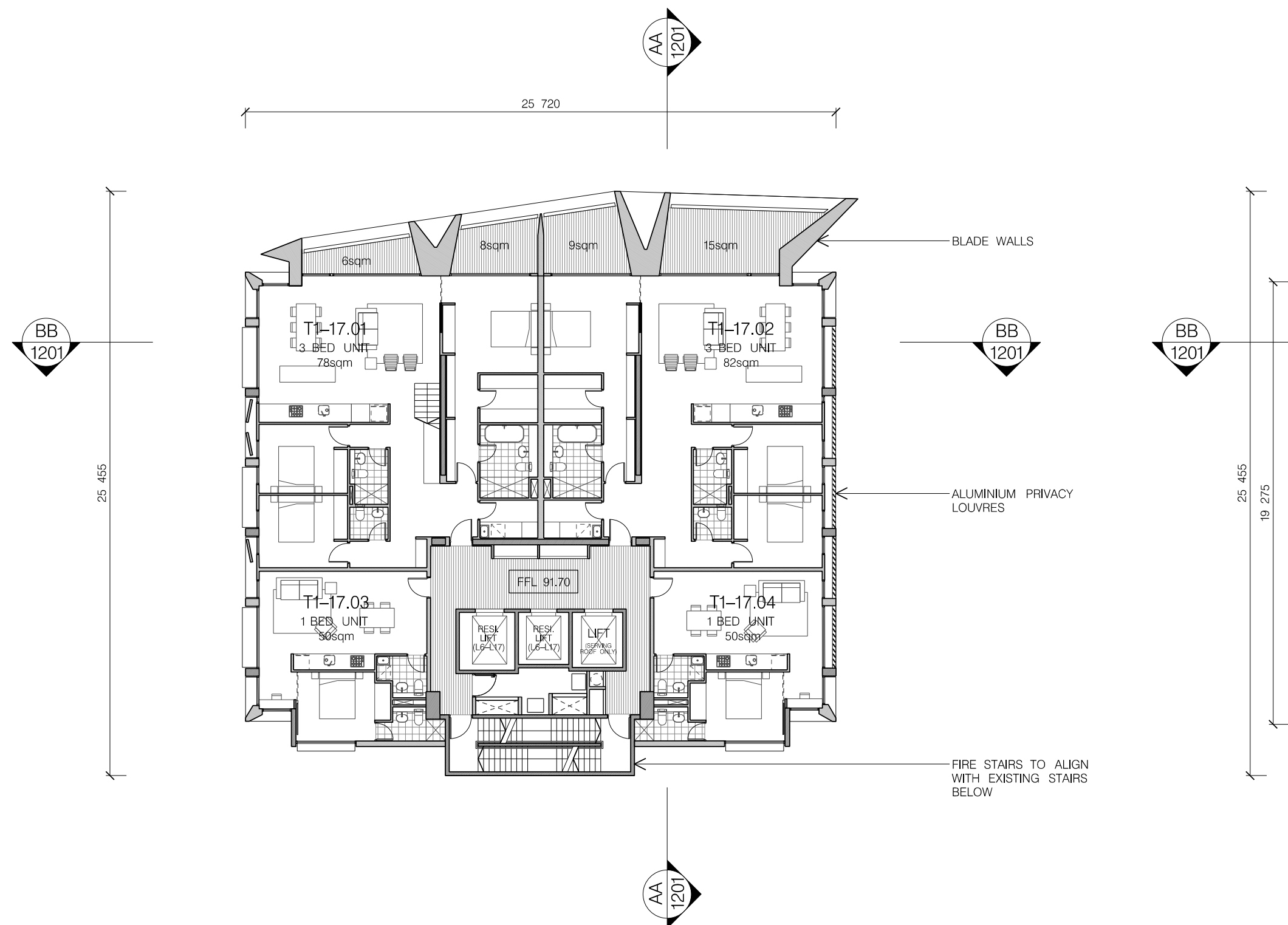
ISSUE
P1
JOB No.
5578-2



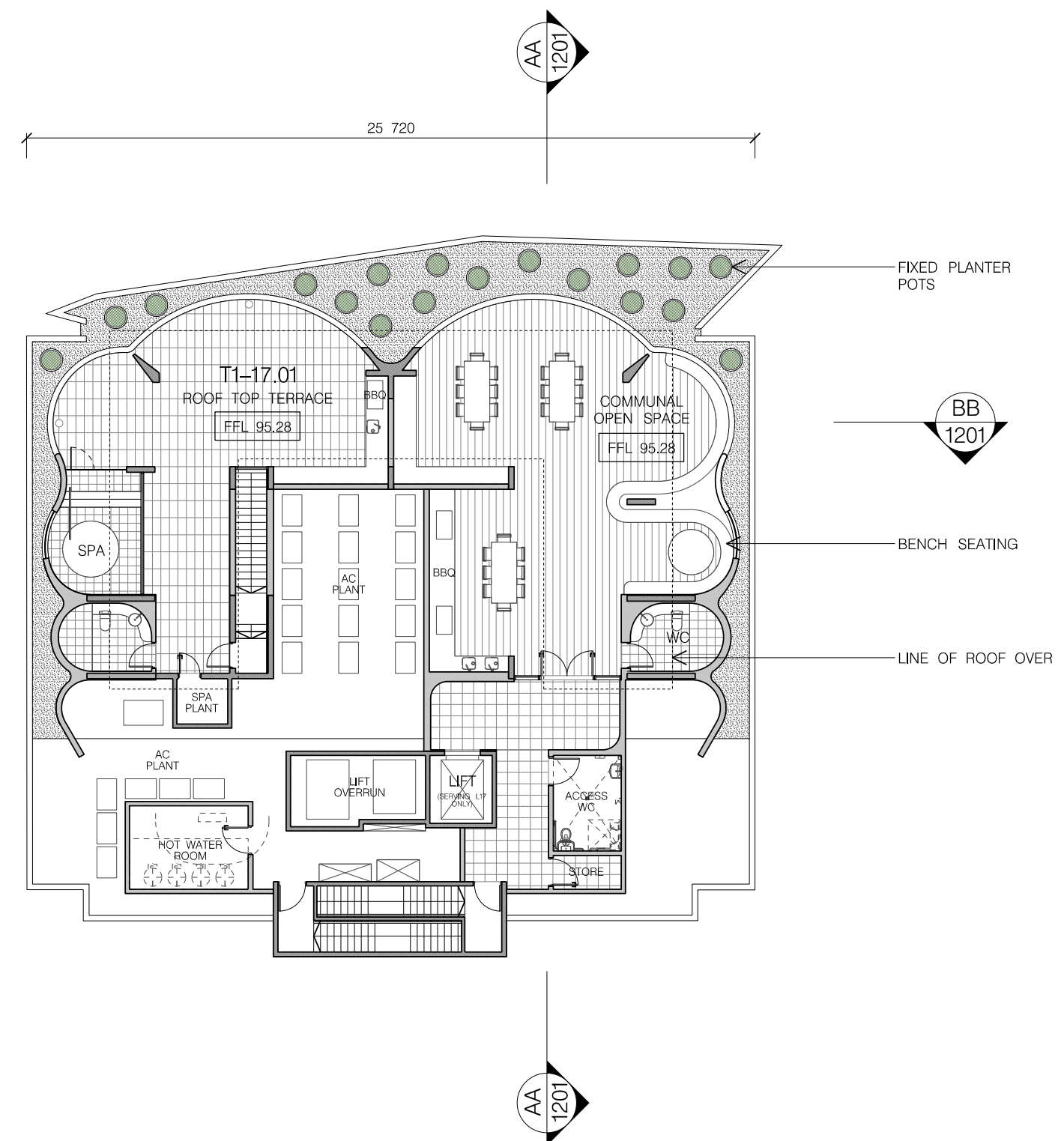
01 LEVEL 12 PLAN
1:200



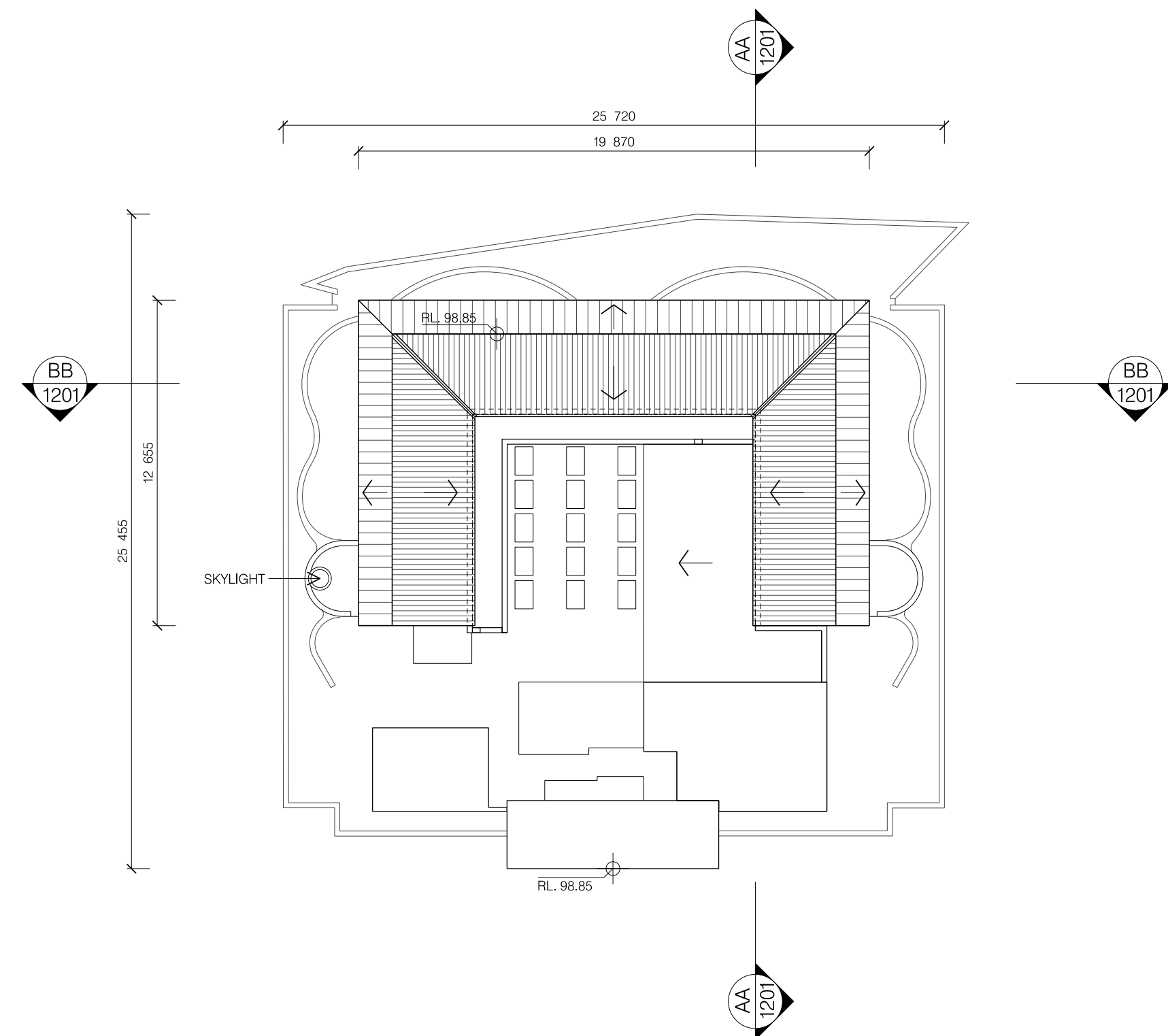
02 TYPICAL LEVELS 13-16 PLAN
1:200
LEVEL 13 SHOWN



