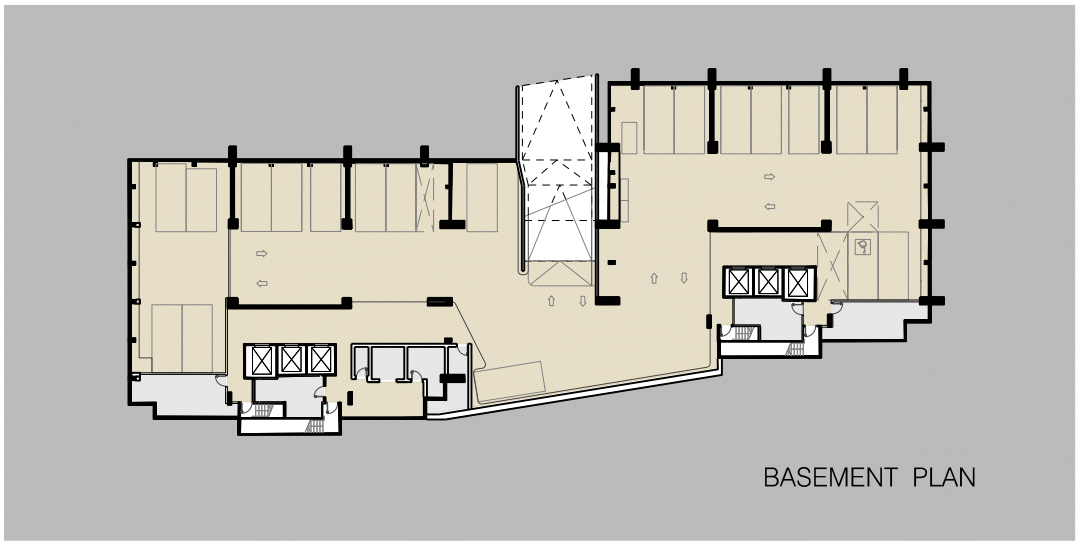
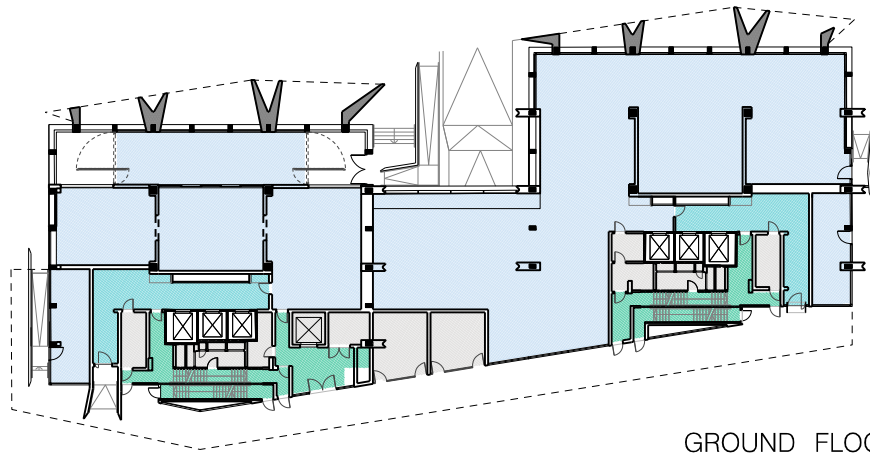
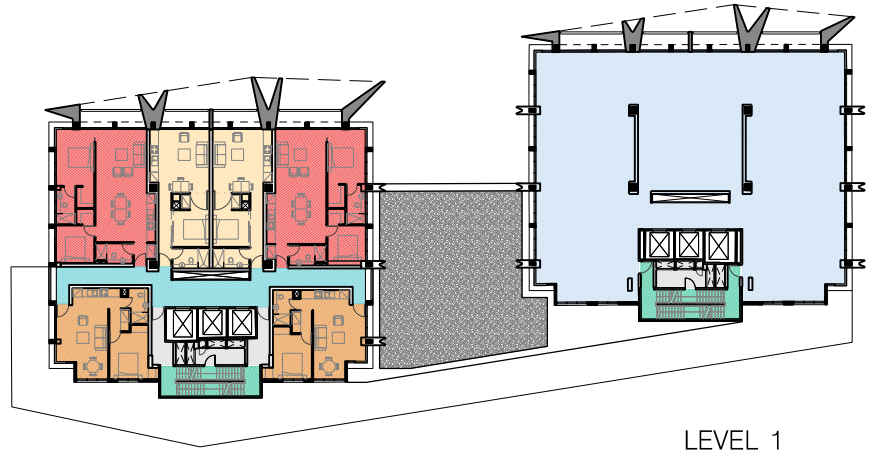




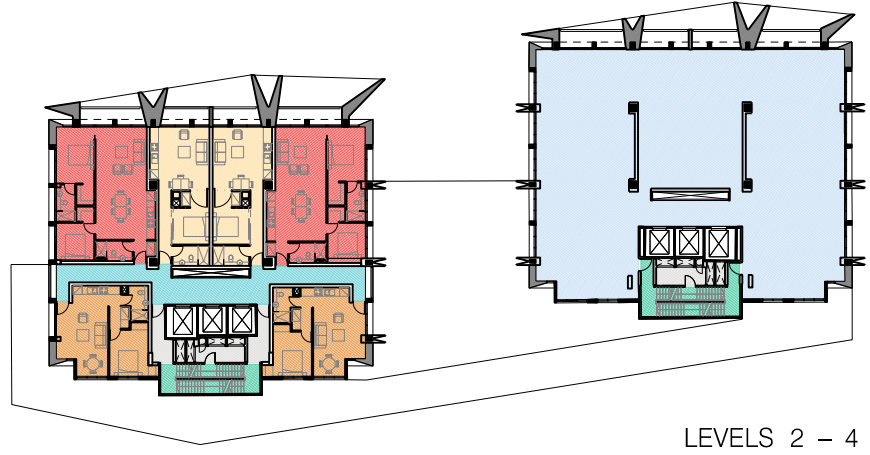
BASEMENT PLAN



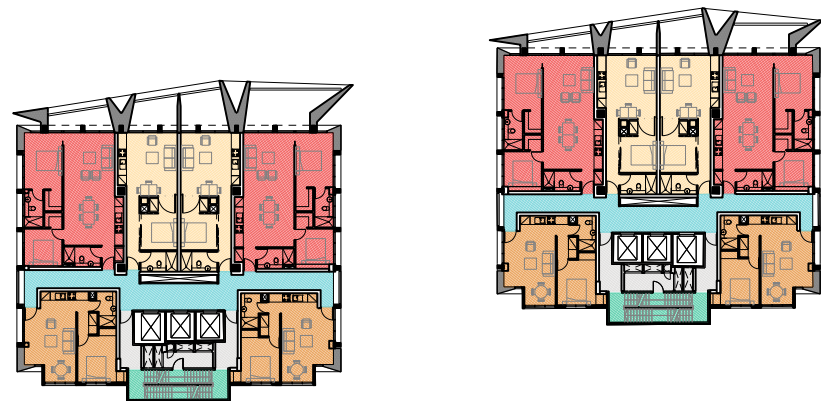
GROUND FLOOR



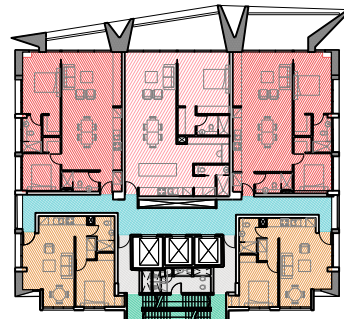
LEVEL 1



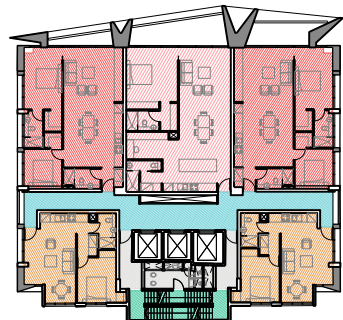
LEVELS 2 - 4



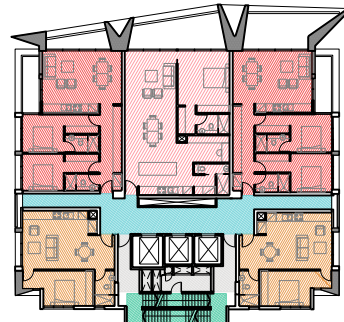
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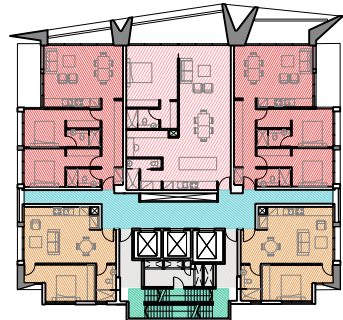
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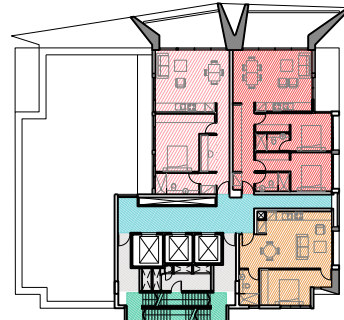
LEVEL 13-14



