









1 LAWSON SQUARE
REDFERN

for
LAWSON SQUARE PTY LTD.

CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

SECTION 96 APPLICATION
ISSUE F
03 MARCH 2016

SCHEDULE OF
KEY AMENDMENTS

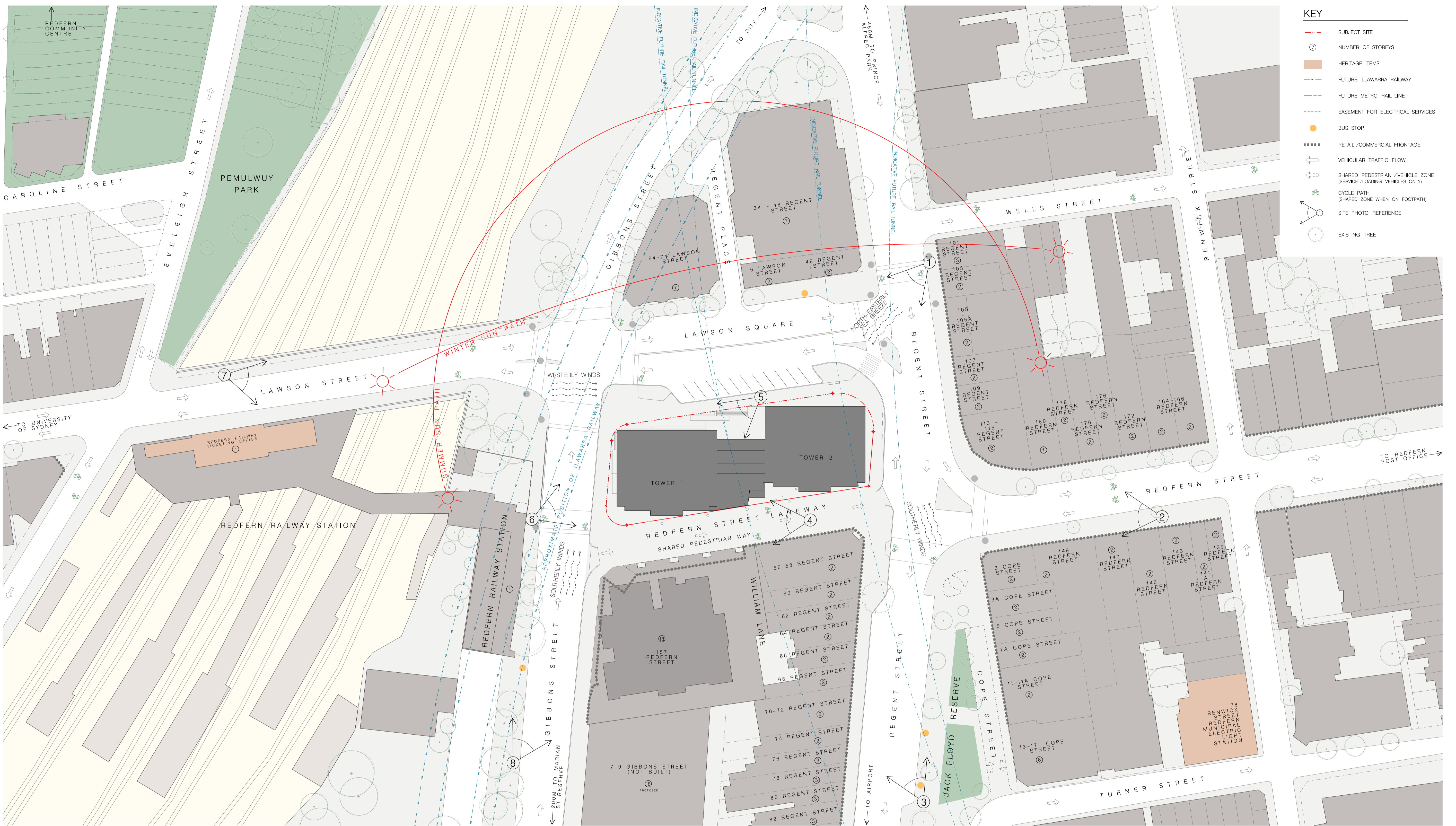
-  1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
-  2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
-  3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
-  4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
-  5 REVISED UNIT MIX & AREAS
-  6 EXISTING SUBSTATION REPLACED WITH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

DRAWING SCHEDULE

S96 0000	COVER SHEET
S96 1001	SITE CONTEXT ANALYSIS
S96 1002	STREETSCAPE ELEVATION
S96 1101	SITE PLAN
S96 1102	BASEMENT & GROUND FLOOR PLAN
S96 1103	LEVEL 1 & TYPICAL LEVEL 2-4 PLANS
S96 1104	LEVEL 5 & TYPICAL LEVEL 6-11 PLANS
S96 1105	LEVEL 12 & LEVEL 13-14 PLANS
S96 1106	LEVEL 15 & LEVEL 16-17 PLANS
S96 1107	ROOF PLAN
S96 1201	SECTIONS – SHEET 1
S96 1202	SECTIONS – SHEET 2
S96 1301	ELEVATIONS – SHEET 1
S96 1302	ELEVATIONS – SHEET 2
S96 1303	ELEVATIONS – SHEET 3
S96 1304	ELEVATIONS – SHEET 4
S96 1401	AREA CALCULATIONS
S96 1501	UNIT SOLAR STUDY
S96 1502	SOLAR & SHADOW STUDIES
S96 1503	OVERSHADOWING ANALYSIS – SHEET 1
S96 1851	WASTE MANAGEMENT PLAN