03 LEVEL 17 PLAN
1:200



04 LEVEL 18 PLAN
1:200



05 ROOF PLAN
1:200

PRELIMINARY

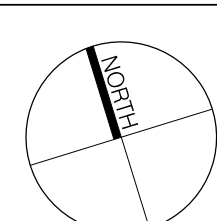
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PLANNING:
ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:
CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

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CLIENT:
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SCALE:
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DATE:
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KC, JE
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KC, JE
CHECKED 2:
PK
APPROVED:
-

DRAWING: No.
LEVEL 12-18,
ROOF PLANS

DRAWING No.
SEARS - 1104

JOB No.
5578-2
ISSUE
P1



01 SECTION AA
1:200

02 SECTION BB
1:200

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PLANNING:
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173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:
CANDALEPAS ASSOCIATES
+
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1:200 @ A1
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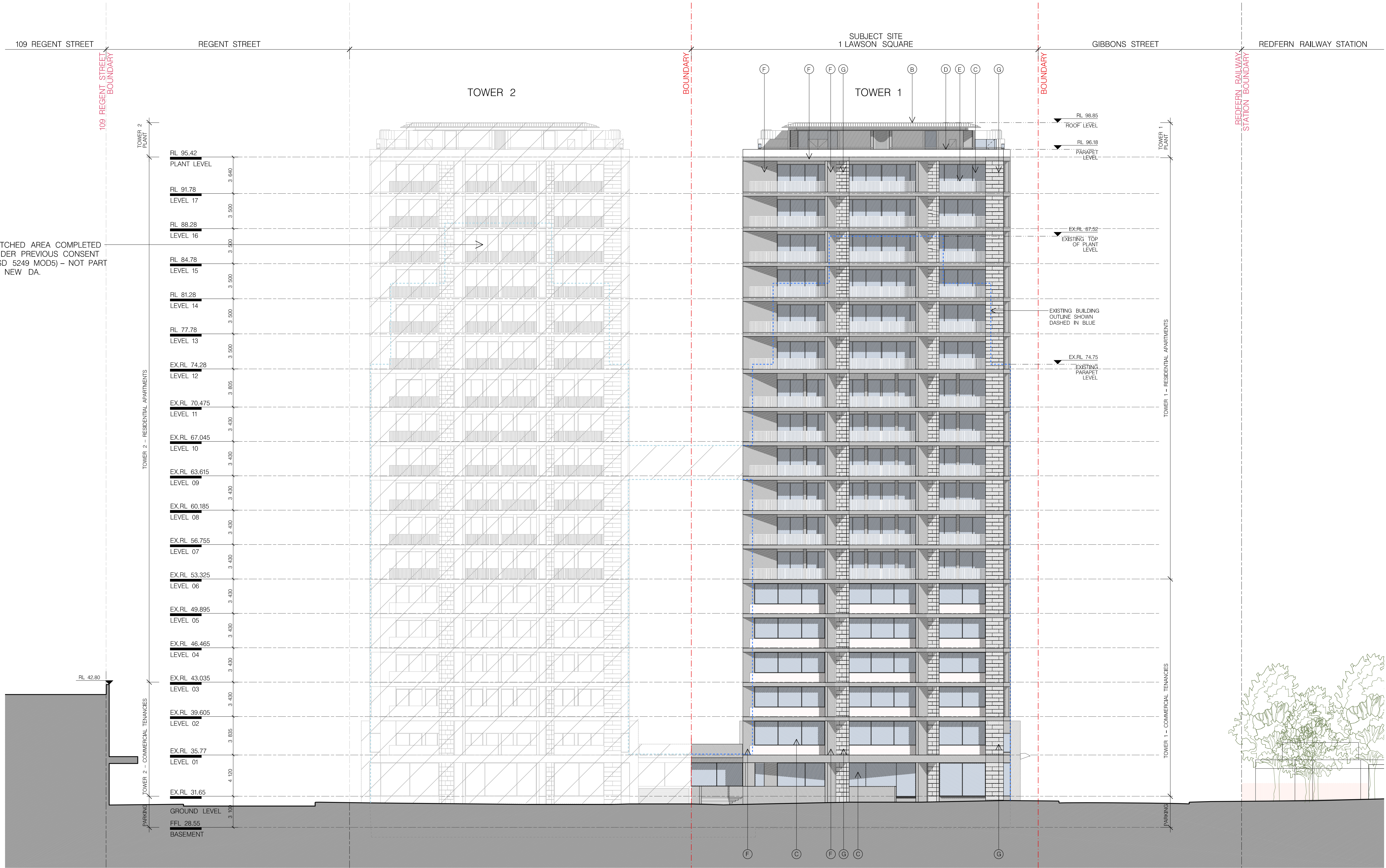
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KC, JE
CHECKED 2:
PK
APPROVED:
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CAD FILE NO:

DRAWING No.
SEARS - 1201

ISSUE
P1

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5578-2



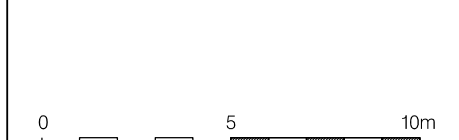
01 NORTH ELEVATION
1:200



A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET
B - ROOF STRUCTURE - DUNE WHITE CANDALEPAS ASSOCIATES - ALL SAINTS PRIMARY SCHOOL
C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET
D - PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI APARTMENTS
E - METAL BALUSTRADE CANDALEPAS ASSOCIATES - FINLAYSON STREET
F - OFF-FORM CONCRETE CANDALEPAS ASSOCIATES - KENSINGTON HOUSE
G - WHITE CARRARA MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET
H - TEXTURED PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI APARTMENTS
I - ALUMINIUM PRIVACY LOUVRES IAN MOORE ARCHITECTS - ALTAIR

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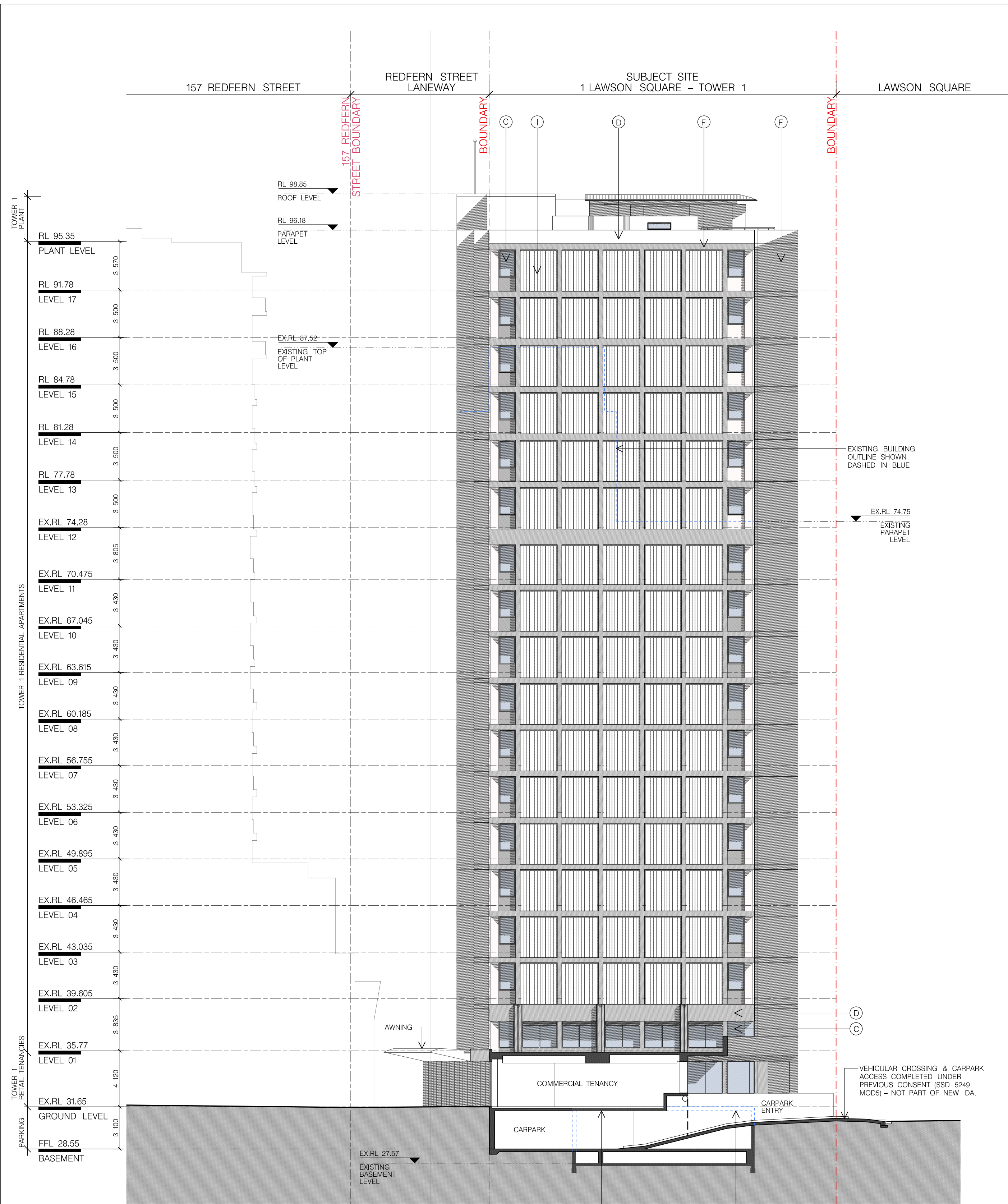
PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.

