



JM
15160
13 October 2015

Ms Natasha Harras
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NSW Department of Planning & Environment
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Dear Natasha

**SSD 5249 MOD 1
1 LAWSON SQUARE, REDFERN**

This letter has been prepared on behalf of Lawson Square Pty Ltd with regard to State Significant Development (SSD) 5249 – 2012 relating to Lawson Square, Redfern. The purpose of this letter is to respond to the City of Sydney Council's (Council) submission dated 1 October 2015. We note that Council have raised no objections to the proposed relocation of uses, however, they raised three items for further consideration. These items are addressed in turn below. This response should be read with reference to the following plans prepared by Candalepas Associates + Wendy Lewin (submitted separately):

- S96 – 1103 (B) 'Level 1 & Typical Level 2 – 4 Plans';
- S96 – 1303 (B) 'Elevations Sheet 3 Tower 2 – East & West Elevations'; and
- S96 – 1304 (B) 'Elevations Sheet 4 South Elevation'.

Item 1 – Residential concierge desks

"Residential entries located along the Redfern Street Lane should be designed to maximise passive surveillance. In this regard, the concierge desks within each lobby should be positioned as close to the entry as possible for maximum visibility."

The location of the concierge desks illustrated on the ground floor was approved under SSD 5249. MOD 1 does not seek to change the approved location of the concierge desks. No further amendments have been made to the plans submitted with MOD 1 to address this item.

The concierge desks (as approved) have been positioned to enable good sightlines to the street entrance, the internal lift lobby and the mailboxes. The retail tenancies located at the eastern and western edges of the proposal, the Police tenancy located in the middle, and the residential entries, have full height glazing to the lane. Cumulatively, the proposed ground floor uses will provide opportunities for good levels of passive surveillance to the lane throughout the day and night. The proposed ground floor interface is a significant improvement on the sterile laneway interface that currently exists.

Item 2 – Full height glazing to the Police tenancy

“The replacement of the ground floor café on the southern elevation along Redfern Street Lane with the NSW Police Redfern LAC tenancy is generally supported. This will allow for street activation and surveillance day and night, provided the full height glazing is maintained and the glazing is not obstructed by tinting, blinds, curtains or the like.”

The Council’s comments are noted. No further amendments have been made to the drawings submitted with MOD 1 to address this item.

Item 3 – Articulation to the lower levels of Tower 2

“The replacement of residential uses with the commercial tenancy on levels 1 to 5 from Tower 1 to Tower 2 has resulted in the removal of windows on the eastern elevation and loss of balconies and windows on the southern elevation of Tower 2. Consideration should be given to retaining the eastern elevation windows and improving articulation along the southern elevation on these levels.”

The proposal has been amended to include windows on the southern façade of Tower 2 at Levels 1 - 4. This has increased the articulation of the building when viewed from Redfern Street Lane and Regent Street (refer to Figures 1 & 2 below).

