

3 March 2016
5578

Ms Natasha Harras
Team Leader
Modification Assessments
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Harras,
RE: 1 Lawson Square Redfern 2016

We refer to your email of 29 February 2016 wherein you request further consideration and a response to the review by the Department of Planning and Environment to the Section 96 drawings (Issue E) lodged with the department on the 26 February 2016. You have requested that we provide a response to concerns raised by the Department of Planning and Environment.

We herein provide our response to these matters.

Department of Planning and Environment comments prepared by Natasha Harras

- 1. Concern is raised with the adequacy of the balconies for the two bedroom units on the northwest corner of tower 2 to provide adequate useable amenity space to service a two bedroom apartment. The arguments put forward in support of the smaller balconies are not accepted noting that:*
 - *At the upper levels, road or rail noise is not an issue;*
 - *The original wind impact assessment did not find any problems with wind to these balconies (only the south facing balconies); and*
 - *The balconies as approved are of an acceptable size.*

Response: The subject 2 bedroom apartments to the northwest corner of both towers have been amended to provide 10sqm of balcony space. The balconies now satisfy the minimum requirements under the Apartment Design Guide. Please refer to the revised S96 drawings for further detail.

- 2. The Redfern Street Laneway is a key frontage and as approved, the level of activation is already very low. It was only accepted due to location of the existing services which the proponent advised precluded any further activation. The Department is not supportive of any further reduction in the level of activation of the laneway compared to the approved scheme. Ideally the substations should be internal to the site as approved, but if that is not possible, it may be necessary to consider locating them sympathetically on another frontage.*

Response: The current approval was based on high level advice received from the electrical consultant at the time indicating that the existing internally located substation had the capacity to power both towers subject to Ausgrid confirmation. Ausgrid have since confirmed that the existing substation will not be suitable to power the proposed development. Note the following reasons that led to the substations being located where they are currently proposed:

- 1. Internally located substations no longer comply with Ausgrid's current standards as they are now required to have access to natural ventilation on the façade.*
- 2. Two substations are required since the construction of the towers will be staged; the staging of the towers is required since tower 2 will need to be completed first in order for NSW police to move from tower 1 into tower 2.*

LEVEL 9
219 CASTLEREAGH ST
SYDNEY NSW 2000

Director:
Angelo Candalepas

Principal:
Evan Pearson

Senior Associate:
Adrian Curtin

Associates:
Felipe Miranda
Nichole Darke
Jemima Retallack

Angelo Candalepas and
Associates Pty Limited
ABN 45 070 219 288

www.candalepas.com.au
info@candalepas.com.au

+61 (0)2 9283 7755

Nominated Architect:
Angelo Candalepas
Registration No NSW 5773
Registration No VIC 17978
Registration No WA 2405

3. Ausgrid requires substations to be no more than 190mm above the adjacent footpath. This precludes them being located on the north façade, western façade and the eastern façade due to the elevated height of the existing ground floor slab.
4. In previous comments provided the department and the city of Sydney, it was requested that we provide on-grade entry to the proposed café on the south west corner and remove entry ramps where possible to improve street activation.
5. Ausgrid's current standards require that substations cannot be located in close proximity to windows/ entry points and ventilation points.

The location of the proposed substations balances the significant urban design/ street activation concerns with Ausgrid's substation design requirements. We share the concerns raised by the department with regard to the street activation of Redfern Street Laneway, however we believe that the proposed laneway façade design is the best possible outcome considering the constraints discussed above.

3. *Could you identify how the south facing units have increased in size? We can't identify where the change is by viewing the plans*

Response: The walls surrounding the apartment were designed to be 250mm structural concrete walls at lodgement. We have worked with the structural engineer to remove these structural walls; the walls are now a 135mm wall system. This change provided an additional 2sqm to the area of these apartments.

We trust the above meets with your positive consideration as to the Section 96. Please do not hesitate to contact the undersigned should you require clarification relating to this correspondence and its enclosures.

Yours faithfully,
CANDALEPAS ASSOCIATES



Felipe Miranda
Associate

DELIVERED BY: EMAIL ONLY

ENCL. S96 DRAWINGS – ISSUE F