SCALE: 1:200 @ A1
DATE: MAY 2019
DRAWN BY: KC, JE
CHECKED 1: KC, JE
CHECKED 2: PK
APPROVED: -

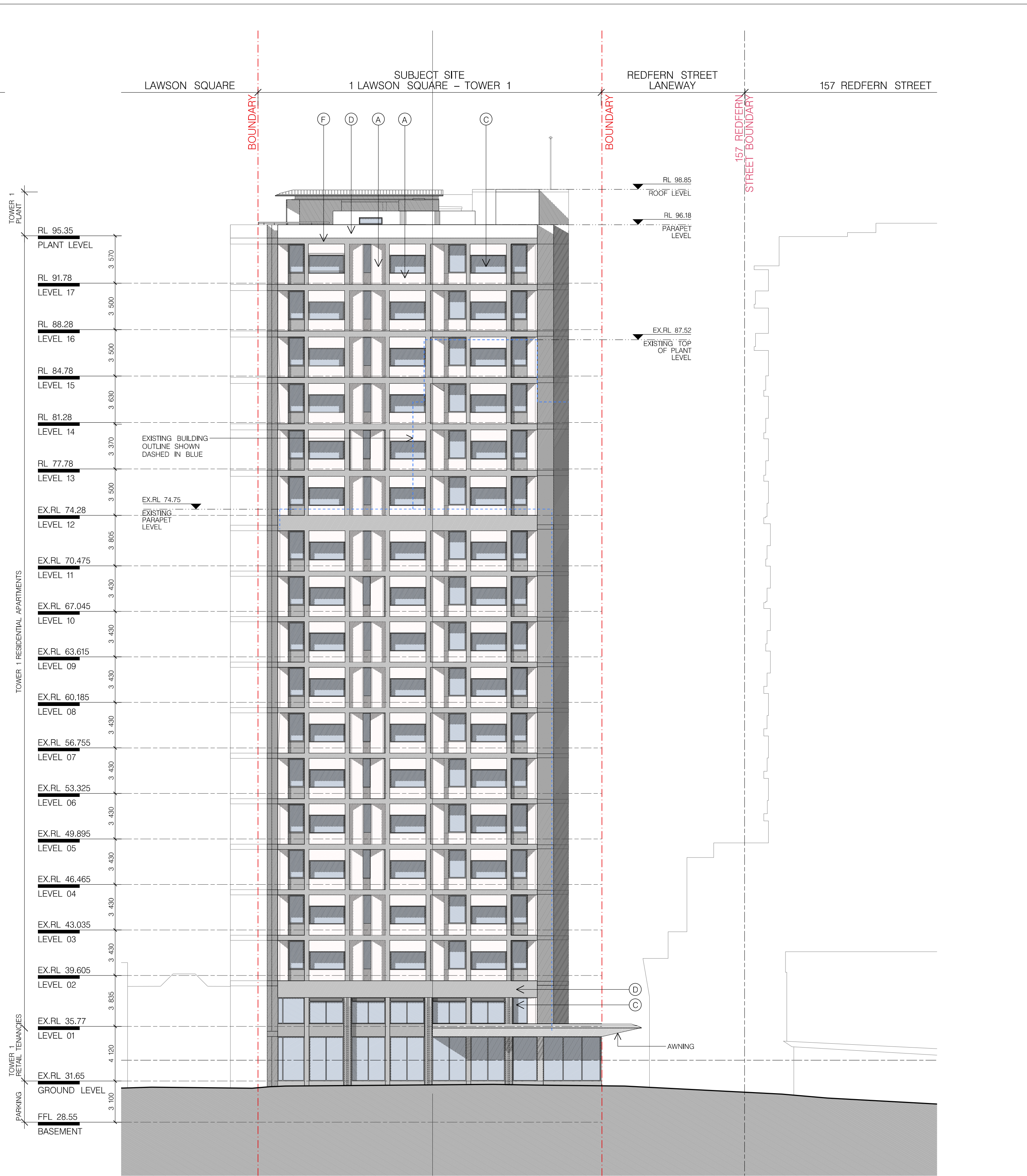
DRAWING: ELEVATIONS SHEET 1
NORTH ELEVATION

DRAWING No.
SEARS - 1301

JOB No.
5578-2
ISSUE
P1



01 TOWER 1 EAST ELEVATION
1:200

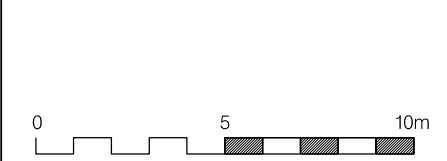


02 TOWER 1 WEST ELEVATION
1:200



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1:200
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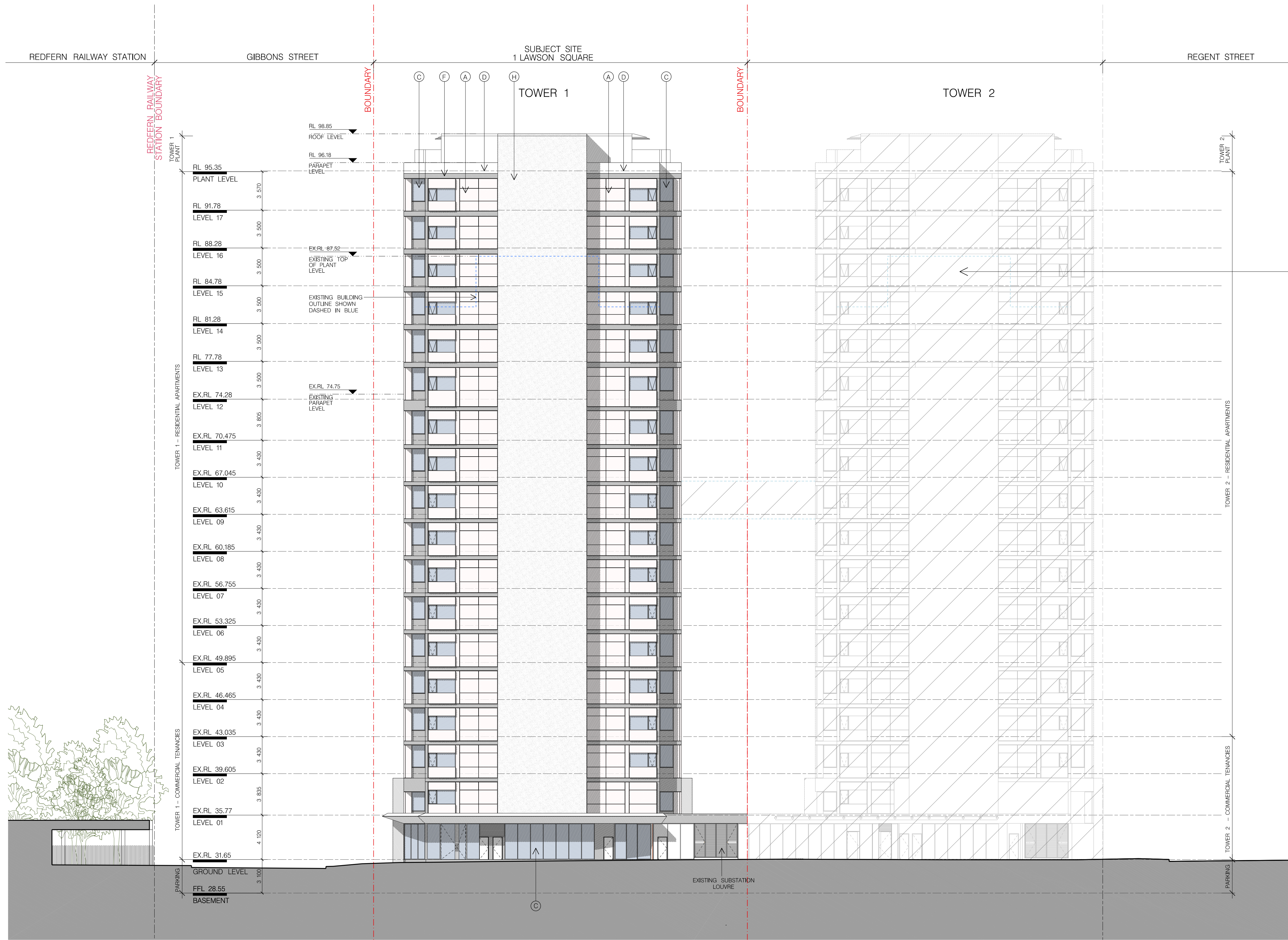
LANDSCAPE:
HERITAGE:
BCA / ACCESS:
BANK + ACOUSTIC ENGINEER:
STRUCTURAL ENGINEER:
PLANNING:
ARCHITECT:
PROJECT:
CLIENT:
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CANDALEPAS ASSOCIATES
+
WENDY LEWIN

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DRAWING No.
SEARS - 1302
JOB No.
5578-2
ISSUE
P1



HATCHED AREA COMPLETED
UNDER PREVIOUS CONSENT
(SSD 5249 MOD5) - NOT PART
OF NEW DA.

