

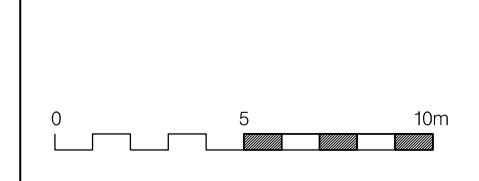
01 TOWER 1 EAST ELEVATION
1:200

02 TOWER 1 WEST ELEVATION
1:200



PRELIMINARY

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	<p>SCALE: 1:200 @ A1</p> <p>DATE: 11 SEPTEMBER 2015</p> <p>CAD FILE NO:</p> <p>CHECKED 1: RC, D.A.S., RY</p> <p>CHECKED 2:</p> <p>APPROVED:</p>	<p>ISSUE A</p>									



SCHEDULE OF KEY AMENDMENTS	
1	COMMERCIAL TENANCY RELOCATED TO TOWER 2
2	TOWER 1 CONVERTED TO RESIDENTIAL FOR LEVELS 1-4
3	COMMERCIAL TENANCY CONVERTED TO RESIDENTIAL ON LEVEL 5
4	ELEVATION MODIFIED TO REFLECT CHANGE OF USE
5	RETAIL RELOCATED TO TOWER 1 AT GROUND FLOOR
6	REVISED UNIT MIX / AREAS

01 TOWER 2 EAST ELEVATION
1:200

02 TOWER 2 WEST ELEVATION
1:200



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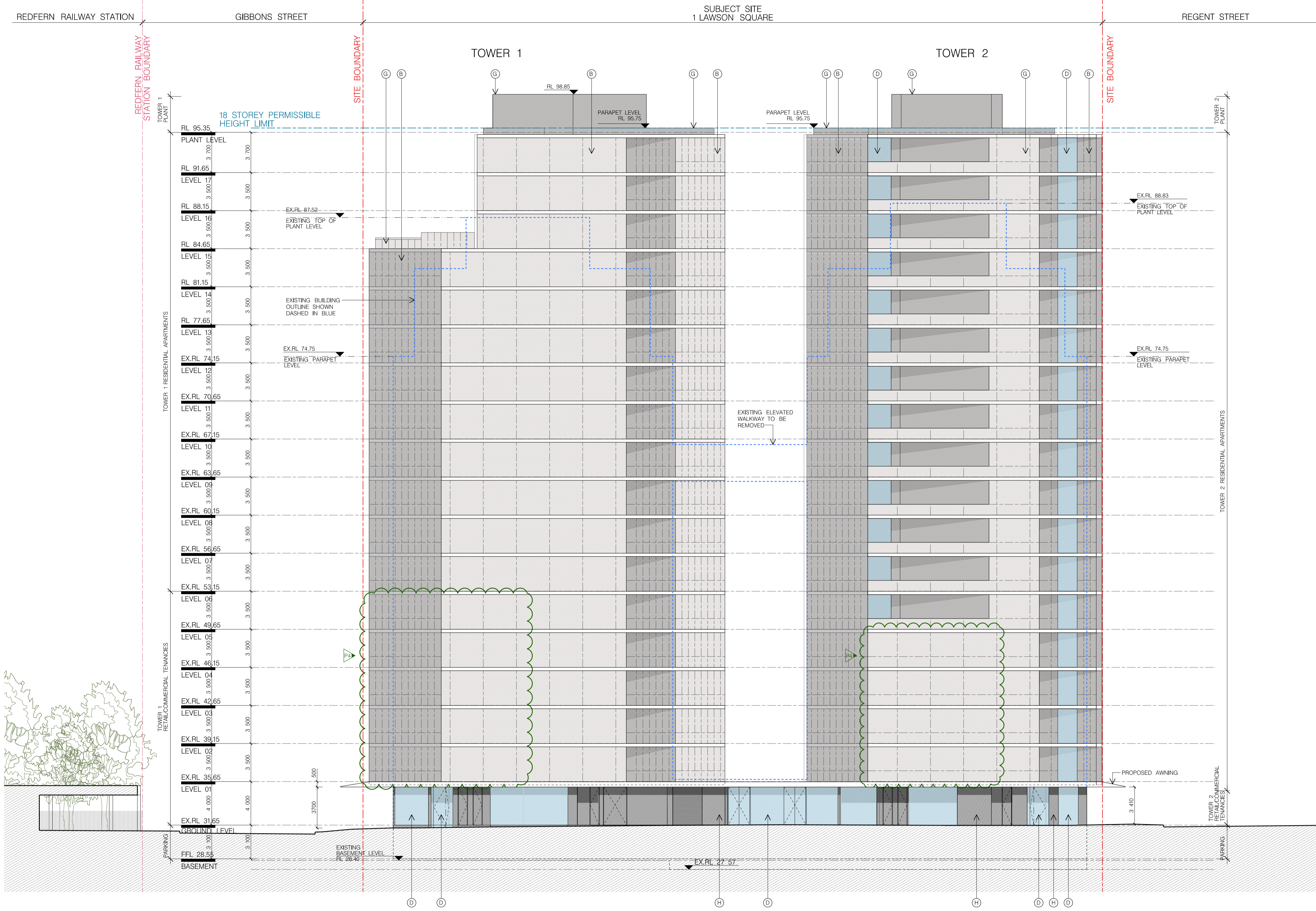
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ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
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CLIENT:
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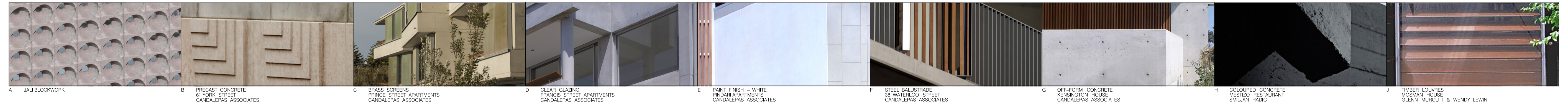
SCALE: 1:200 @ A1
DATE: 11 SEPTEMBER 2015
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CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING: ELEVATIONS SHEET 3
TOWER 2 - EAST & WEST ELEVATIONS
DRAWING No: S96 - 1303
JOB No: 5578
ISSUE: A