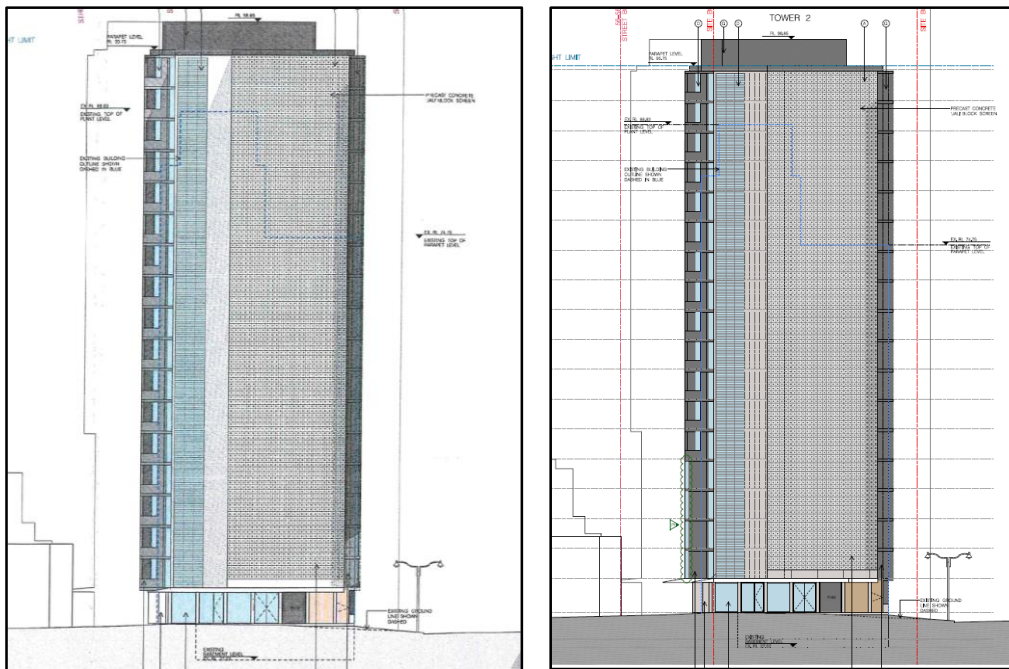


Figure 1 – Tower 2 Eastern elevation (approved and proposed) Source: Candalepas Associates + Wendy Lewin

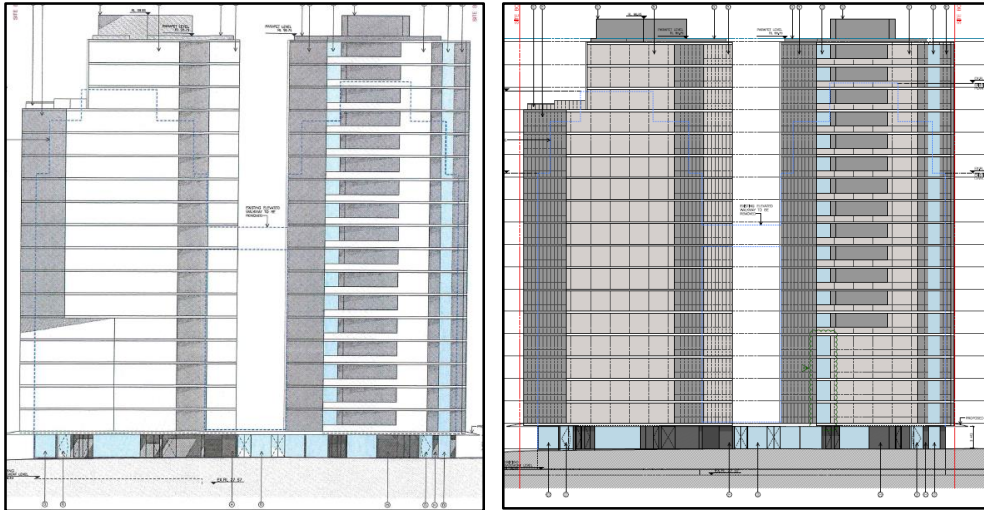


Figure 2 – Southern elevation (approved and proposed) Source: Candalepas Associates + Wendy Lewin

We note that the proposed relocation of the apartments to Tower 1 will increase the articulation on the western and southern facades of Tower 1 on Levels 1 – 5. This will improve the building articulation approved under SSD 5249. The proposed amendments to the southern façade of Tower 2 are illustrated on the plans submitted separately and are considered to address the Council’s concerns.

On behalf of Lawson Square Pty Ltd, we appreciate the opportunity to review and respond to the City of Sydney’s submission. We believe that this letter addresses the matters raised by Council and will allow the Department of Planning and Environment to proceed with their assessment of MOD 1. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or jmurray@jbaurban.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jim Murray', with a long, sweeping horizontal stroke extending to the right.

Jim Murray
Principal Planner