01 SOUTH ELEVATION
1:200



A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET
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1:200
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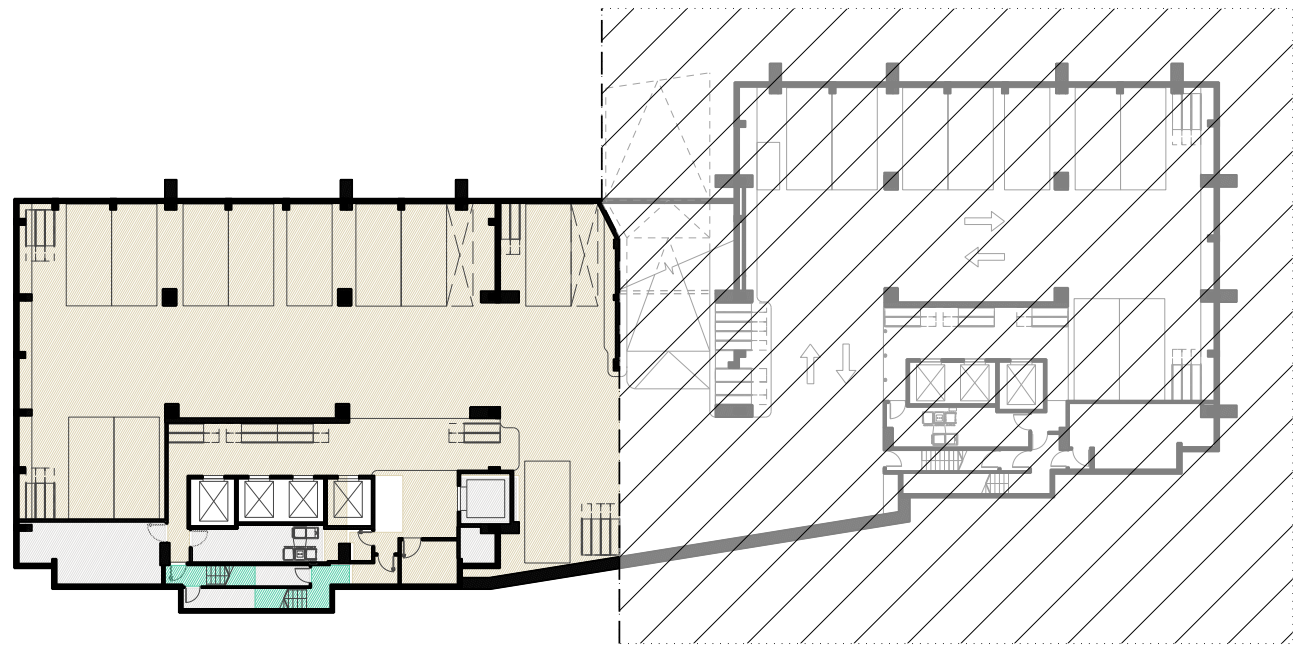
STRUCTURAL ENGINEER:

PLANNING:
ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
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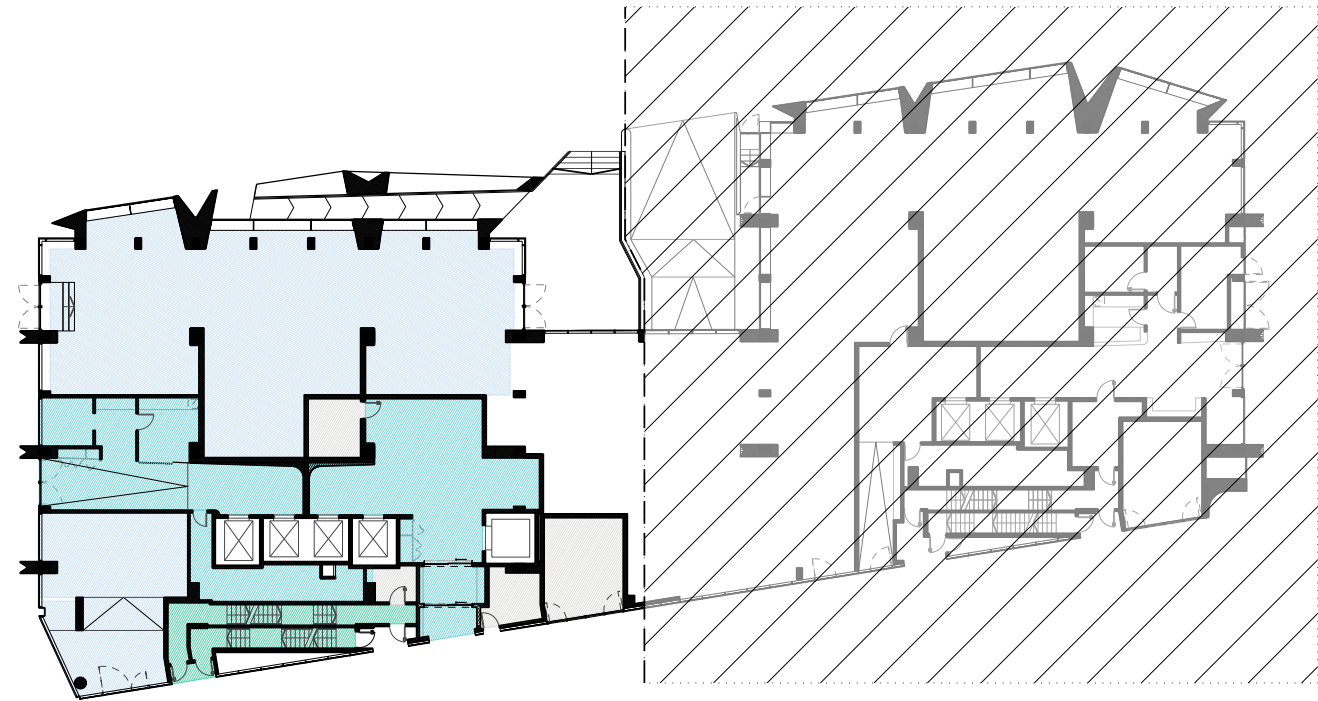
ARCHITECT:
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APPROVED: -
CAD FILE NO:

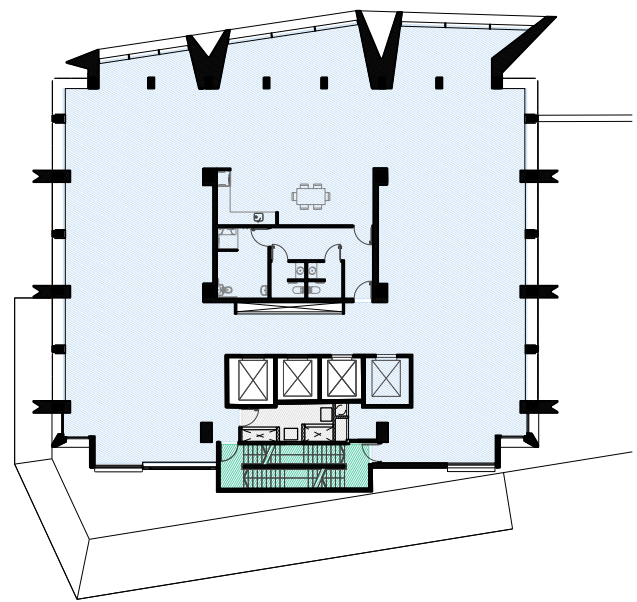
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SOUTH ELEVATION
DRAWING No. **SEARS - 1303**
ISSUE **P1**
JOB No. 5578-2



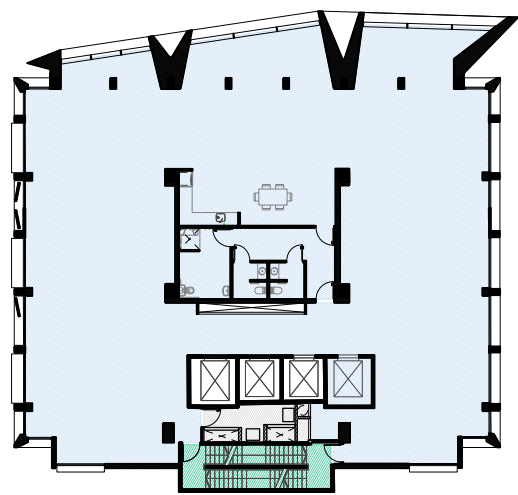
BASEMENT PLAN



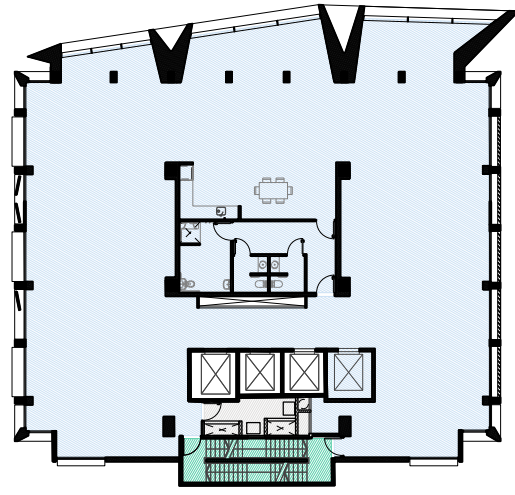
GROUND FLOOR



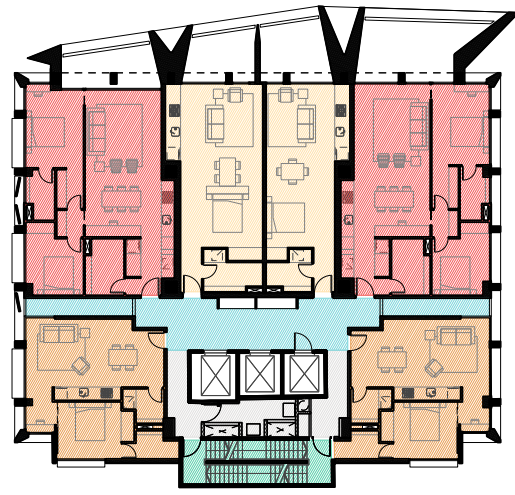
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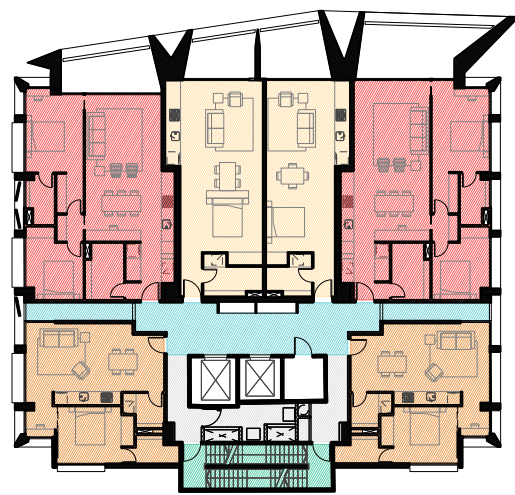
LEVEL 2