LEVEL 15



LEVEL 16-17



ROOF

SCHEDULE OF KEY AMENDMENTS

- P1 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
- P2 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
- P3 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
- P4 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
- P5 5 REVISED UNIT MIX & AREAS
- P6 6 EXISTING SUBSTATION REPLACED WITH DUAL SUBSTATION CHAMBERS
- P7 7 REVISED DRIVEWAY & ENTRANCES
- P8 8 REVISED LEVELS TO MATCH EXISTING

YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	12,736 sqm
FLOOR SPACE RATIO (FSR)	7.1	7.71	7.51:1
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	-	324	-	558	-	882
LEVEL 01	COMMERCIAL /RESIDENTIAL	06	352	-	430	06	782
LEVEL 02	COMMERCIAL /RESIDENTIAL	06	352	-	430	06	782
LEVEL 03	COMMERCIAL /RESIDENTIAL	06	352	-	430	06	782
LEVEL 04	COMMERCIAL /RESIDENTIAL	06	352	-	430	06	782
LEVEL 05	RESIDENTIAL	06	352	06	352	12	704
LEVEL 06	RESIDENTIAL	06	352	06	352	12	704
LEVEL 07	RESIDENTIAL	06	352	06	352	12	704
LEVEL 08	RESIDENTIAL	06	352	06	352	12	704
LEVEL 09	RESIDENTIAL	06	352	06	352	12	704
LEVEL 10	RESIDENTIAL	06	352	06	352	12	704
LEVEL 11	RESIDENTIAL	06	352	06	352	12	704
LEVEL 12	RESIDENTIAL	05	366	05	368	10	734
LEVEL 13	RESIDENTIAL	05	353	05	354	10	707
LEVEL 14	RESIDENTIAL	05	353	05	354	10	707
LEVEL 15	RESIDENTIAL	03	197	05	353	08	550
LEVEL 16	RESIDENTIAL	03	197	05	353	08	550
LEVEL 17	RESIDENTIAL	03	197	05	353	08	550
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	324	-	2,278	-	2,602
	RESIDENTIAL	90	5,535	72	4,599	162	10,134
	TOTAL	90	5,859	72	6,877	162	12,736

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

BUILDING HEIGHT

BUILDING HEIGHT (OR HEIGHT OF BUILDING) MEANS THE VERTICAL DISTANCE BETWEEN GROUND LEVEL (EXISTING POINT OF THE BUILDING INCLUDING PLANT AND LIFT OVERBRUNS, 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	47sqm	36 UNITS	22%
1 BEDROOM UNIT	49-50sqm	57 UNITS	35%
1 BEDROOM UNIT+STUDY	67-95sqm	12 UNITS	8%
2 BEDROOM UNIT	80-88sqm	57 UNITS	35%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE			
TOTAL		162 UNITS	100%

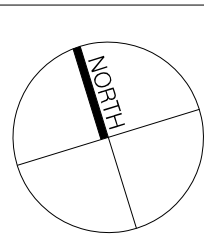
AREAS EXCLUDED IN GFA CALCULATIONS

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

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PLANNING
CONSULTANTS
LEVEL 7, 77 BERRY STREET
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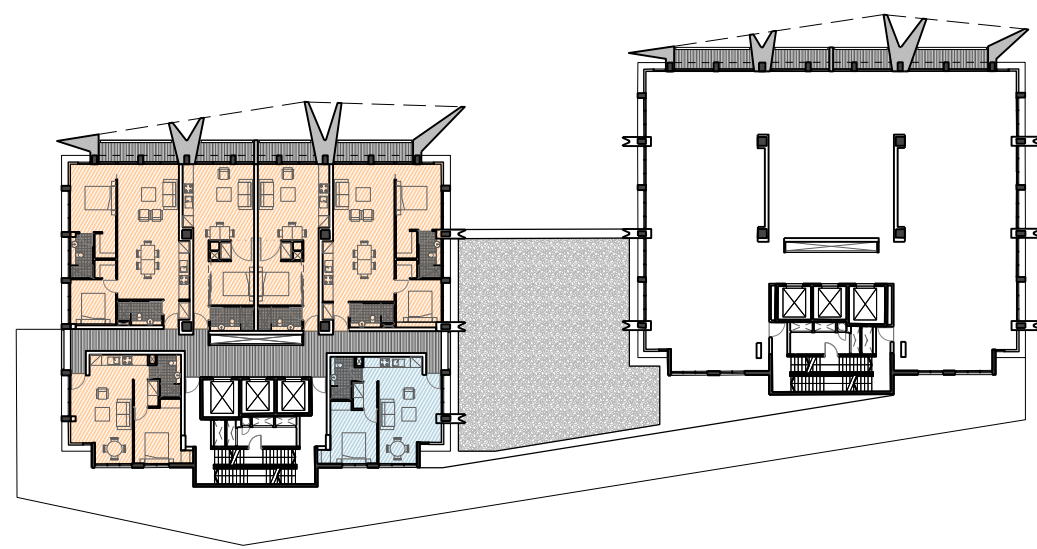
ARCHITECT:
CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
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DATE:
DECEMBER 2015
DRAWN BY:
RY/ES
CHECKED 1:
FM
CHECKED 2:
APPROVED:

CAD FILE NO:

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

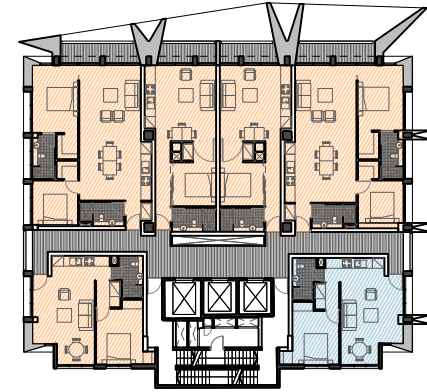
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5578



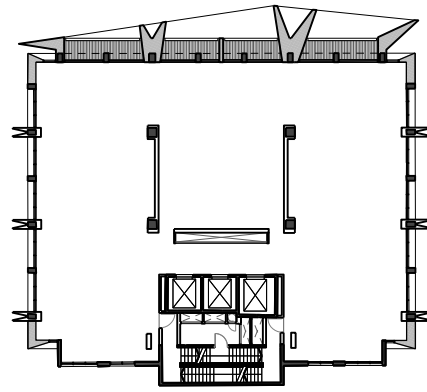
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TOWER 1 RESIDENTIAL – TOWER 2 COMMERCIAL



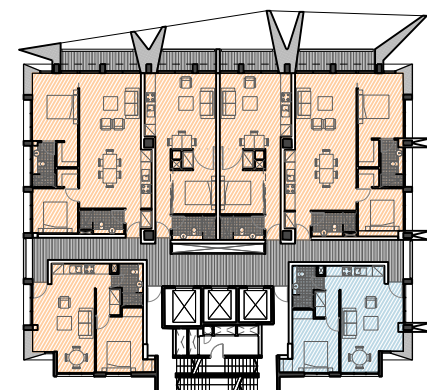
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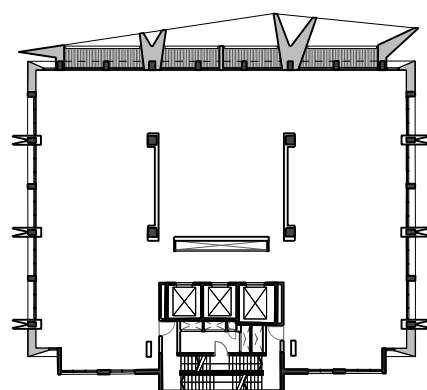
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TOWER 1 RESIDENTIAL – TOWER 2 COMMERCIAL



