

26 February 2016
5578

Ms Fiona Gibson
Planner
Modification Assessments – Planning Services
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Gibson,
RE: 1 Lawson Square Redfern 2016

We refer to your email of 10 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 C) lodged with the department on the 7 December 2015. You have requested that we provide a response to comments raised by both Russell Hand at the City of Sydney and additional matters raised by the Department of Planning and Environment.

We herein provide our response to these matters. We provide our response to the City of Sydney comments, followed by our response to the comments made by the department.

City of Sydney comments prepared by Russell Hand, Senior Planner

- 1. The Department is requested to review visual privacy between the two towers. Screening has been removed between the towers and there are habitable rooms facing each other with windows that would not comply with building separation standards.*

Response: Screening between towers has been reinstated to the proposed development. The proposed screens are made from Glass Reinforced Concrete (GRC) and have a similar effect as the currently approved concrete blockwork screening. The GRC screens are utilised throughout where visual privacy between towers and neighbouring buildings is required. Please refer to drawing SK-03 for further detail.

- 2. Northern balconies on both towers should remain an overhang of the building as opposed to the columns hitting the ground. The drawings call these columns "blade walls" despite their heavy appearance. The shape of the columns creates CPTED issues in that hollow recesses, alcoves and corners allow concealment opportunities and blocking of street surveillance. Lightweight blade walls that commence from Level 1 and above are favoured. An alternate appears to be tapering the profile of the columns where they hit the ground so that alcoves and concealment opportunities are minimised.*

Response: The ground floor/ public domain plan has been reconsidered to adopt the comments raised by the City of Sydney. The current 'hollow recesses/ alcoves' have been removed in lieu of glazing that extends to the perimeter of the building form. Please refer to drawing SK-04 for further detail.

- 3. The façade materials on the southern elevations of both towers is not documented and appears to be painted concrete. The fire stair external walls are hatched dark grey but no material is noted in terms of finish or cladding. As these stairwells occupy a great deal of the laneway frontage and will be highly visible from surrounding development, the materials require resolution. With the current approval these external walls are relatively low-key given the complexity of the building geometry. Now the walls are stark and deserving high quality architectural detailing.*

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

Response: The materials to the entire southern elevation have been reconsidered to achieve the desired high quality architectural detailing. GRC screens have been introduced to the south facing units to give the subject façade increased articulation. The stair core expression has been reconsidered with a textural sandblasted finish to the concrete. Please refer to drawing SK-05 for further detail.

4. *Justification for including pedestrian ramps within the future public domain is necessary. Although the ramps are within the site boundaries, building entries should be at grade and any level differences handled within the building. The new ramps at south-western corner of Tower 1 are particularly unresolved. There appears to be a high wall around the eastern retail ramp (as is evident in the photomontages) and an enclosed alcove around the southern residential ramp (evident in the elevations). Both of these create Crime Prevention Through Environmental Design (CPTED) issues in relation to concealment and should be deleted or reimagined in the scheme.*

Response: The pedestrian ramps within the public domain have been reconsidered throughout the proposal. The eastern and western pedestrian ramp have been removed in lieu of 'on grade' entry to the potential café on the south western corner and the lobby entry on the eastern façade. The northern entry ramp has been reconsidered to maximise building surveillance to the ramp from the future retail/ café tenancy. Please refer to drawing SK-04 for further detail.

5. *Reinstatement of a café or food premises tenancy along Redfern Lane between the buildings is desirable for activity and life along the laneway. In exchange for the proposed placement of substations along the lane, the proposal needs to compensate for poor activation. The longevity of the NSW Police using the reformatted commercial tenancy in Tower 2 is not guaranteed, along with the surveillance of the laneway this may create, both physical and perceived.*

Response: Despite the financial advantages of having the proposed substations sitting side by side, they have now been placed in different locations to minimise poor street activation in the laneway. As suggested, the possible café entry has now been located on the southwestern corner with on-grade entry for an improved urban design outcome. Please refer to drawing SK-04 for further detail.