SCHEDULE OF KEY AMENDMENTS	
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4	ELEVATION MODIFIED TO REFLECT CHANGE OF USE
5	RETAIL RELOCATED TO TOWER 1 AT GROUND FLOOR
6	REVISED UNIT MIX / AREAS

01 SOUTH ELEVATION
1:200



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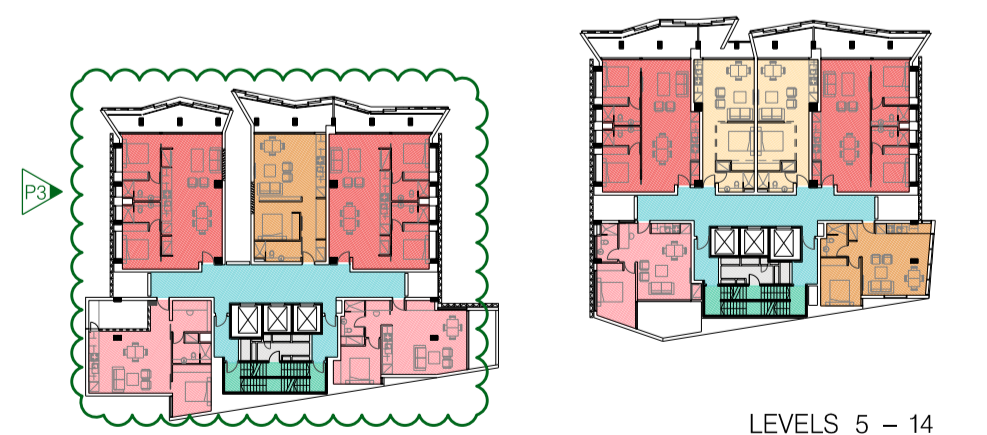
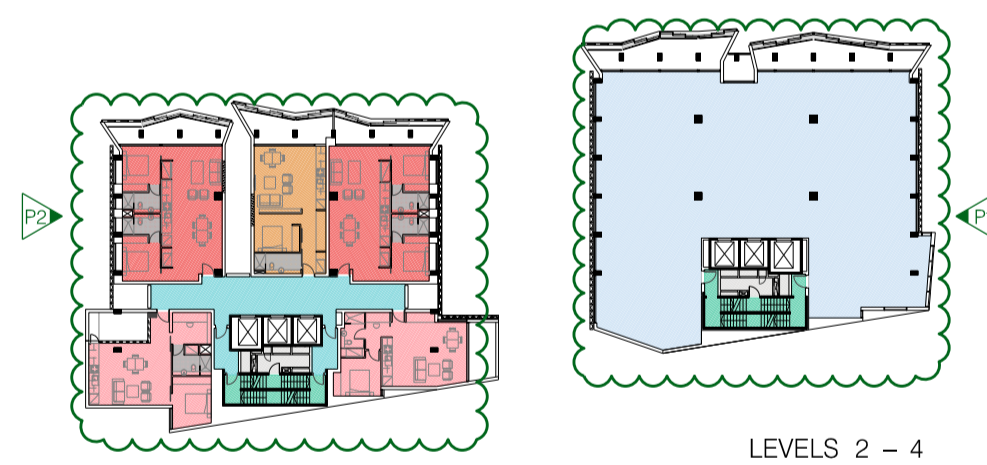
