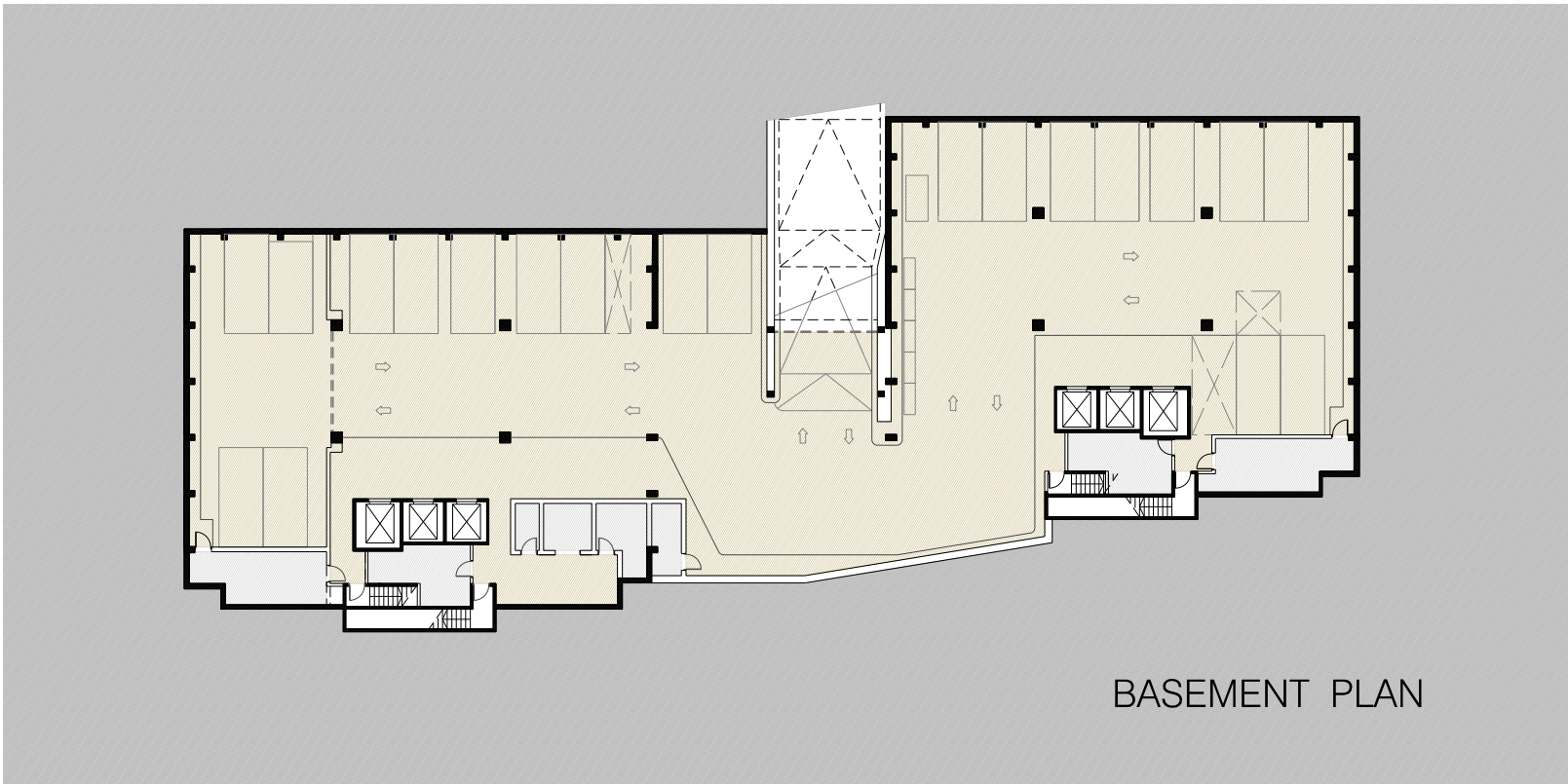
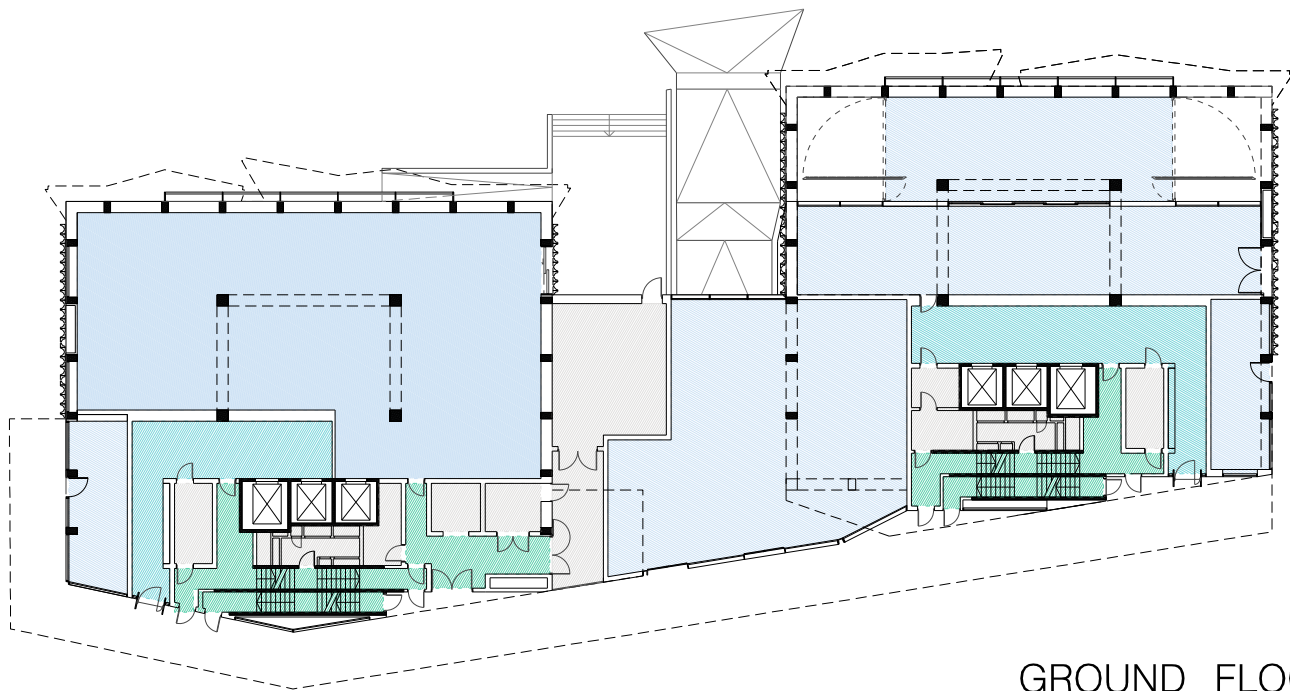