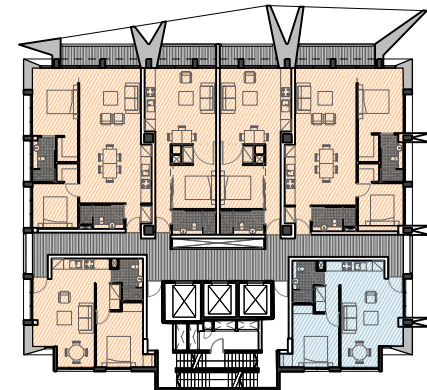
LEVEL 04
TOWER 1 RESIDENTIAL – TOWER 2 COMMERCIAL



LEVEL 05
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



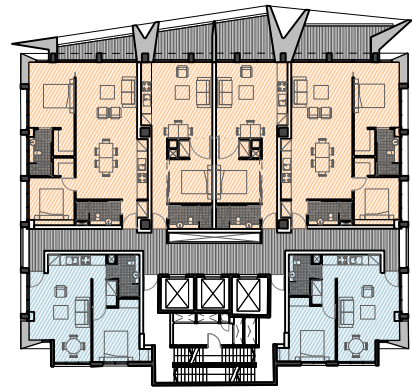
LEVEL 06
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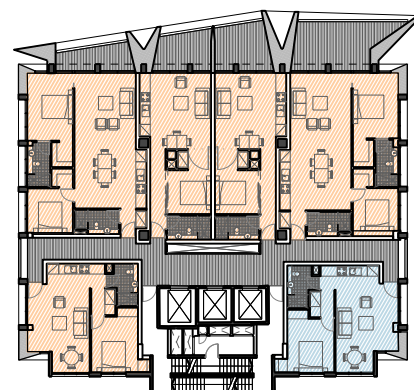
LEVEL 07
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 08
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 09
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 10
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 11
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



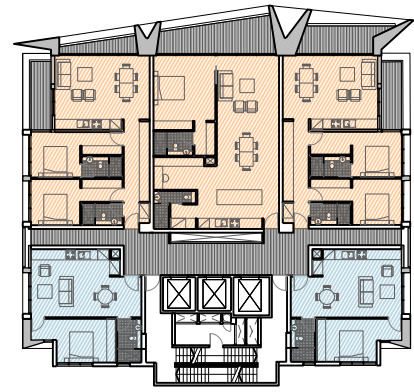
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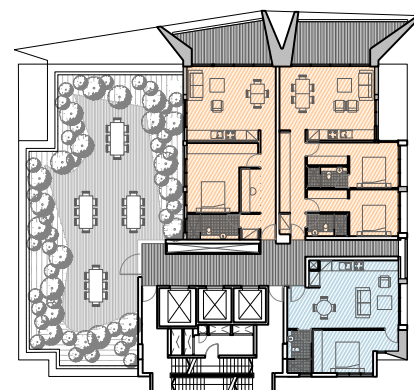
LEVEL 13
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 14
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



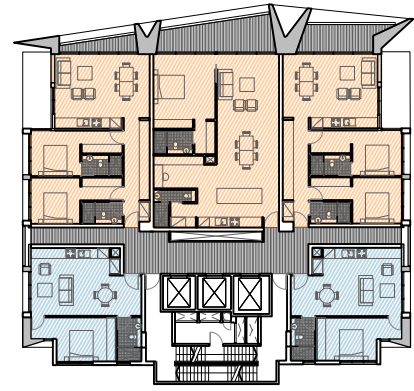
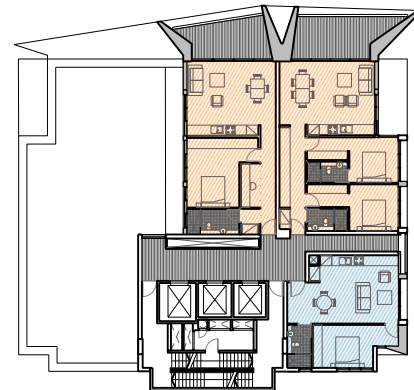
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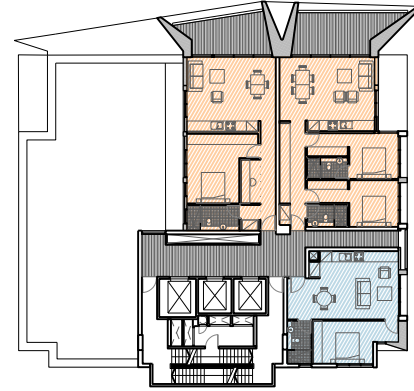
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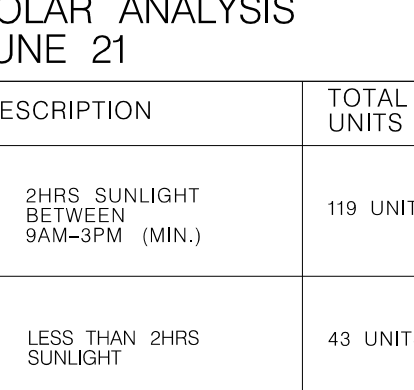
LEVEL 17
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 19
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 20
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL



LEVEL 21
TOWER 1 RESIDENTIAL – TOWER 2 RESIDENTIAL

SOLAR ANALYSIS JUNE 21

DESCRIPTION	TOTAL UNITS	%
2HRS SUNLIGHT BETWEEN 9AM-3PM (MIN.)	119 UNITS	73.5%
LESS THAN 2HRS SUNLIGHT	43 UNITS	26.5%

119 OF 162 UNITS
= 73.5% OF UNITS ACHIEVING
2HRS DIRECT SUNLIGHT

SCHEDULE OF KEY AMENDMENTS

- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
- 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
- 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EAST/WEST FACADES
- 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
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- 6 EXISTING SUBSTATION REPLACED WITH DUAL SUBSTATION CHAMBERS
- 7 REVISED DRIVEWAY & ENTRANCES
- 8 REVISED LEVELS TO MATCH EXISTING

01

UNIT SOLAR STUDY

1:500

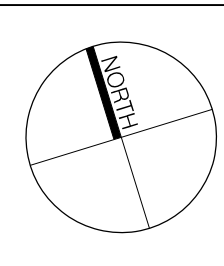
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Drawing Original/Size

Revised/Issue
12/03/15 S96 Issue
11/06/15 S96 Issue

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ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

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SCALE: 1:500 @ A1
DATE: DECEMBER 2015
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CHECKED 2:
APPROVED:

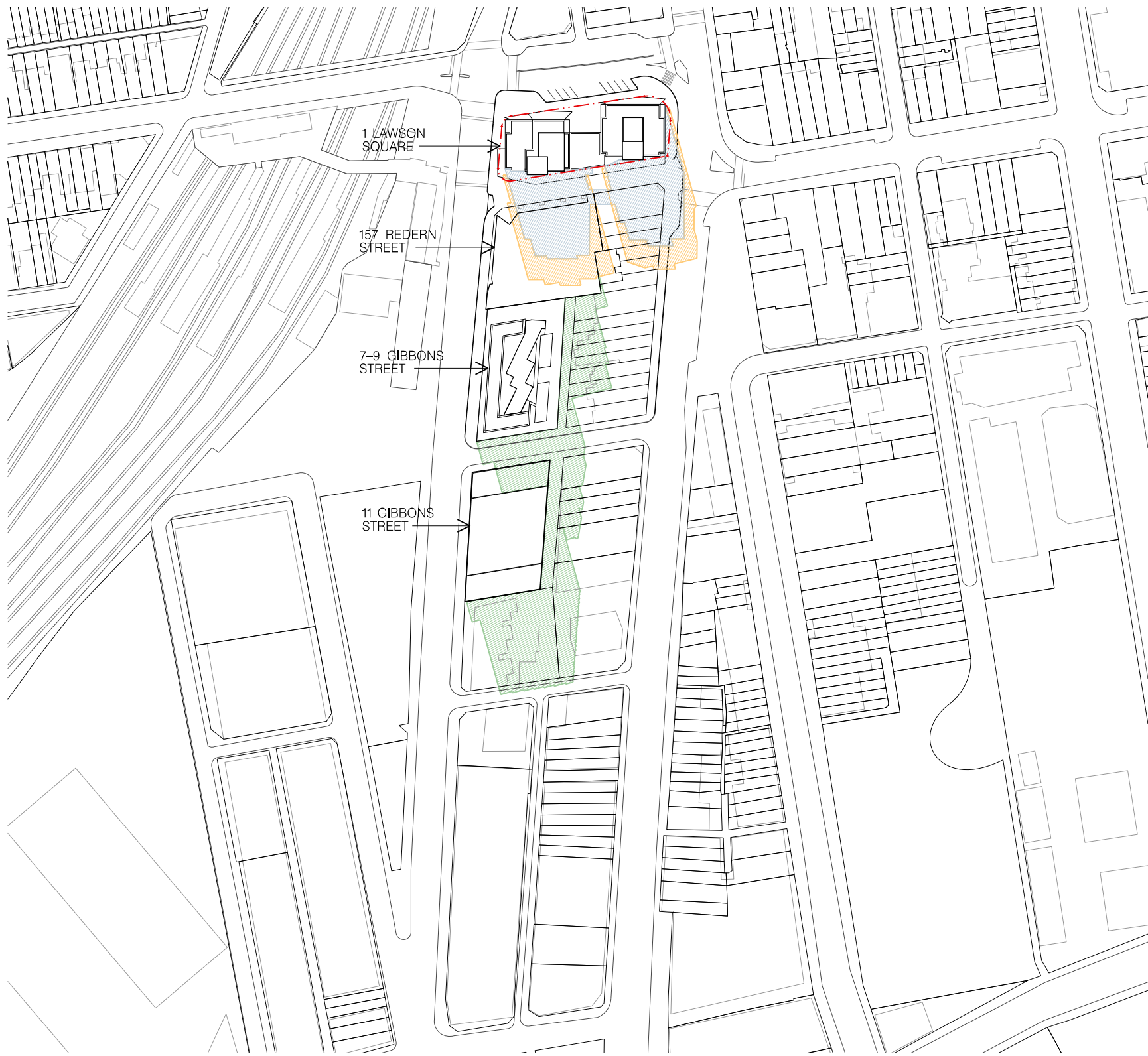
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UNIT SOLAR STUDY
DRAWING No:
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5578



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



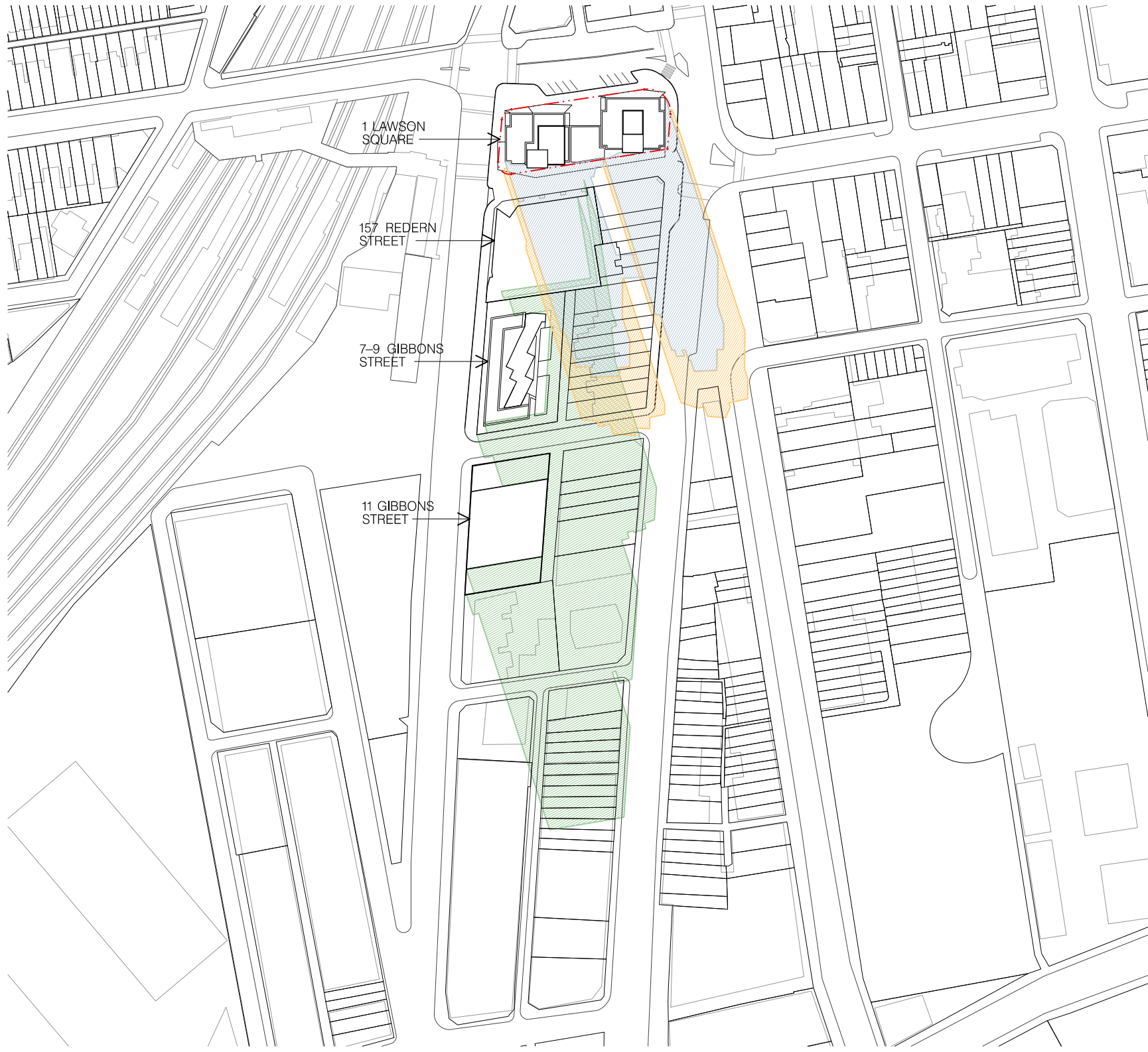
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SCALE – 1:2000