Department of Planning and Environment comments prepared by Fiona Gibson, Planner

1. *Concern is raised with the internal amenity of the revised south-facing One bedroom apartments, noting the approved units all exceeded the size criteria, most provide generous balcony space, and would receive better levels of solar access. Further opportunities to improve the internal amenity of the apartments should therefore be considered.*

Response: The internal amenity of the subject south-facing one bedroom apartment has been improved as they have been reconsidered to meet the minimum size requirements under the Apartment Design Guide (ADG). It should be noted that we have also relocated the living area of Tower 2 south-facing apartments to the western façade so sunlight access to living spaces is maximised as suggested. Please refer to drawing SK-01 for further detail.

2. *Concern is raised with the size of the balconies for the Two-bedroom apartments on the north-west corner of each building. The size of the balconies are inconsistent with the ADG criteria, and would not provide sufficient outdoor space to service a two bedroom apartment.*

Response: The design of these apartments have been reconsidered to increase the balcony area to levels 1 through to 4. Whilst the revised areas do not strictly meet the minimum 10sqm requirement under the ADG, it provides improved amenity to the current proposal. The balconies from level 10 and above have not been modified since the ADG (Objective 4E-1) indicates that 'Balcony use may be limited in some proposals by consistently high wind speeds at 10 storeys or more and close proximity to road, rail or other noise sources'. The site experiences both high wind and close proximity to rail noise sources and amenity is mitigated by providing larger internal unit sizes. Please refer to drawing SK-02 for further detail.

3. *The Department shares the concerns raised by Council regarding reduced privacy between the two towers. Details of the proposed privacy measures should be submitted in order to demonstrate acceptable levels of privacy can be achieved between the two towers.*

Response: Please refer to the response provided to the similar comment made by the City of Sydney above.

4. *Concern is raised with the proposed relocation of the substations, resulting in a reduction in the activation of Redfern Street Laneway. The reinstatement of an active frontage along the laneway is preferred.*

Response: Please refer to the response provided to the similar comment made by the City of Sydney above.

5. *Clarification of the façade treatment and materials schedule is requested as the elevations differ from the photomontage, and some materials not documented.*

Response: We have provided a façade material schedule clearly indicating the material treatment to all facades. Please refer to drawing SK-05 for further detail.

6. *Council's concerns in relation to façade treatments, and protrusion of pedestrian ramps into the public domain also requires further consideration.*

Response: Please refer to the response provided to the similar comment made by the City of Sydney above.

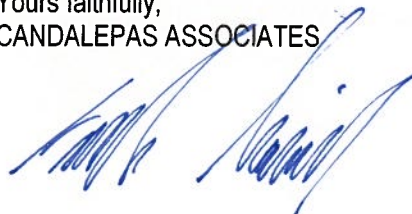
GFA increase

The revised Section 96 drawings indicate a marginal increase to the GFA calculation. It has increased from 12,736sqm to 12,977sqm (an increase of less than 1.9%). This increase is justified as a result of the design modifications raised above. These include eliminating CPTED concerns through the removal of alcoves to the north façade and increasing the area of south facing apartments to minimum ADG requirements.

The additional GFA will have no additional material impacts beyond those considered during the assessment of the original DA. These include no increase to the building envelope, no additional overshadowing to neighbouring buildings, no loss of views to neighbouring buildings, no additional height, increase to car parking and traffic generation.

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. SK-01 INTERNAL AMENITY – 1 BEDROOM APARTMENT
SK-02 INTERNAL AMENITY – 2 BEDROOM APARTMENT
SK-03 INTERNAL AMENITY – VISUAL PRIVACY
SK-04 URBAN DESIGN – PUBLIC DOMAIN
SK-05 URBAN DESIGN – FAÇADE MATERIALS