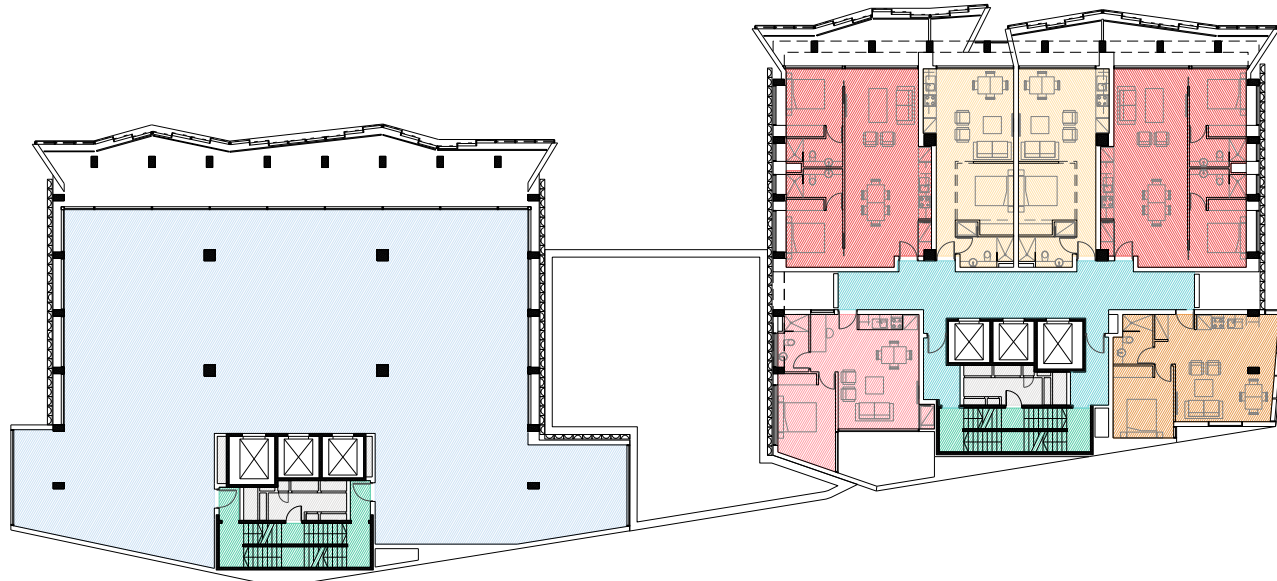