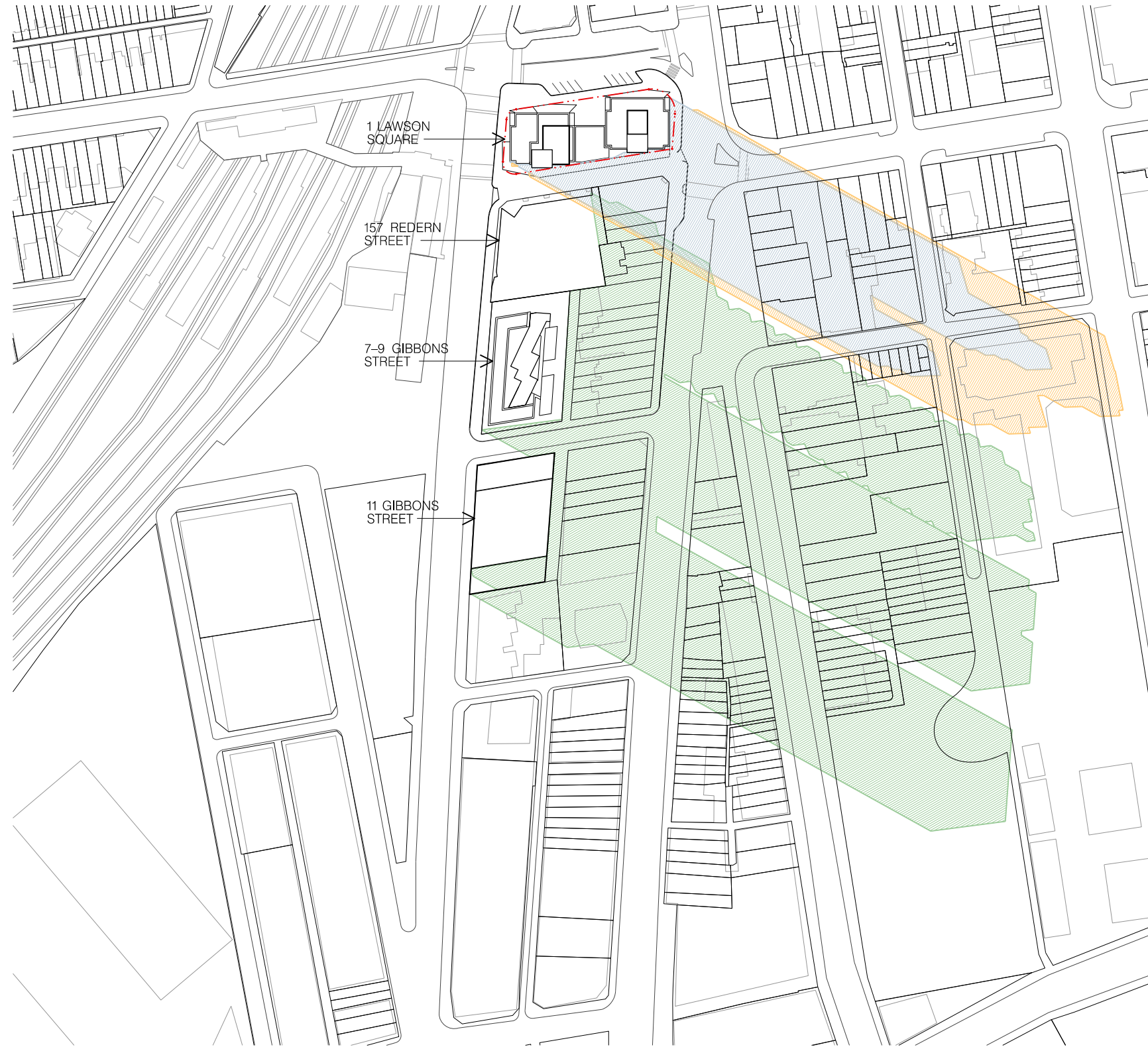
CONTEXT PLAN – MARCH 21, 3PM
SCALE – 1:2000



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



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



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

01 SHADOW ANALYSIS
1:2000

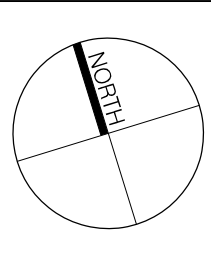
LEGEND
SHADOWS CAST BY EXISTING TOWERS
ADDITIONAL SHADOW CAST BY PROPOSAL
SIGNIFICANT APPROVED NEIGHBORING BUILDINGS

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Drawing Original Size

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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FM
CHECKED 2:
APPROVED:

CAD FILE NO:

DRAWING:
SOLAR & SHADOW STUDIES
DRAWING No:
S96 – 1502
ISSUE:
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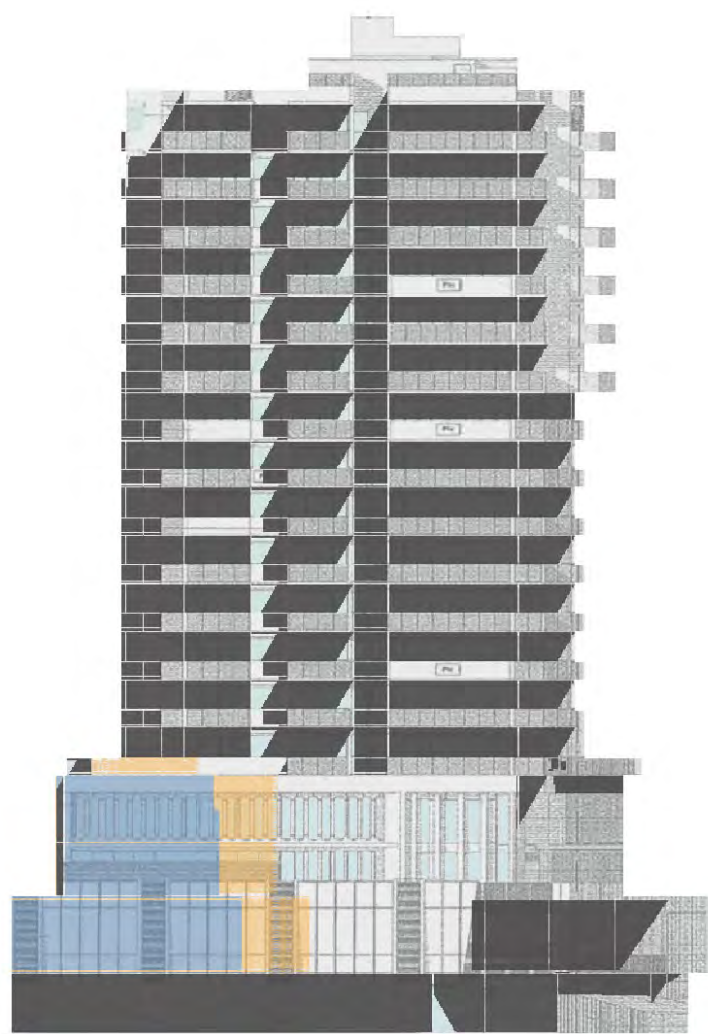
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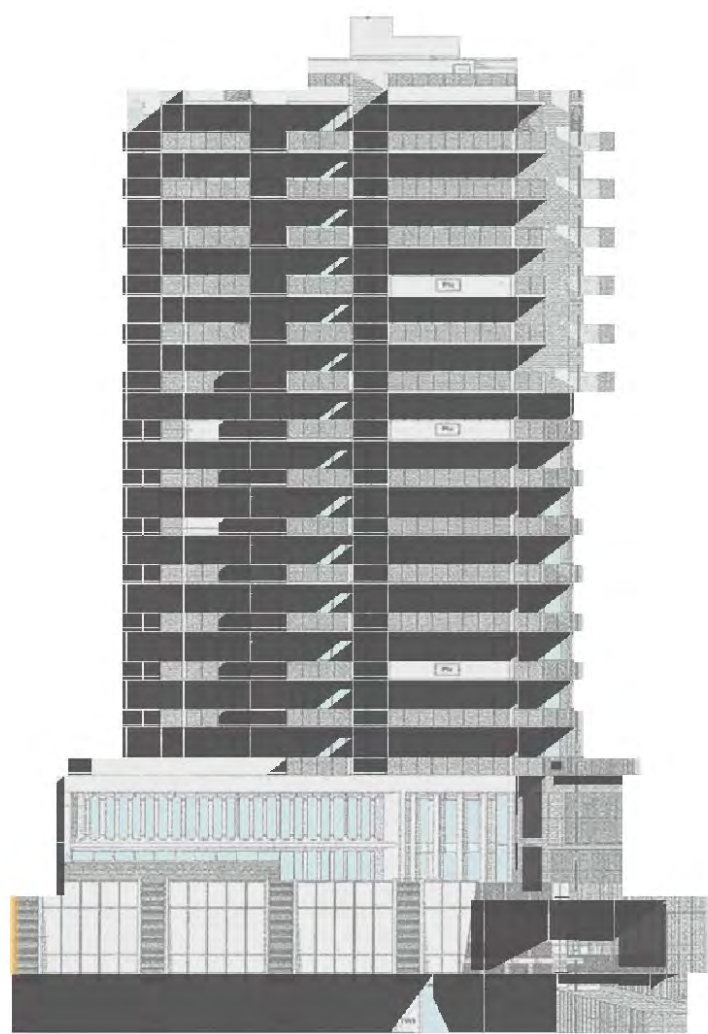
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1:500