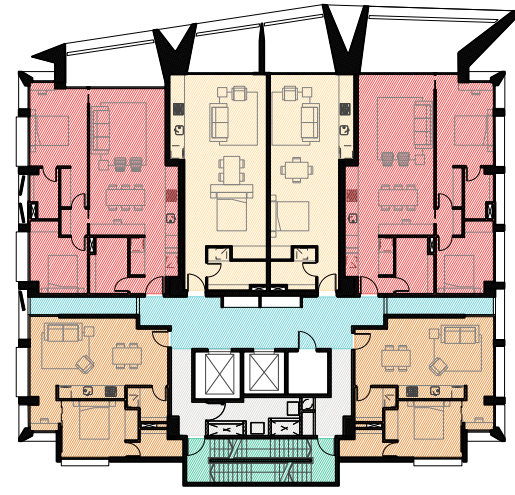
LEVELS 3-5



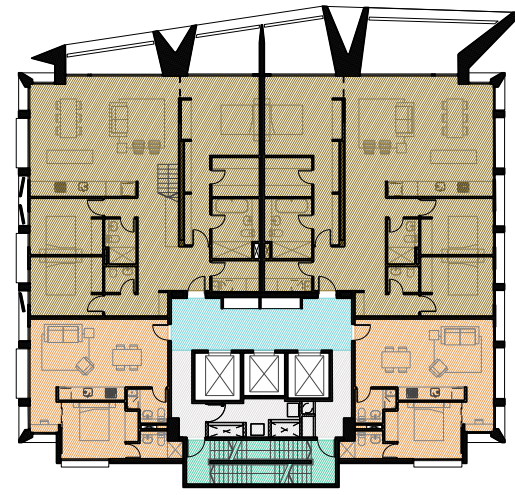
LEVELS 6-11



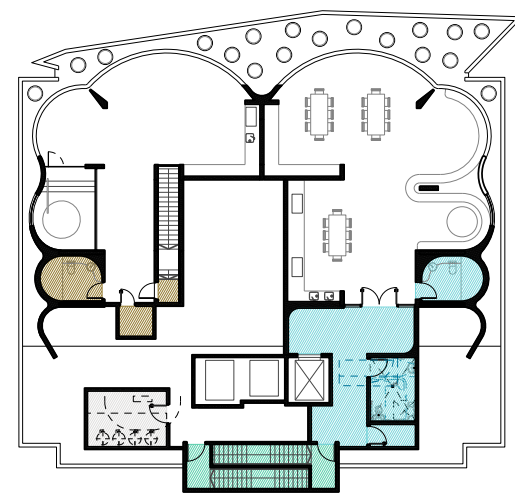
LEVEL 12



LEVELS 13-16



LEVEL 17



LEVEL 18

YIELD ANALYSIS

	PERMISSIBLE	PROPOSED
SITE AREA	857.3 sqm (APPROX.)	
FSR	7.0:1	8.57:1
GROSS FLOOR AREA (GFA)	6 001.1 sqm	7 346 sqm
HEIGHT OF BUILDING	18 STOREYS	18 STOREYS

GFA CALCULATIONS

LEVEL	PROGRAM /FUNCTION	TOTAL UNITS	AREA (sqm)
BASEMENT	PARKING /STORAGE	-	-
GROUND	RETAIL /COMMERCIAL /LOBBY	-	465
LEVEL 01	COMMERCIAL	-	481
LEVEL 02	COMMERCIAL	-	481
LEVEL 03	COMMERCIAL	-	481
LEVEL 04	COMMERCIAL	-	481
LEVEL 05	COMMERCIAL	-	481
LEVEL 06	RESIDENTIAL	06	360
LEVEL 07	RESIDENTIAL	06	360
LEVEL 08	RESIDENTIAL	06	360
LEVEL 09	RESIDENTIAL	06	360
LEVEL 10	RESIDENTIAL	06	360
LEVEL 11	RESIDENTIAL	06	360
LEVEL 12	RESIDENTIAL	06	366
LEVEL 13	RESIDENTIAL	06	366
LEVEL 14	RESIDENTIAL	06	366
LEVEL 15	RESIDENTIAL	06	366
LEVEL 16	RESIDENTIAL	06	366
LEVEL 17	RESIDENTIAL	04	422
LEVEL 18	RESIDENTIAL /COMMUNAL OPEN SPACE	-	57
ROOF	PLANT	-	-
	RETAIL /COMMERCIAL /LOBBY	-	2 916
	RESIDENTIAL	70	4 423
	TOTAL	70	7 339

DEFINITIONS – Standard Instrument (Local Environmental Plans) Order 2006 *

BUILDING HEIGHT

BUILDING HEIGHT (OR HEIGHT OF BUILDING) MEANS THE VERTICAL DISTANCE BETWEEN GROUND LEVEL (EXISTING) AND THE HIGHEST POINT OF THE BUILDING INCLUDING PLANT AND LIFT OVERRUNS, BUT EXCLUDING COMMUNICATION DEVICES, ANTENNAE, SATELLITE DISHES, MASTS, FLAGPOLES, CHIMNEYS, FLUES AND THE LIKE.

GROSS FLOOR AREA

GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:

- (A) THE AREA OF A MEZZANINE, AND
- (B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
- (C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC,

BUT EXCLUDES:

- (D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
- (E) ANY BASEMENT,
- (F) STORAGE, AND
- (G) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
- (H) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
- (I) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
- (J) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
- (K) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
- (L) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

LEGEND

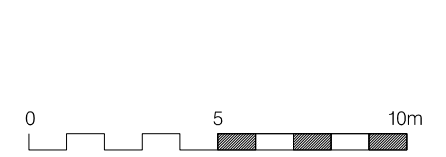
AREAS INCLUDED IN GFA CALCULATIONS	UNIT AREAS	TOTAL UNITS	UNIT MIX
STUDIO APARTMENT	43-53sqm	22 UNITS	31%
1 BEDROOM UNIT	51-52sqm	24 UNITS	35%
2 BEDROOM UNIT	61-65sqm	22 UNITS	31%
3 BEDROOM UNITS	157 sqm	2 UNITS	3%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE /COMMON			
TOTAL		70 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

COMMON VERTICAL CIRCULATION, LOADING AREAS
PARKING
PLANT /SERVICES

PRELIMINARY

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

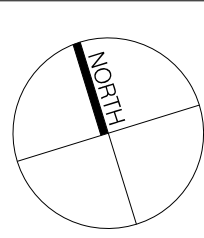


Drawing Original Size

PI 24051919 CLIENT REVIEW

Issue/Date Description

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LANDSCAPE:

HERITAGE:

BCA /ACCESS:

BASIC + ACOUSTIC ENGINEER:

STRUCTURAL ENGINEER:

PLANNING:

ETHOS URBAN

173 SUSSEX ST, SYDNEY NSW 2000

T: 9956 6962

ARCHITECT:

CANDELEPAS ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN

CLIENT:
LAWSON SQUARE PTY LTD.

SCALE:
1:400 @ A1

DATE:
MAY 2019

CAD FILE NO:

DRAWN BY:
KC, JE

CHECKED 1:
KC, JE

CHECKED 2:
PK

APPROVED:
-

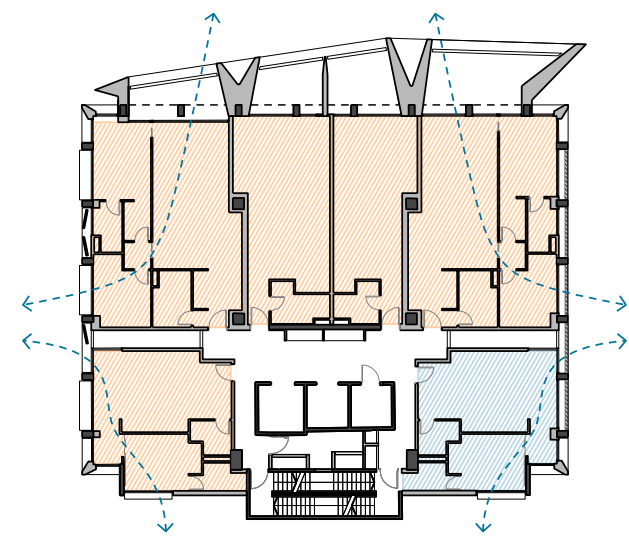
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AREA CALCULATIONS

DRAWING No.