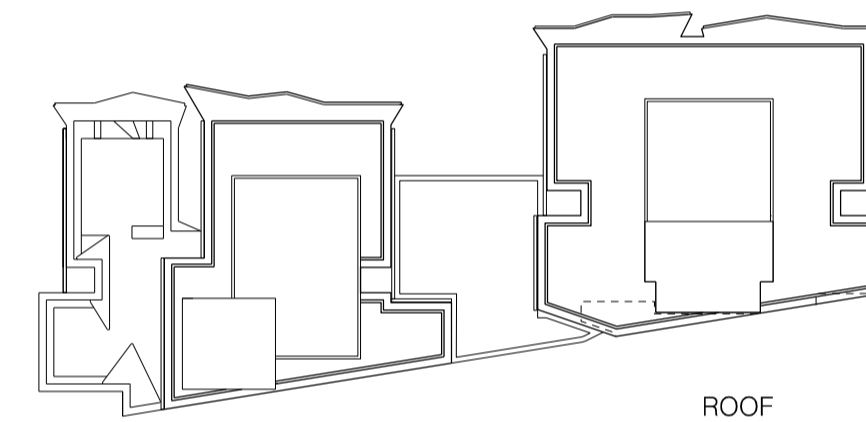
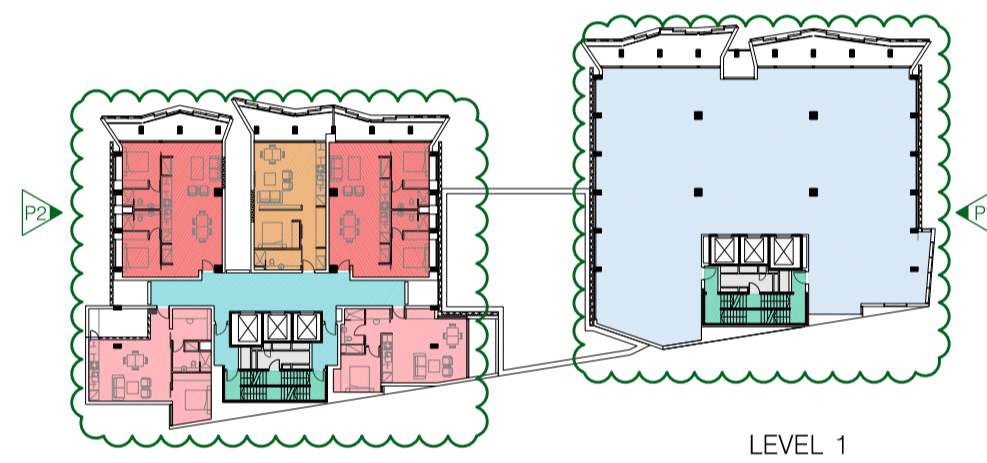
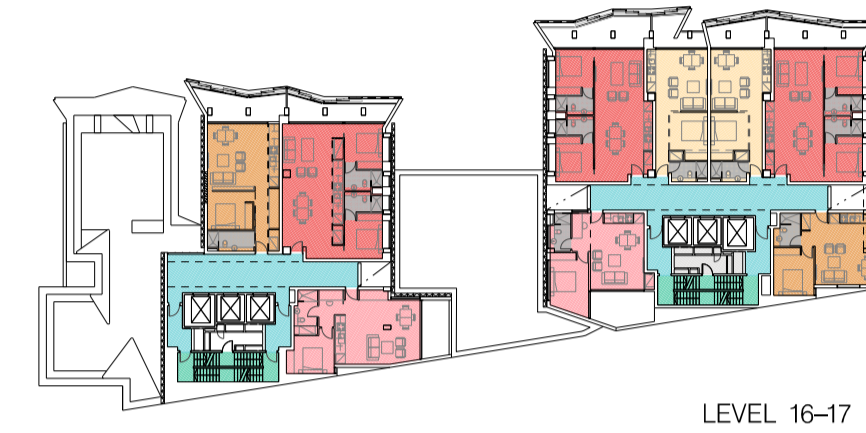
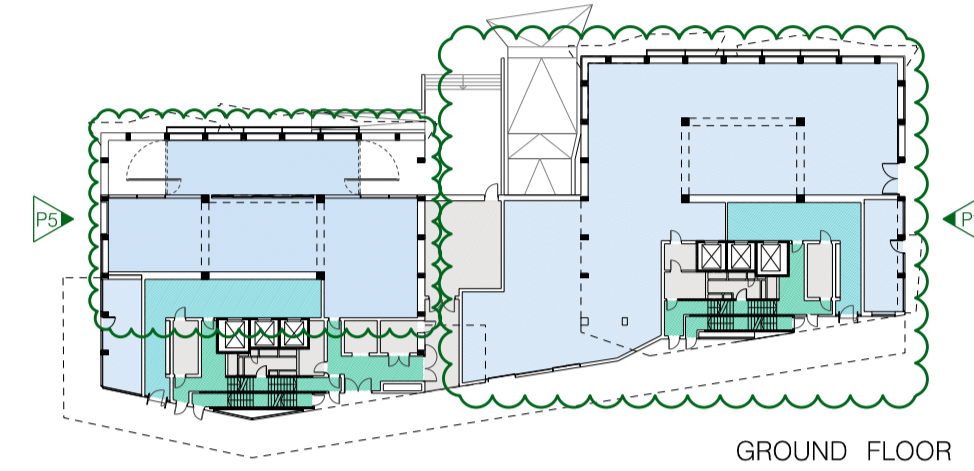
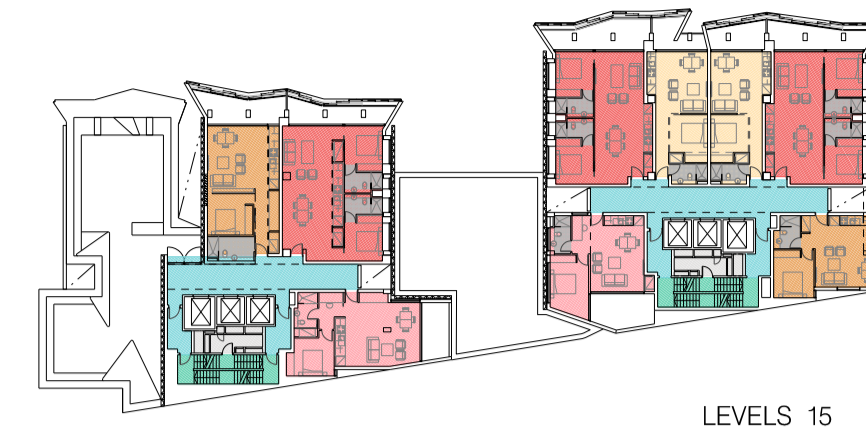
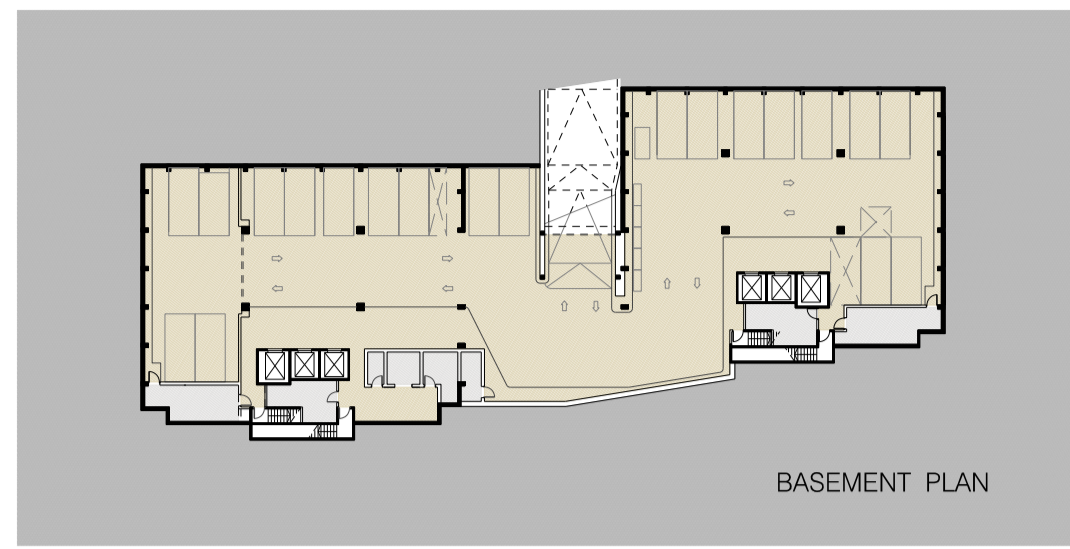
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ARCHITECT:
CANDALEPAS ASSOCIATES + WENDY LEWIN