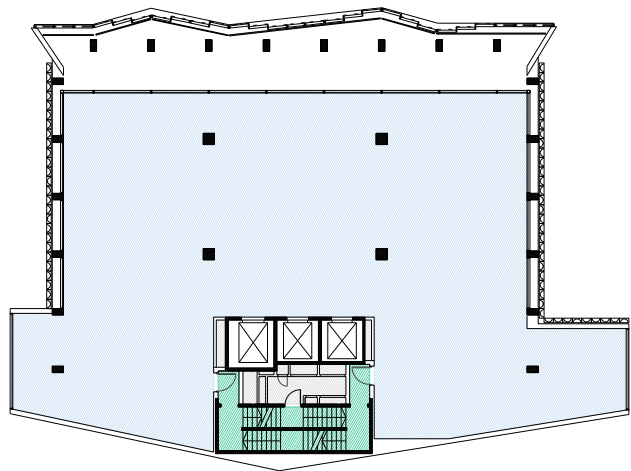
BASEMENT PLAN



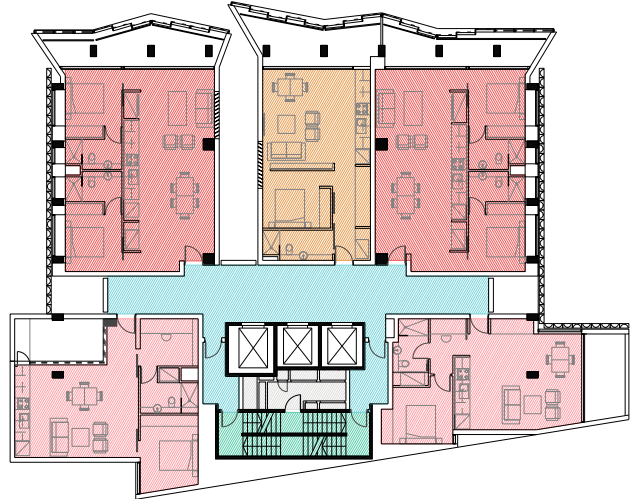
GROUND FLOOR



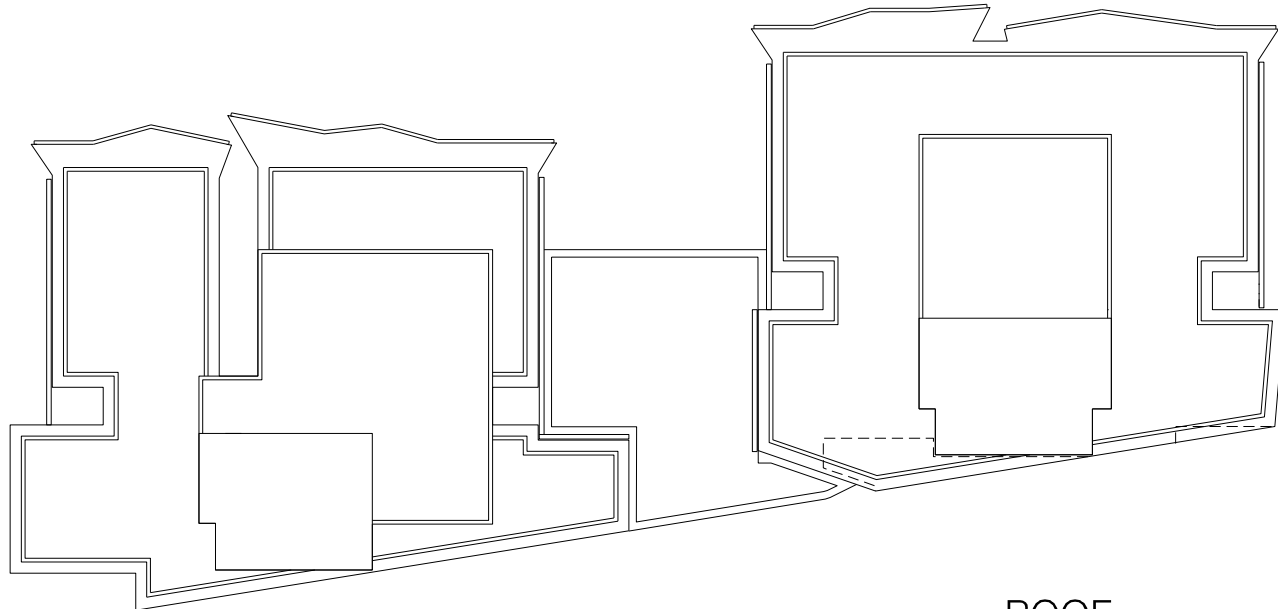
LEVEL 01



LEVELS 2 – 5



LEVELS 6 – 17



ROOF

YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	13,156m
FLOOR SPACE RATIO (FSR)	7:1	7.7:1	7.75:1
HEIGHT OF BUILDING *	18 STOREYS		18 STOREYS

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

GFA CALCULATIONS

LEVEL	PROGRAM /FUNCTION	TOWER 1		TOWER 2		TOTAL	
		TOTAL UNITS	AREA (sqm)	TOTAL UNITS	AREA (sqm)	TOTAL UNITS	GFA (sqm)
BASEMENT	PARKING /STORAGE	-	-	-	-	-	-
GROUND	RETAIL /COMMERCIAL /LOBBY	-	367	-	470	-	837
LEVEL 01	COMMERCIAL /RESIDENTIAL	-	427	06	352	06	779
LEVEL 02	COMMERCIAL /RESIDENTIAL	-	430	06	352	06	782
LEVEL 03	COMMERCIAL /RESIDENTIAL	-	430	06	352	06	782
LEVEL 04	COMMERCIAL /RESIDENTIAL	-	430	06	352	06	782
LEVEL 05	COMMERCIAL /RESIDENTIAL	-	430	06	352	06	782
LEVEL 06	RESIDENTIAL	05	349	06	352	11	701
LEVEL 07	RESIDENTIAL	05	349	06	352	11	701
LEVEL 08	RESIDENTIAL	05	349	06	352	11	701
LEVEL 09	RESIDENTIAL	05	349	06	352	11	701
LEVEL 10	RESIDENTIAL	05	349	06	352	11	701
LEVEL 11	RESIDENTIAL	05	349	06	352	11	701
LEVEL 12	RESIDENTIAL	05	349	06	352	11	701
LEVEL 13	RESIDENTIAL	05	349	06	352	11	701
LEVEL 14	RESIDENTIAL	05	349	06	352	11	701
LEVEL 15	RESIDENTIAL	05	349	06	352	11	701
LEVEL 16	RESIDENTIAL	05	349	06	352	11	701