NORTH ELEVATION – MARCH 21, 12:00PM
1:500



NORTH ELEVATION – MARCH 21, 1:30PM
1:500



NORTH ELEVATION – MARCH 21, 3:00PM
1:500



EAST ELEVATION – MARCH 21, 9:00AM
1:500



EAST ELEVATION – MARCH 21, 10:30AM
1:500



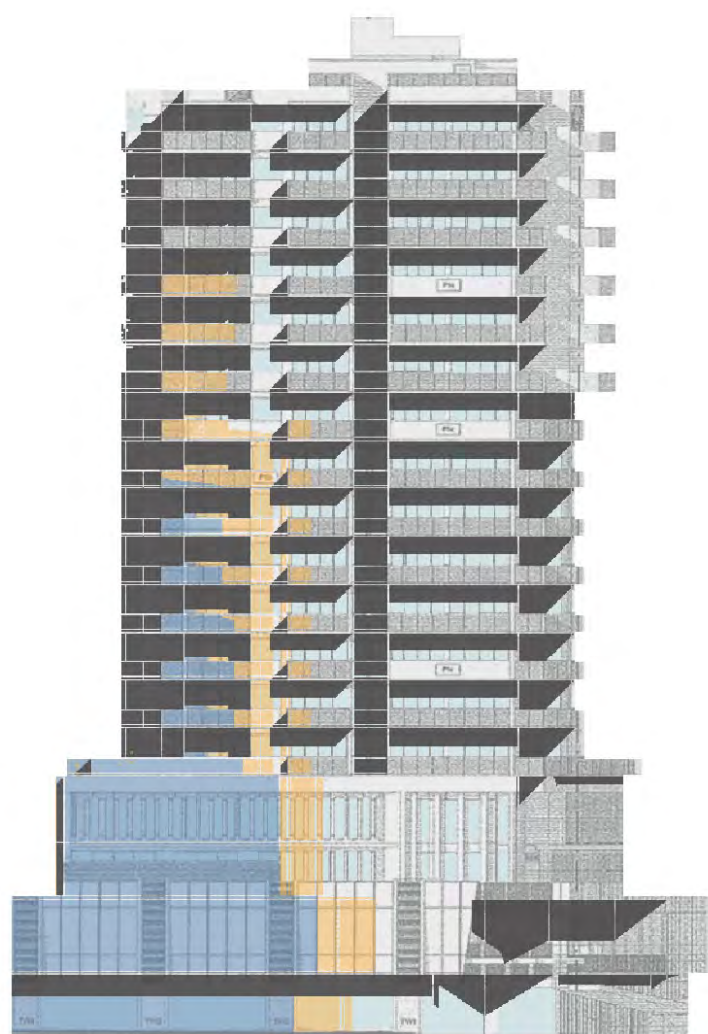
NORTH ELEVATION – JUNE 21, 9:00AM
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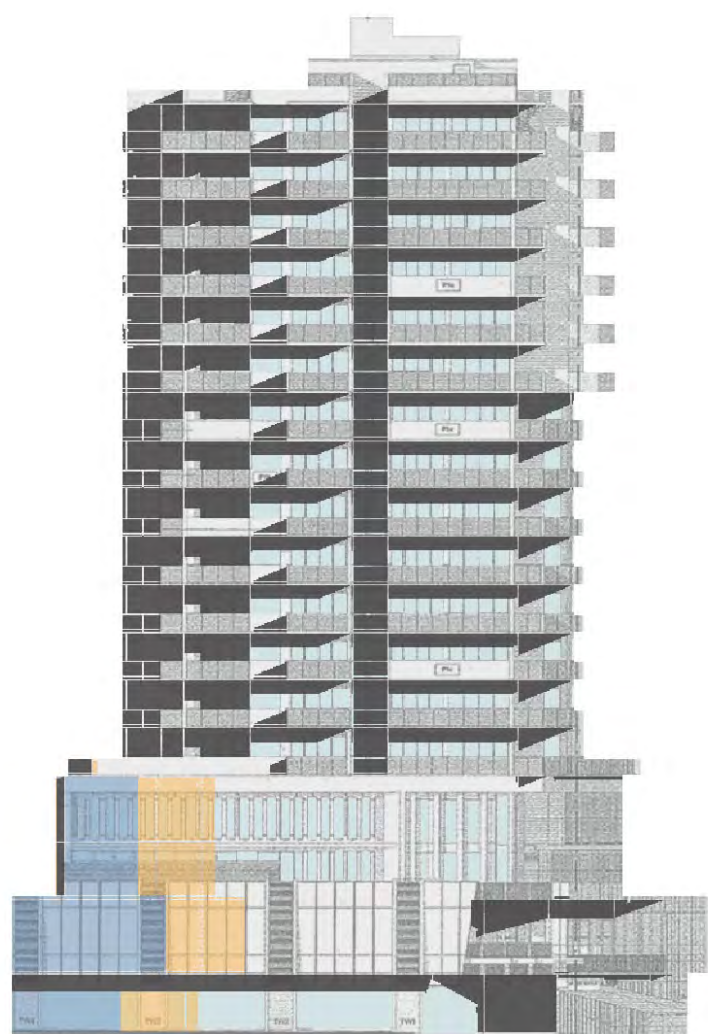
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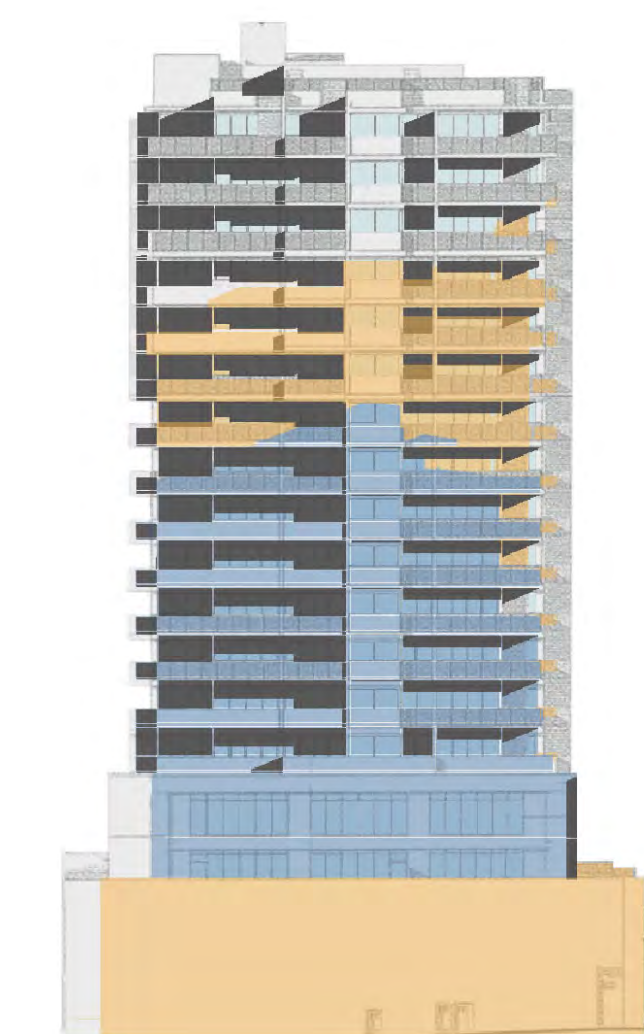
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1:500



NORTH ELEVATION – JUNE 21, 1:30PM
1:500



NORTH ELEVATION – JUNE 21, 3:00PM
1:500



EAST ELEVATION – JUNE 21, 9:00AM
1:500



EAST ELEVATION – JUNE 21, 10:30AM
1:500

01 OVERSHADOWING ANALYSIS – 157 REDFERN STREET
1:500

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12/03/2015 S96 Issue
11/06/15 S96 Issue