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

SCALE: 1:200 @ A1
DATE: 11 SEPTEMBER 2015
DRAWN BY: RC, DA, AS, RY
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING: ELEVATIONS SHEET 4 SOUTH ELEVATION
DRAWING No: S96 - 1304
JOB No: 5578
ISSUE: A



YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	12,740 sqm
FLOOR SPACE RATIO (FSR)	7:1	7.7:1	7.5:1
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	-	322	-	530	-	852
LEVEL 01	COMMERCIAL /RESIDENTIAL	05	349	-	455	05	818
LEVEL 02	COMMERCIAL /RESIDENTIAL	05	349	-	455	05	818
LEVEL 03	COMMERCIAL /RESIDENTIAL	05	349	-	455	05	818
LEVEL 04	COMMERCIAL /RESIDENTIAL	05	349	-	455	05	818
LEVEL 05	RESIDENTIAL	05	349	06	352	11	701
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	03	202	06	352	09	554
LEVEL 16	RESIDENTIAL	03	202	06	352	09	554
LEVEL 17	RESIDENTIAL	03	202	06	352	09	554
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	322	-	2,350	-	2,672
	RESIDENTIAL	79	5,492	78	4,576	157	10,068
	TOTAL	79	5,814	78	6,926	157	12,740

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 OVERRRUNS, 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.

