

14 April 2014
5578

Ms Amy Watson
Senior Planner
Department of Infrastructure and Planning
GPO Box 39
Sydney NSW 2001

Dear Ms Watson,

**RE: 1 Lawson Square Redfern ("The Property")
Design Statement**

We act on behalf of Lawson Square Pty Limited with respect to the above project and specifically the 'Design Excellence' provisions of SEPP (Major Development) 2005.

As you are aware, the design has been altered to mitigate the effects of view-loss from the units at the building in the south at 157 Redfern Street Redfern. This letter provides commentary on the design of the proposal pursuant to those amendments. In turn, this additional design statement is to be read in conjunction with the SEPP 65 Design Verification Statement prepared by Candalepas Associates dated 24 January 2012.

The following points are considered to be points of improvement in the design from that which was previously lodged:

1. Urban Design. The western part of the proposal is designed to be lower in form by three storeys. This enables a more modest proportion facing the Redfern Railway Station and what can be argued to be the more public face of the proposal.
2. Modulation of Façade. As seen from the north, the façade is more modulated by the reduction of form at the west. It is noted that this presents a form that is reduced in mass as it is perceived from the city-end of the proposal.
3. The introduction of Communal Open Space and a usable Roof Garden. With the reduction of the form, there is an opportunity to introduce a plausible roof-garden at the area where built-form has been removed. The plausibility of this space rests in the fact that there is also programme and usable space at the same level which means that the roof-space is not placed idly at the top of the building; rather the garden area has a sense of internal-surveillance which of itself, may enable more use as a common garden area in the development.
4. Unit Numbers per Level are reduced. The number of units served by the corridors at the top-most levels of the western tower in the development has reduced from 15 to 9. This increases the amenity of the units at those levels insofar as there being more corridor space per unit and the sense of openness at the corridor at the western face of the same.
5. Unit Design. The units have improved at the top-most levels to include a better buffer area to the west with gardens associated with the same.
6. Architectural Expression. An opportunity was sought to reduce the volume at the east by way of removal of all units west of an existing formal sliver at the northern façade. Such a move has maintained the integrity of the geometrical relations at the façade and plans and has arguably improved the architectural expression of the façade. This improved architectural expression is due to making clearer the geometrical plan relations as seen from the street; something that was subtle in the former planning and something that has become an expression in the present proposal.

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We trust the above is helpful in assisting you with your considerations of the present plans. We therefore commend the same to you for your positive considerations.

Please do not hesitate to contact the undersigned with any queries relating to this correspondence.

Yours faithfully,
CANDALEPAS ASSOCIATES

A handwritten signature in black ink, appearing to read 'Felipe Miranda', is written over the company name.

Felipe Miranda
Associate

DELIVERED BY: EMAIL /HAND

CC: GABRIEL LORENTZ, (LAWSON SQUARE P/L) BY EMAIL
RICK LEAVERS, (LAWSON SQUARE P/L) BY EMAIL
SCOTT BARWICK, (SJB) BY EMAIL

ENCL. ARCHITECTURAL DRAWINGS (ISSUE C)
VIEW IMPACT ASSESSMENT ADDENDUM 4