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PLANNING
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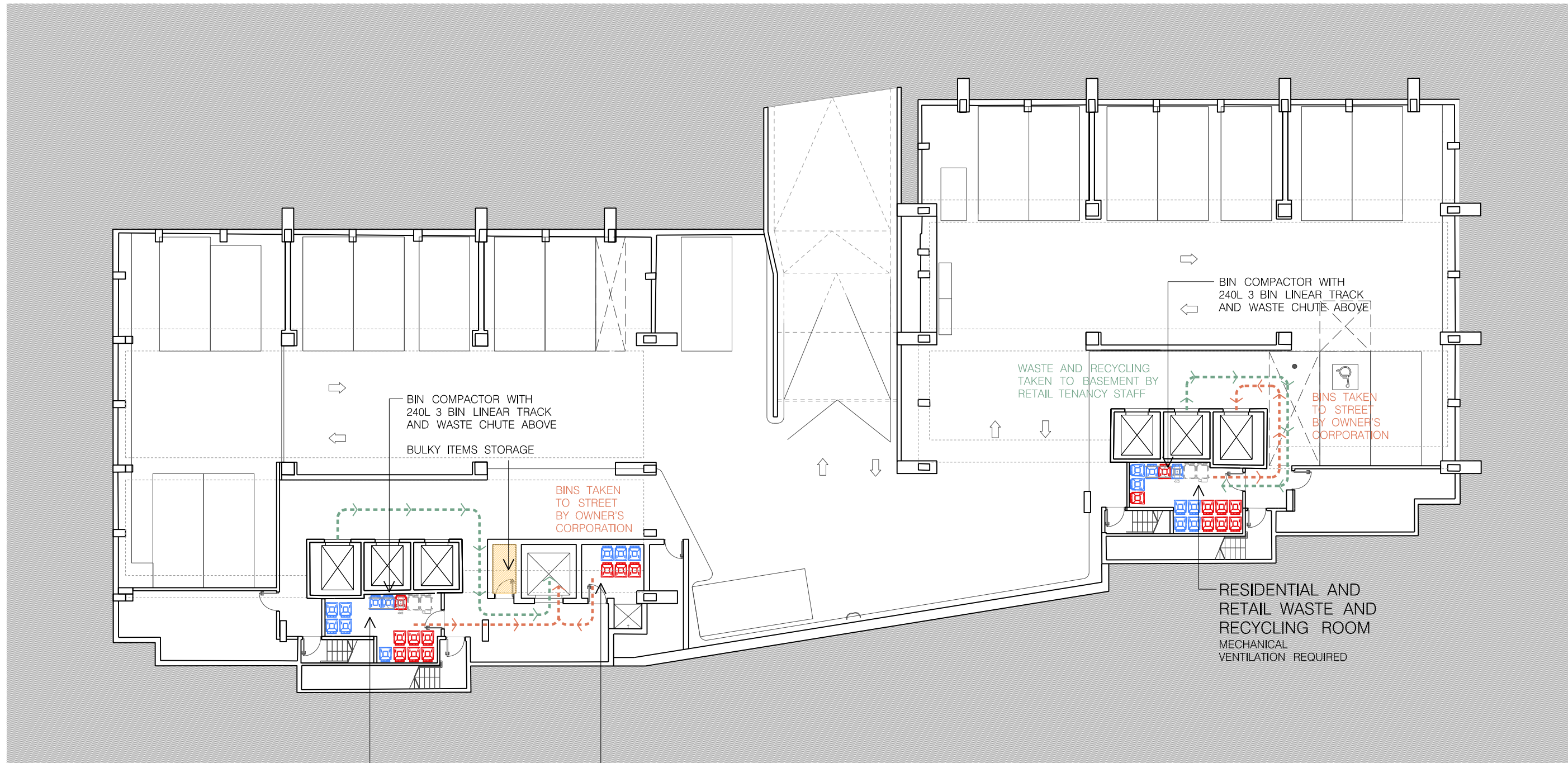
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CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

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LAWSON SQUARE PTY LTD.
SCALE:
1:2000 @ A1
DATE:
DECEMBER 2015
DRAWN BY:
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FM
CHECKED 2:
APPROVED:

LEGEND
SHADOWS CAST BY
EXISTING TOWERS
ADDITIONAL SHADOW
CAST BY PROPOSAL
REDUCTION IN
SHADOW
SHADOWS CAST BY
BUILDING ON ITSELF