SCHEDULE OF KEY AMENDMENTS

- ▶ COMMERCIAL TENANCY RELOCATED TO TOWER 2
- ▶ TOWER 1 CONVERTED TO RESIDENTIAL FOR LEVELS 1-4
- ▶ COMMERCIAL TENANCY CONVERTED TO RESIDENTIAL ON LEVEL 5
- ▶ ELEVATION MODIFIED TO REFLECT CHANGE OF USE
- ▶ RETAIL RELOCATED TO TOWER 1 AT GROUND FLOOR
- ▶ REVISED UNIT MIX /AREAS

LEGEND

AREAS INCLUDED IN GFA CALCULATIONS	UNIT AREAS	TOTAL UNITS	UNIT MIX
STUDIO APARTMENT	45sqm	26 UNITS	17%
1 BEDROOM UNIT	51sqm-57sqm	30 UNITS	19%
1 BEDROOM UNIT + STUDY	59sqm-63sqm	44 UNITS	28%
2 BEDROOM UNIT	76sqm-83sqm	57 UNITS	36%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE			
TOTAL		157 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

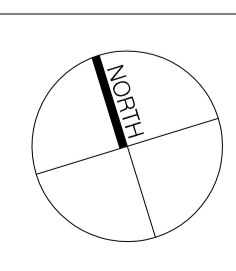
- COMMON VERTICAL CIRCULATION, LOADING AREAS
- PARKING
- PLANT /SERVICES

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Drawing Original Size

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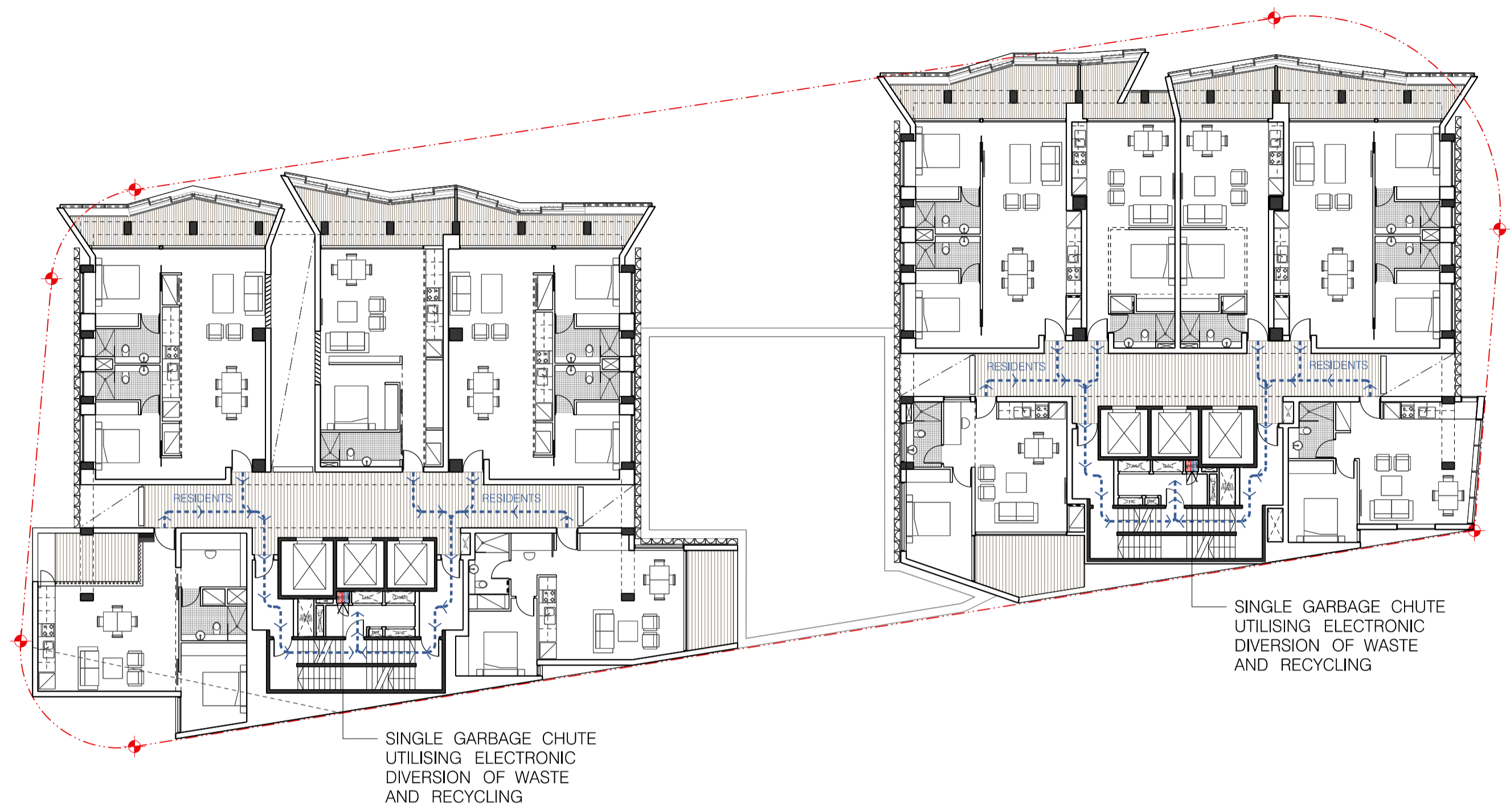
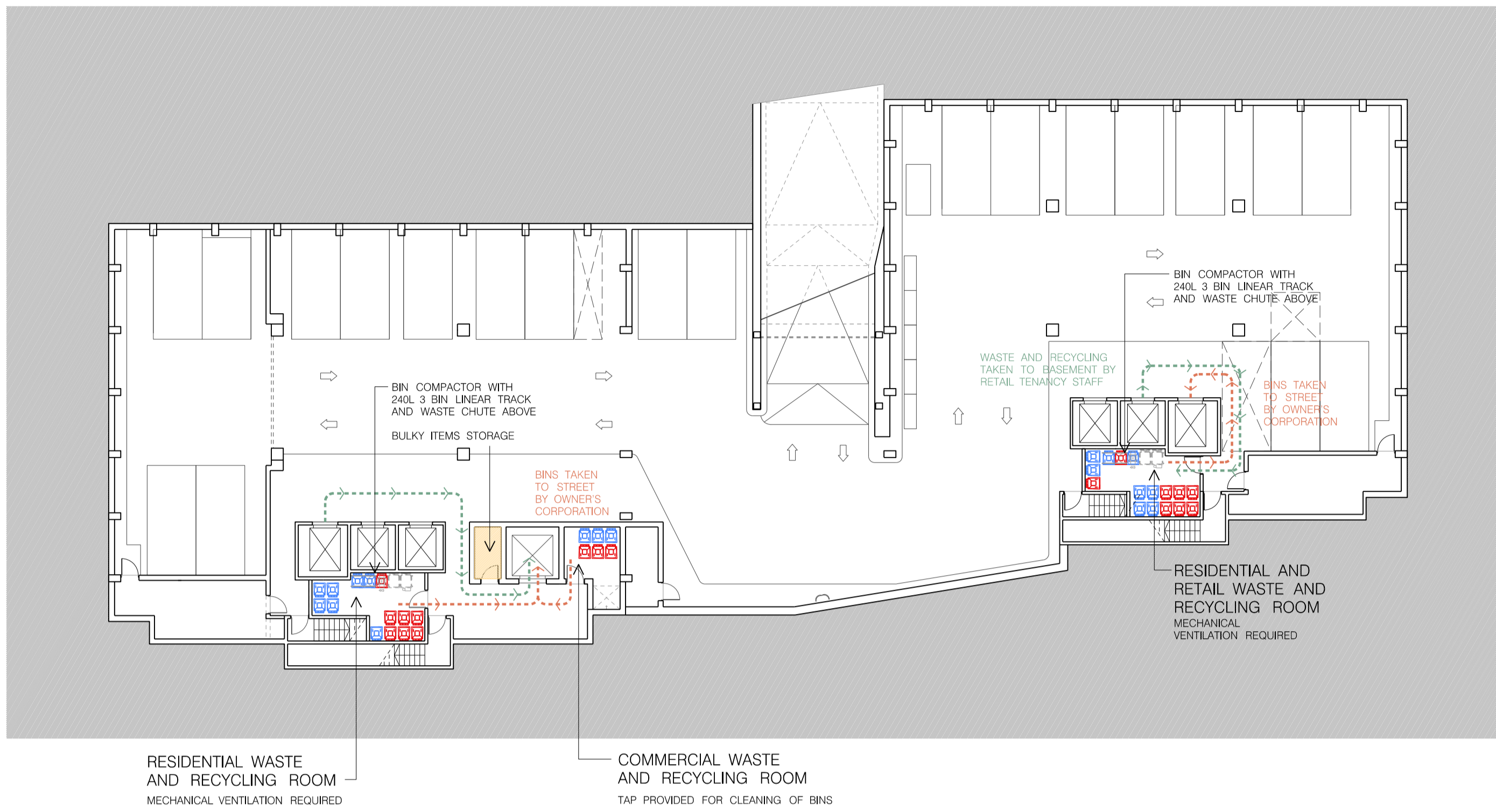
PLANNING:
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ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:600 @ A1
DATE: 11 SEPTEMBER 2015
DRAWN BY: RC, DA, AS, RY
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CHECKED 2:
APPROVED:

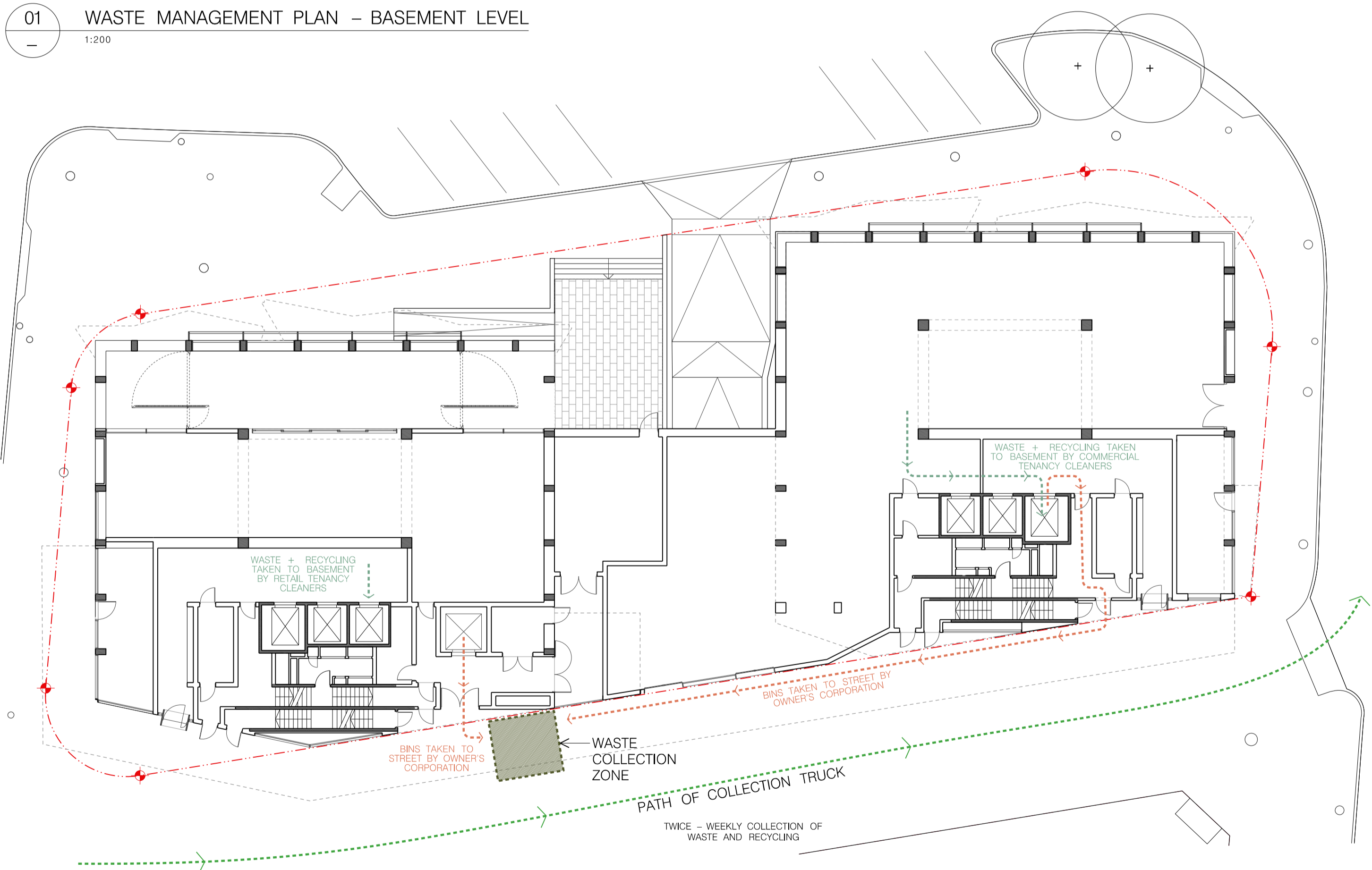
DRAWING:
AREA CALCULATIONS
DRAWING No:
S96 - 1401
ISSUE
A