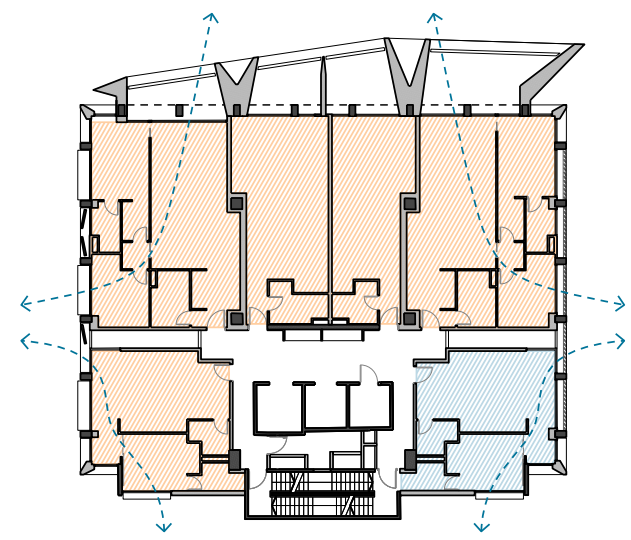
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ISSUE:
P2

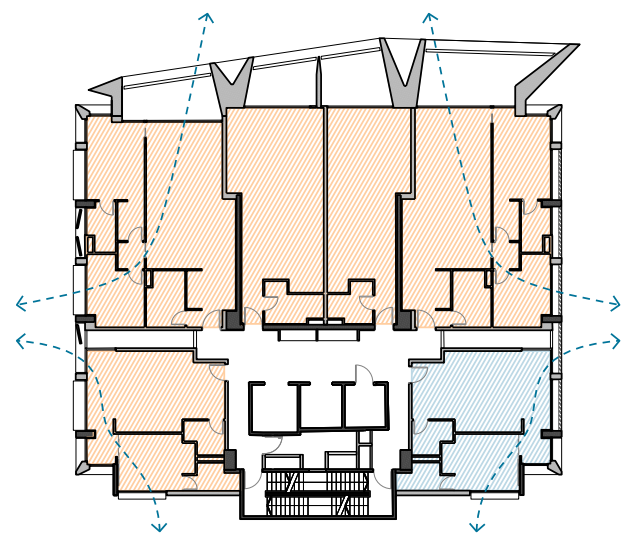
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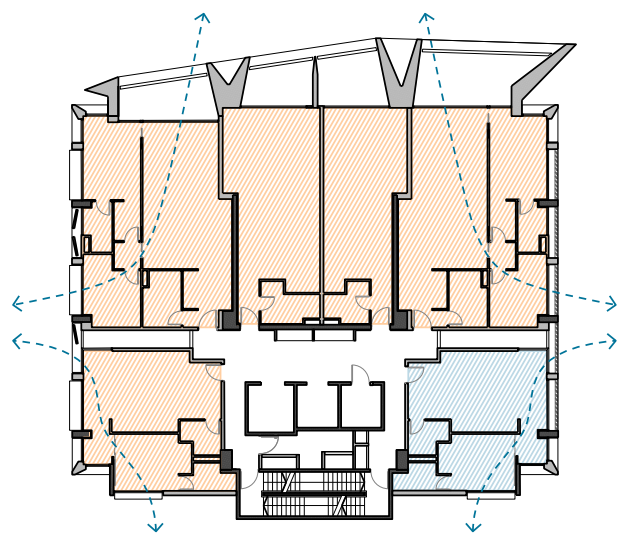
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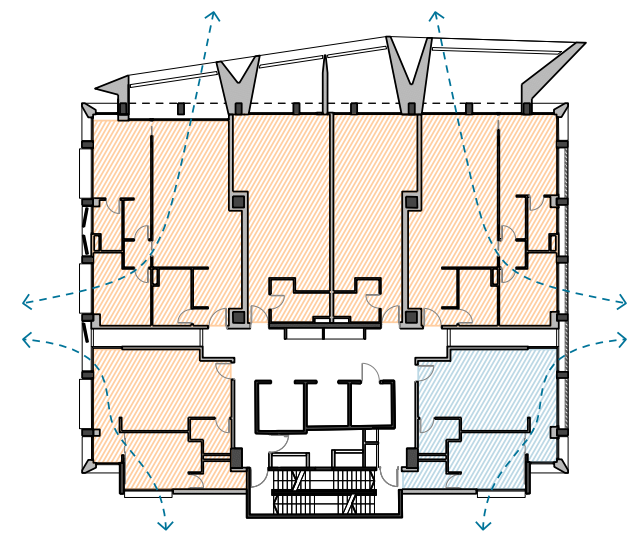
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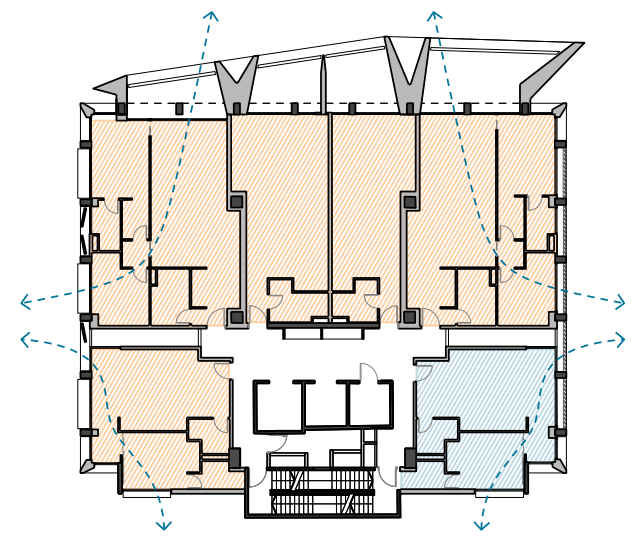
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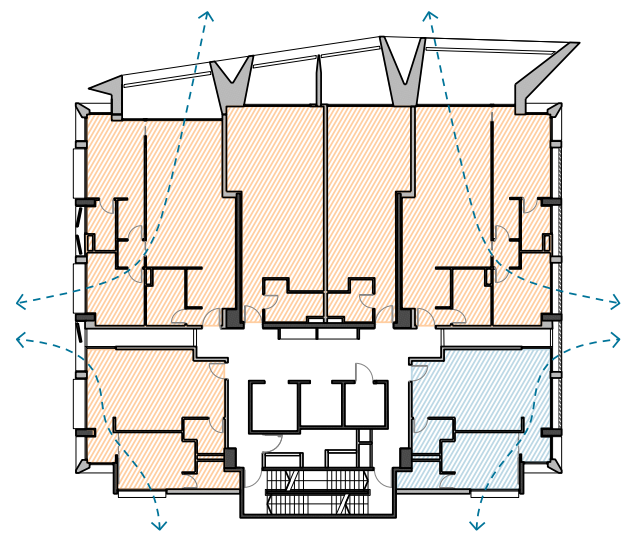
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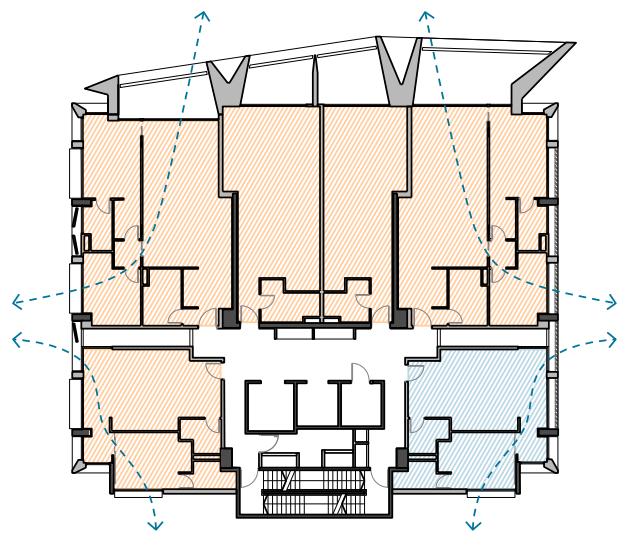
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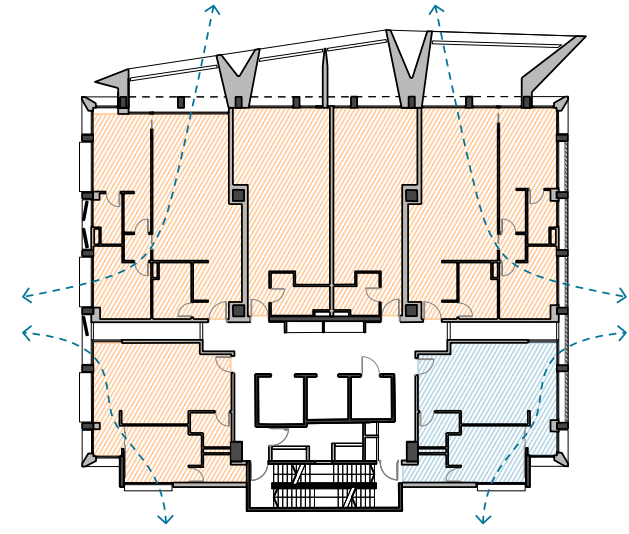
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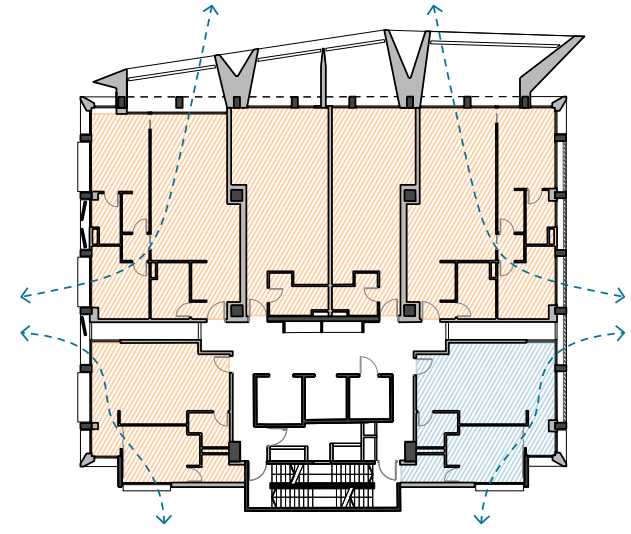
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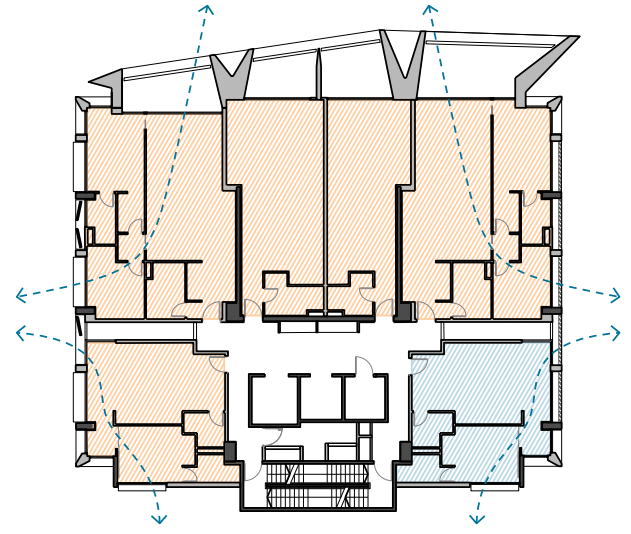
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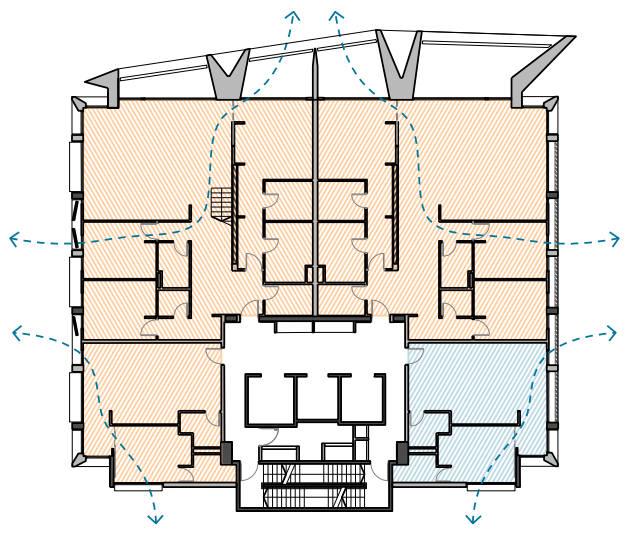
LEVEL 8