DRAWING:
OVERSHADOWING
ANALYSIS – SHEET 1
DRAWING No:
S96 – 1503
ISSUE:
C

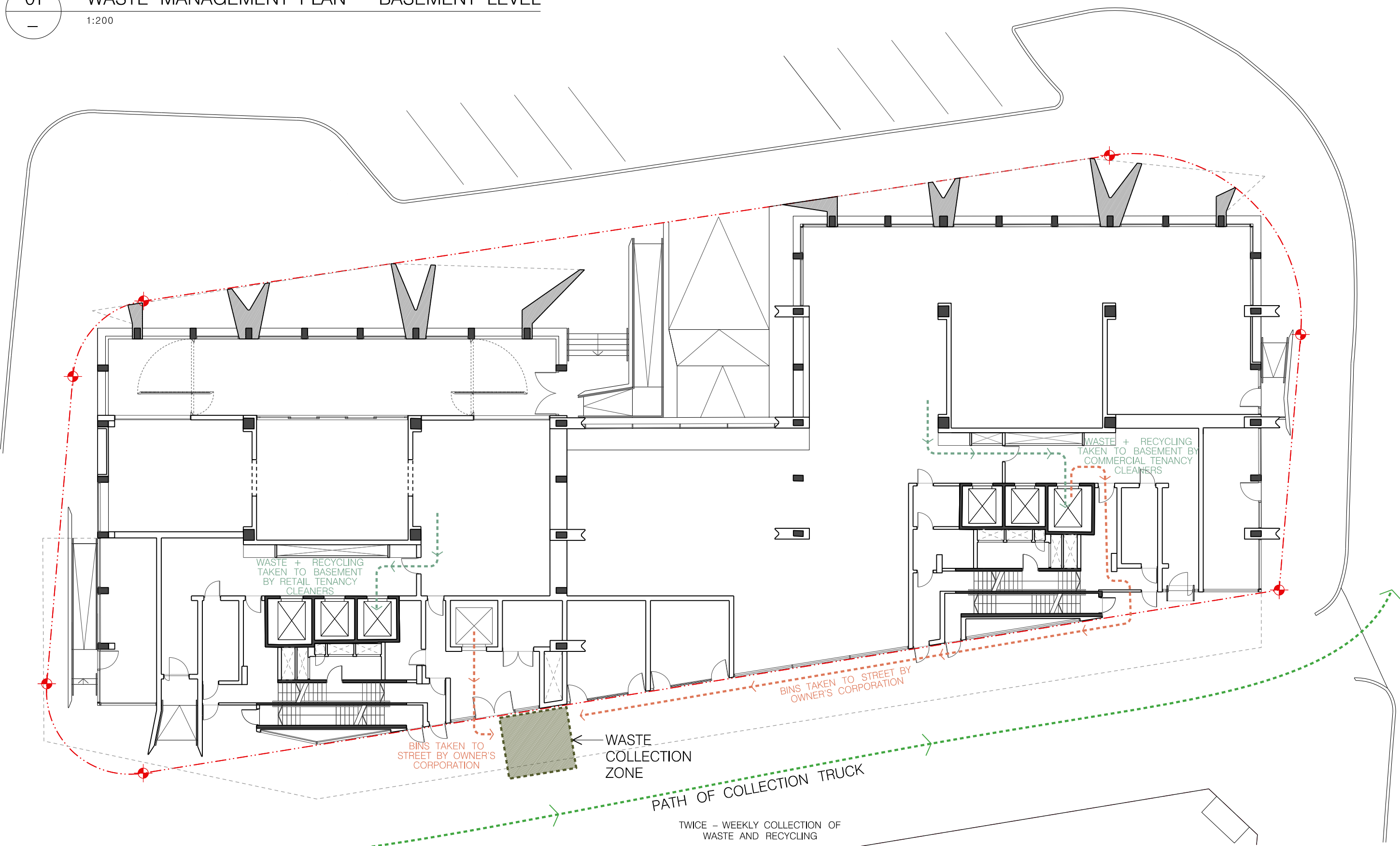
JOB No:
5578



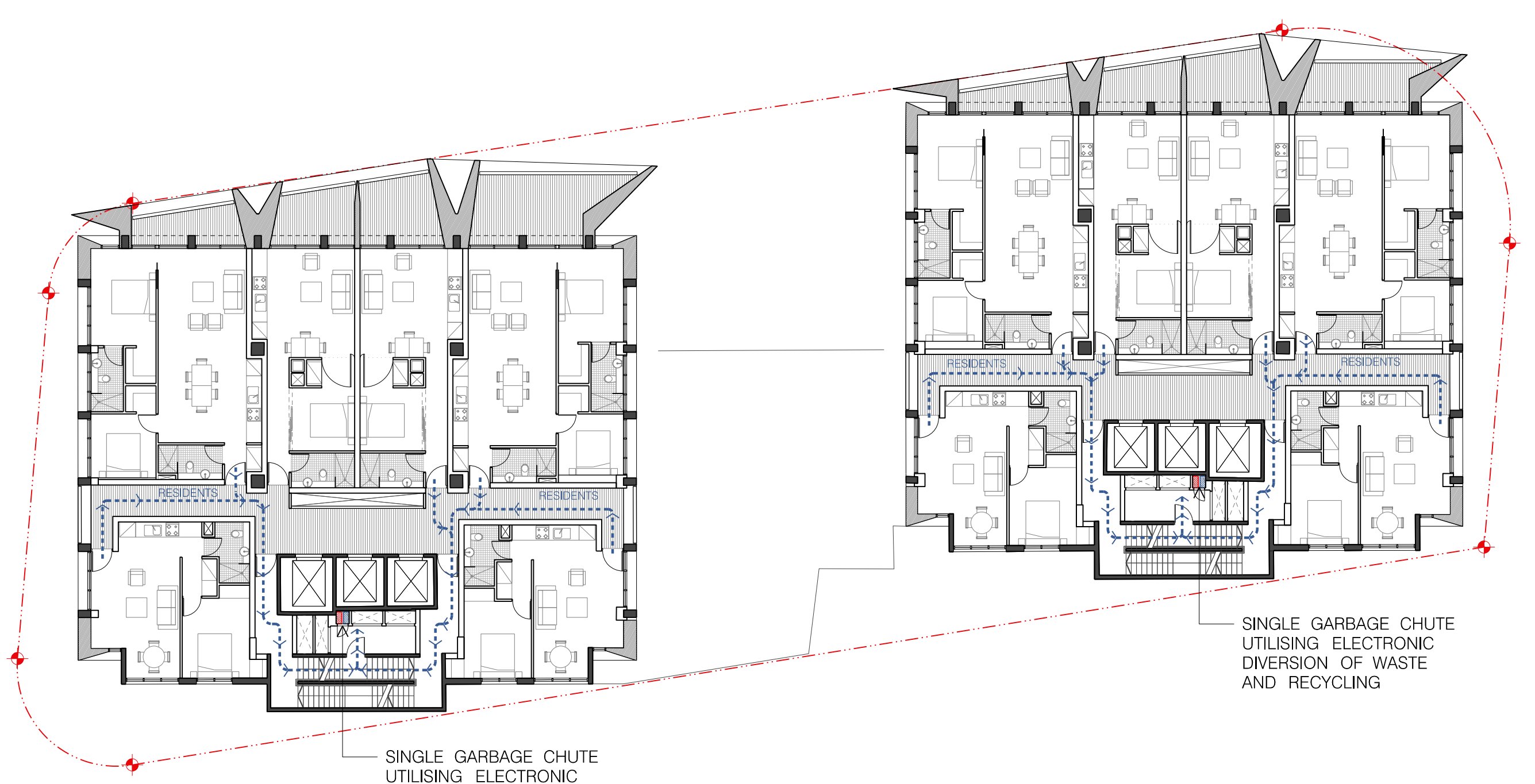
RESIDENTIAL WASTE AND RECYCLING ROOM
MECHANICAL VENTILATION REQUIRED

COMMERCIAL WASTE AND RECYCLING ROOM
TAP PROVIDED FOR CLEANING OF BINS

01 WASTE MANAGEMENT PLAN – BASEMENT LEVEL
1:200



02 WASTE MANAGEMENT PLAN – GROUND FLOOR
1:200



SINGLE GARBAGE CHUTE UTILISING ELECTRONIC DIVERSION OF WASTE AND RECYCLING

SINGLE GARBAGE CHUTE UTILISING ELECTRONIC DIVERSION OF WASTE AND RECYCLING

03 WASTE MANAGEMENT PLAN – TYPICAL RESIDENTIAL LEVEL
1:200

PROJECTED WASTE GENERATION CALCULATIONS

RESIDENTIAL

GARBAGE /WASTE TOWERS 1 & 2	
NUMBER OF UNITS	162 UNITS
WASTE GENERATION RATE (PER UNIT PER WEEK)	80L
COMBINED WASTE GENERATION (PER WEEK)	80L x 162 UNITS = 12,960L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	(12,960L /240L)/2 = 27 BINS
TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	14 BINS
STORAGE AREA PROVIDED	15 SQM

CO-MINGLED RECYCLING

NUMBER OF UNITS	162 UNITS
RECYCLING GENERATION RATE (PER UNIT PER WEEK)	40L
COMBINED RECYCLING GENERATION (PER WEEK)	40L x 162 UNITS = 6,480L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS PROVIDED (BASED ON 240L BINS - NOT COMPACTED)	6,480L /240L/2 = 13.5 BINS
TOTAL BINS PROVIDED (BASED ON 240L BINS - NOT COMPACTED)	14 BINS
STORAGE AREA PROVIDED	15 SQM

COMMERCIAL

GARBAGE /WASTE	
AREA GROUND LEVEL (TOWER 2)	473m ²
AREA LEVELS 1-4	430m ² X 4 = 1,720m ²
TOTAL COMBINED AREA	530m ² + 1,820m ² = 2,193m ²
WASTE GENERATION RATE (PER WEEK)	10L PER 100m ² PER DAY = (10 x 21.93) x 5 = 1,097L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS REQUIRED (NO COMPACTION)	(1,097 /240) /2 = 2.3
TOTAL BINS PROVIDED	3 BINS
STORAGE AREA PROVIDED	4.5 SQM

CO-MINGLED RECYCLING

AREA GROUND LEVEL (TOWER 2)	473m ²
AREA LEVELS 1-4	430m ² X 4 = 1,720m ²
TOTAL COMBINED AREA	473m ² + 1,720m ² = 2,193m ²
WASTE GENERATION RATE (PER WEEK)	10L PER 100m ² PER DAY = (10 x 21.93) x 5 = 1,097L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	(1,097 /240) /2 = 2.3
TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	3 BINS
STORAGE AREA PROVIDED	4.5 SQM

RETAIL

GARBAGE /WASTE	
AREA GROUND LEVEL (TOWER 1)	297m ²
WASTE GENERATION RATE (PER WEEK)	50L PER 100m ² PER DAY = (50 x 2.97) x 7 = 1,040L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	(1,040 /240) /2 = 2.1
TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	1 BIN
STORAGE AREA PROVIDED	7.5 SQM

CO-MINGLED RECYCLING

AREA GROUND LEVEL (TOWER 1)	297m ²
WASTE GENERATION RATE (PER WEEK)	50L PER 100m ² PER DAY = (50 x 2.97) x 7 = 1,040L
COLLECTION FREQUENCY (PER WEEK)	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	(1,040 /240) /2 = 2.1
TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	1 BIN
STORAGE AREA PROVIDED	7.5 SQM

BULKY ITEMS STORAGE

STORAGE AREA PROVIDED | 8 CUBIC METRES

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:

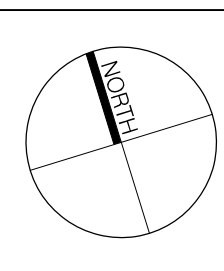
WASTE GENERATION RATES DERIVED FROM COUNCIL OF THE CITY OF SYDNEY - POLICY FOR WASTE MINIMISATION IN NEW DEVELOPMENTS COUNCIL OF THE CITY OF SYDNEY

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

0 5 10m

Drawing Original Size

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SCALE:
1:200 @ A1
DATE:
DECEMBER 2015
DRAWN BY:
RY/ES
CHECKED 1:
FM
CHECKED 2:
APPROVED:

DRAWING:
WASTE MANAGEMENT PLAN
DRAWING No:
S96 - 1851
ISSUE:
C

JOB No:
5578