JOB No:
1578



01 WASTE MANAGEMENT PLAN – BASEMENT LEVEL
1:200

03 WASTE MANAGEMENT PLAN – TYPICAL RESIDENTIAL LEVEL
1:200



02 WASTE MANAGEMENT PLAN – GROUND FLOOR
1:200

PROJECTED WASTE GENERATION CALCULATIONS

RESIDENTIAL GARBAGE /WASTE TOWERS 1 & 2	COMMERCIAL GARBAGE /WASTE (TOWER 2)	RETAIL GARBAGE /WASTE (TOWER 1)	BULKY ITEMS STORAGE
<p>NUMBER OF UNITS: 157 UNITS</p> <p>WASTE GENERATION RATE (PER UNIT PER WEEK): 80L</p> <p>COMBINED WASTE GENERATION (PER WEEK): 80L x 157 UNITS = 12,560L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED): (12,560L / 240L) / 2 = 26 BINS</p> <p>TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED): 14 BINS</p> <p>STORAGE AREA PROVIDED: 15 SQM</p>	<p>AREA GROUND LEVEL: 530m²</p> <p>AREA LEVELS 1-4: 455m² X 4 = 1,820m²</p> <p>TOTAL COMBINED AREA: 530m² + 1,820m² = 2,350m²</p> <p>WASTE GENERATION RATE (PER WEEK): 10L PER 100m² PER DAY = (10 x 23.50) x 5 = 1,175L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS REQUIRED (NO COMPACTED): (1,175 / 240) / 2 = 2.4</p> <p>TOTAL BINS PROVIDED: 3 BINS</p> <p>STORAGE AREA PROVIDED: 4.5 SQM</p>	<p>AREA GROUND LEVEL: 322m²</p> <p>WASTE GENERATION RATE (PER WEEK): 50L PER 100m² PER DAY = (50 x 3.22) x 7 = 1,127L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED): (1,127 / 240) / 2 = 2.3</p> <p>TOTAL BINS PROVIDED: 1 BIN</p> <p>STORAGE AREA PROVIDED: 7.5 SQM</p>	<p>STORAGE AREA PROVIDED: 8 CUBIC METRES</p>
<p>CO-MINGLED RECYCLING</p> <p>NUMBER OF UNITS: 157 UNITS</p> <p>RECYCLING GENERATION RATE (PER UNIT PER WEEK): 40L</p> <p>COMBINED RECYCLING GENERATION (PER WEEK): 40L x 157 UNITS = 6,280L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS PROVIDED (BASED ON 240L BINS - NOT COMPACTED): (6,280L / 240L) / 2 = 13.1 BINS</p> <p>TOTAL BINS PROVIDED (BASED ON 240L BINS - NOT COMPACTED): 14 BINS</p> <p>STORAGE AREA PROVIDED: 15 SQM</p>	<p>CO-MINGLED RECYCLING</p> <p>AREA GROUND LEVEL (TOWER 2): 530m²</p> <p>AREA LEVELS 1-4: 455m² X 4 = 1,820m²</p> <p>TOTAL COMBINED AREA: 530m² + 1,820m² = 2,350m²</p> <p>WASTE GENERATION RATE (PER WEEK): 10L PER 100m² PER DAY = (10 x 23.50) x 5 = 1,175L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED): (1,175 / 240) / 2 = 2.4</p> <p>TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED): 3 BINS</p> <p>STORAGE AREA PROVIDED: 4.5 SQM</p>	<p>CO-MINGLED RECYCLING</p> <p>AREA GROUND LEVEL (TOWER 1): 322m²</p> <p>WASTE GENERATION RATE (PER WEEK): 50L PER 100m² PER DAY = (50 x 3.22) x 7 = 1,127L</p> <p>COLLECTION FREQUENCY (PER WEEK): 2 X PER WEEK</p> <p>TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED): (1,127 / 240) / 2 = 2.3</p> <p>TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED): 1 BIN</p> <p>STORAGE AREA PROVIDED: 7.5 SQM</p>	

- LEGEND**
- WASTE STORAGE /COLLECTION POINT
 - RECYCLING STORAGE /COLLECTION POINT
 - WASTE PICKUP LOCATION
 - BULKY ITEMS STORAGE
 - PATH OF TRAVEL - RESIDENTS
 - PATH OF TRAVEL - COMMERCIAL + RETAIL TENANCY CLEANERS
 - PATH OF TRAVEL - OWNER'S CORPORATION
 - GARBAGE TRUCK PATH OF TRAVEL
 - RECYCLE BIN (240L)
 - WASTE BIN (240L)
- NOTE:**
WASTE GENERATION RATES DERIVED FROM COUNCIL OF THE CITY OF SYDNEY - POLICY FOR WASTE MINIMISATION IN NEW DEVELOPMENTS COUNCIL OF THE CITY OF SYDNEY

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SCALE: 1:200 @ A1
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DRAWING:
WASTE MANAGEMENT PLAN
DRAWING No: S96 - 1851
ISSUE: 5578
A