LEVEL 11



LEVEL 14



LEVEL 17

SOLAR ANALYSIS (21 JUNE BETWEEN 9AM-3PM)

DESCRIPTION	TOTAL	%
>2 HOURS SUNLIGHT (ADG 70% MIN.)	58 UNITS	83%
<2 HOURS SUNLIGHT	12 UNITS	17%

NATURAL CROSS-VENTILATION ANALYSIS

DESCRIPTION	TOTAL	%
CROSS-VENT (ADG 60% MIN.)	48 UNITS	69%
NO CROSS-VENT	22 UNITS	31%

LEGEND

- ←--→ PATH OF NATURAL CROSS VENTILATION
- UNIT ACHIEVING MORE THAN 2 HOURS DIRECT SUNLIGHT
- UNIT ACHIEVING LESS THAN 2 HOURS DIRECT SUNLIGHT

01

AMENITY CALCULATIONS

1:400

PRELIMINARY

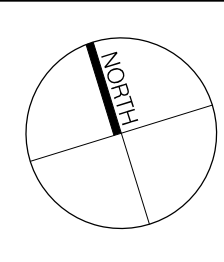
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PI 240519/CLIENT REVIEW

Issue/Date Description

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LANDSCAPE:

HERITAGE:

BCA /ACCESS:

BASIC + ACOUSTIC
ENGINEER:

STRUCTURAL ENGINEER:

PLANNING:

ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:
**CANDELEPAS
ASSOCIATES
+
WENDY LEWIN**

PROJECT:
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CLIENT:
LAWSON SQUARE PTY LTD.

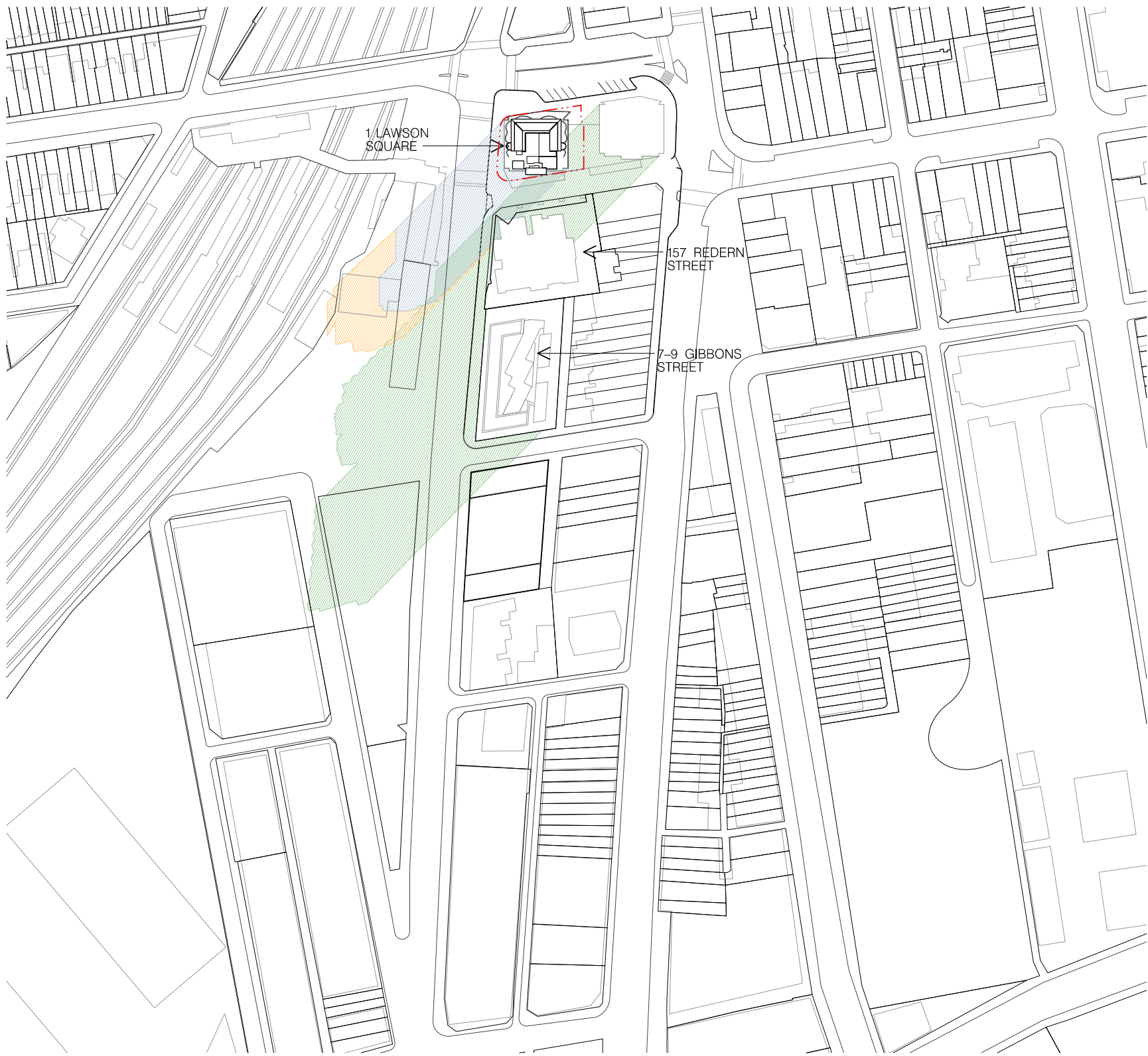
SCALE:
1:500 @ A1
DATE:
MAY 2019
CAD FILE NO:
DRAWN BY:
KC, JE
CHECKED 1:
KC, JE
CHECKED 2:
PK
APPROVED:
-

DRAWING: No.
AMENITY
CALCULATIONS

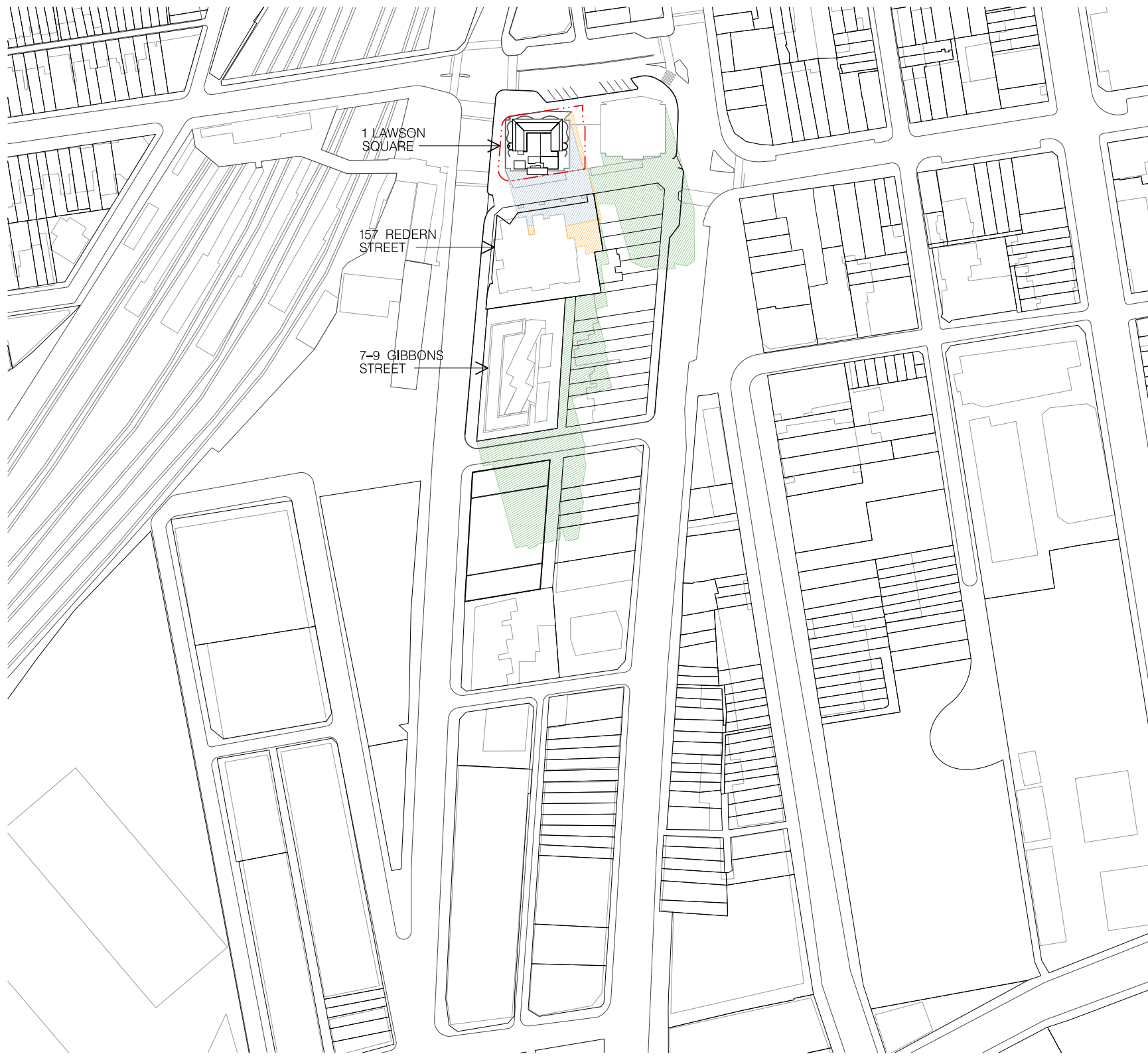
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SEARS - 1501