LEVEL 17	RESIDENTIAL	05	349	06	352	11	701
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	2,514	-	470	-	2,984
	RESIDENTIAL	60	4,198	102	5,984	162	10,172
	TOTAL	60	6,702	102	6,454	162	13,156

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 DUCTINGS, 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	45sqm	34 UNITS	21%
1 BEDROOM UNIT	51sqm-57sqm	29 UNITS	18%
1 BEDROOM UNIT+STUDY	59sqm-63sqm	41 UNITS	25%
2 BEDROOM UNIT	76sqm-83sqm	58 UNITS	36%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE			
TOTAL		162 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

- COMMON VERTICAL CIRCULATION, LOADING AREAS
PARKING
PLANT /SERVICES

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

Drawing Original/Size

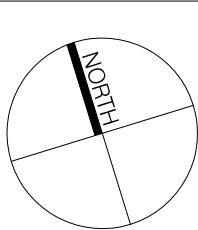
B 10.03.13 DA Issue B

A 15.02.13 DA Issue A

Revision/Date

Description

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Note: Do not scale from drawings. Figure dimensions shall take precedence over scaled dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.



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SCALE:
1:400 @ A1
DRAWN BY:
RC,DA,AS

DATE:
10 SEPTEMBER 2013

CAD FILE NO:

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AD

CHECKED 2:

APPROVED:

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AREA CALCULATIONS
DRAWING No:
DA - 1401

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