JOB No.
5 5 7 8 - 2

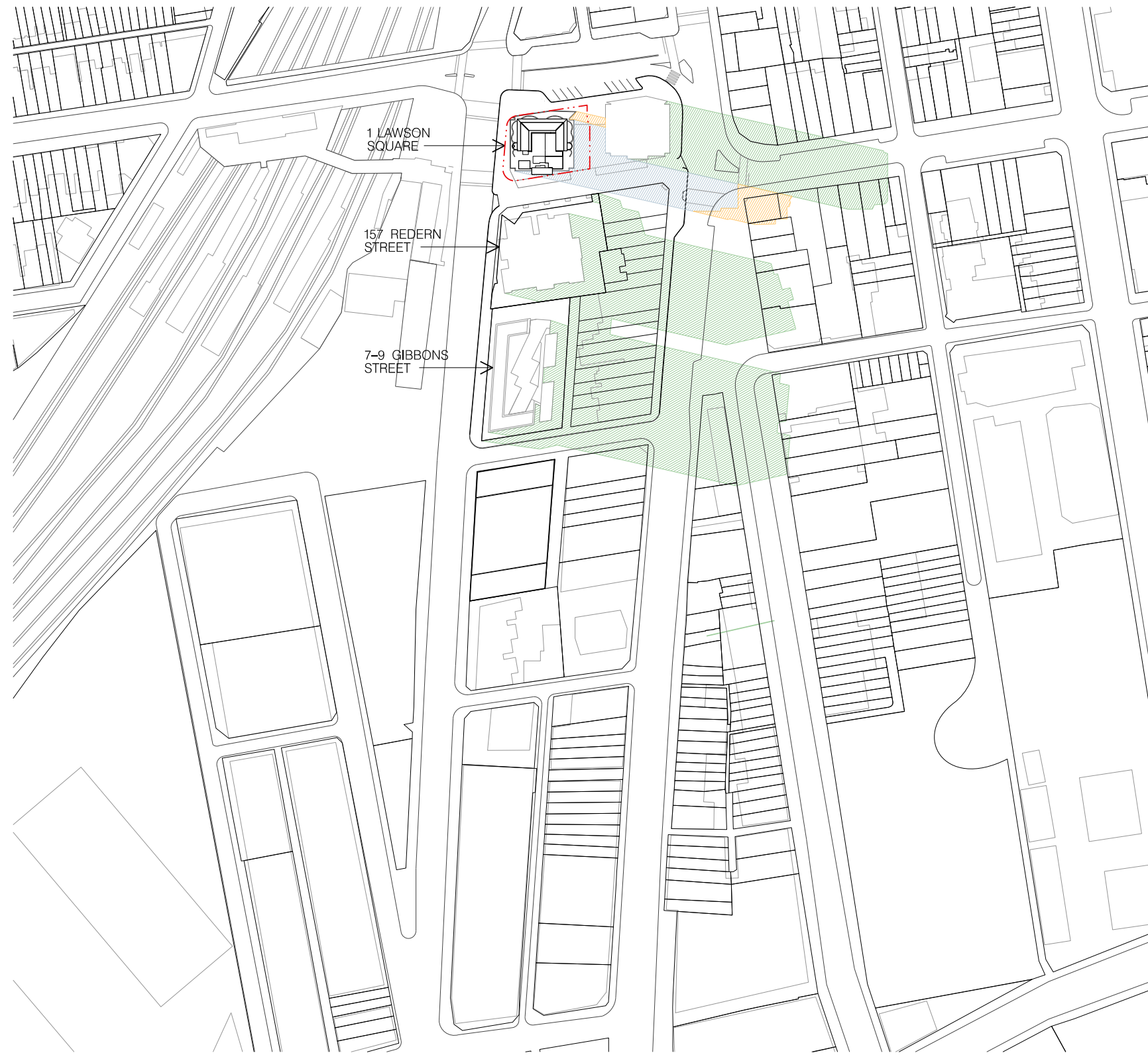
ISSUE
P1



CONTEXT PLAN – MARCH 21, 9AM
SCALE – 1:2000



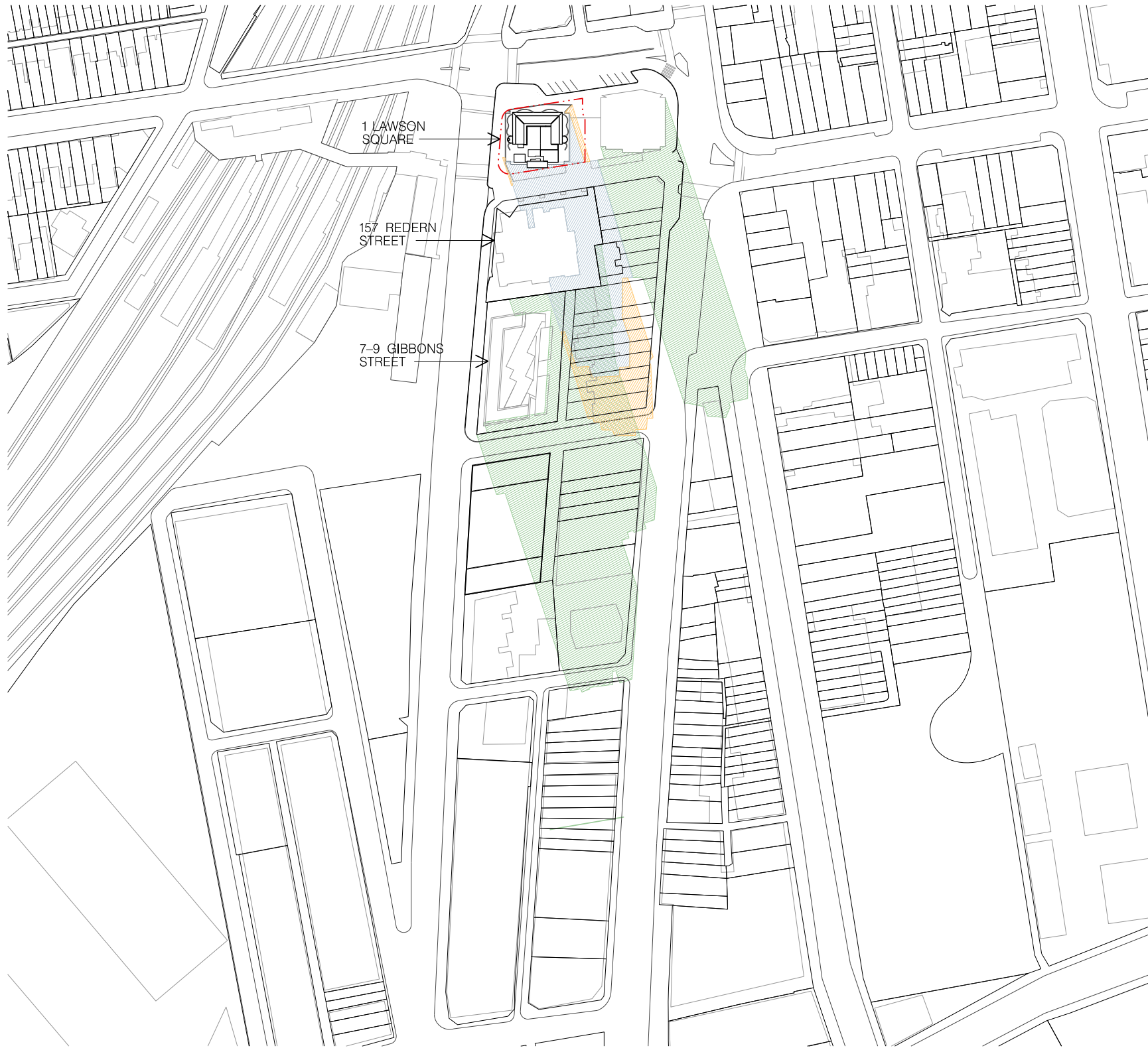
CONTEXT PLAN – MARCH 21, 12PM
SCALE – 1:2000



CONTEXT PLAN – MARCH 21, 3PM
SCALE – 1:2000



CONTEXT PLAN – JUNE 21, 9AM
SCALE – 1:2000



CONTEXT PLAN – JUNE 21, 12PM
SCALE – 1:2000



CONTEXT PLAN – JUNE 21, 3PM
SCALE – 1:2000

LEGEND	
	SHADOWS CAST BY EXISTING TOWER
	ADDITIONAL SHADOW CAST BY PROPOSAL
	SHADOW CAST BY EXISTING SIGNIFICANT NEIGHBORING BUILDINGS

01 SHADOW ANALYSIS
1:2000

PRELIMINARY

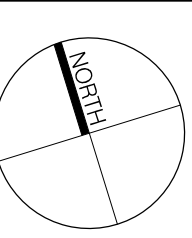
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P1 24/05/19 CLIENT REVIEW

Revised Date Description

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PLANNING:

ETHOS URBAN
173 SUSSEX ST, SYDNEY
NSW 2000
T: 9956 6962

ARCHITECT:
**CANDALEPAS
ASSOCIATES
+
WENDY LEWIN**

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.

SCALE: 1:2000 @ A1
DATE: MAY 2019
DRAWN BY: KC, JE
CHECKED 1: KC, JE
CHECKED 2: PK
APPROVED: -

DRAWING:
SOLAR & SHADOW
STUDIES

DRAWING No.
SEARS – 1502

JOB No.
5 5 7 8 – 2

ISSUE
P1