BASIX Building Fabric Requirements 610.11623 (1 Lawson Square, Redfern)

Element	Material Type	Detail
External walls	Glass reinforced concrete (GRC) panel	GRC panel +R1.5 Bulk Insulation
Internal walls	Plasterboard Power panel + R1.5 Bulk Insulation	Intra-tenancy walls Inter-tenancy walls
Windows	Single glazed Clear Aluminium Frame	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 6.57 and SHGC = 0.74 ±10% Weather stripping fitted on windows
Shading		As indicated on plans
Floor	Concrete slab	Tile (Bathrooms, kitchen, living) Carpet (Bedrooms)
Roof	Concrete roof	Light colour
Skylight	N/A	N/A
Ceilings	Plasterboard	Plasterboard + R3.0 Bulk Insulation
Doors	Solid Timber Door	Front and other doors



- KEY**
- SUBJECT SITE
 - ⑦ NUMBER OF STOREYS
 - HERITAGE ITEMS
 - FUTURE ILLAWARRA RAILWAY
 - FUTURE METRO RAIL LINE
 - EASEMENT FOR ELECTRICAL SERVICES
 - BUS STOP
 - RETAIL / COMMERCIAL FRONTAGE
 - VEHICULAR TRAFFIC FLOW
 - ⇄ SHARED PEDESTRIAN / VEHICLE ZONE (SERVICE / LOADING VEHICLES ONLY)
 - CYCLE PATH (SHARED ZONE WHEN ON FOOTPATH)
 - SITE PHOTO REFERENCE
 - EXISTING TREE



①



②



③



④



⑤



⑥



⑦

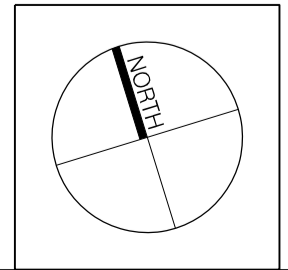


⑧

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Revised	By	Description
1	WJ	Issue for DA
2	WJ	Issue for DA
3	WJ	Issue for DA
4	WJ	Issue for DA

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BASK + ACOUSTIC ENGINEER:
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2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2066
T: 9427 8100

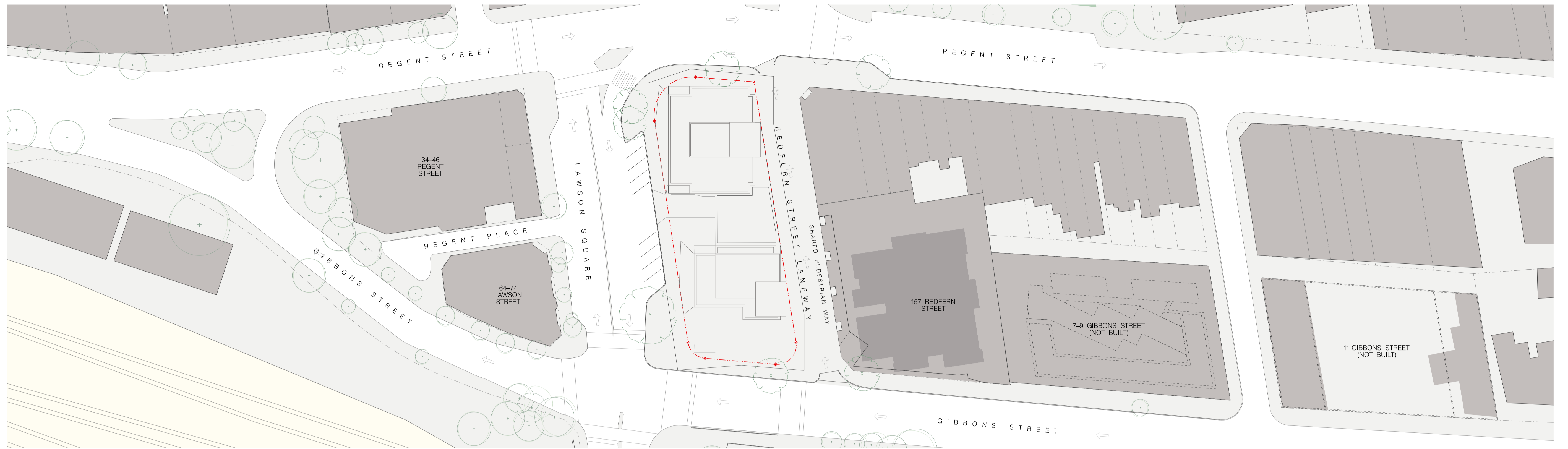
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PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
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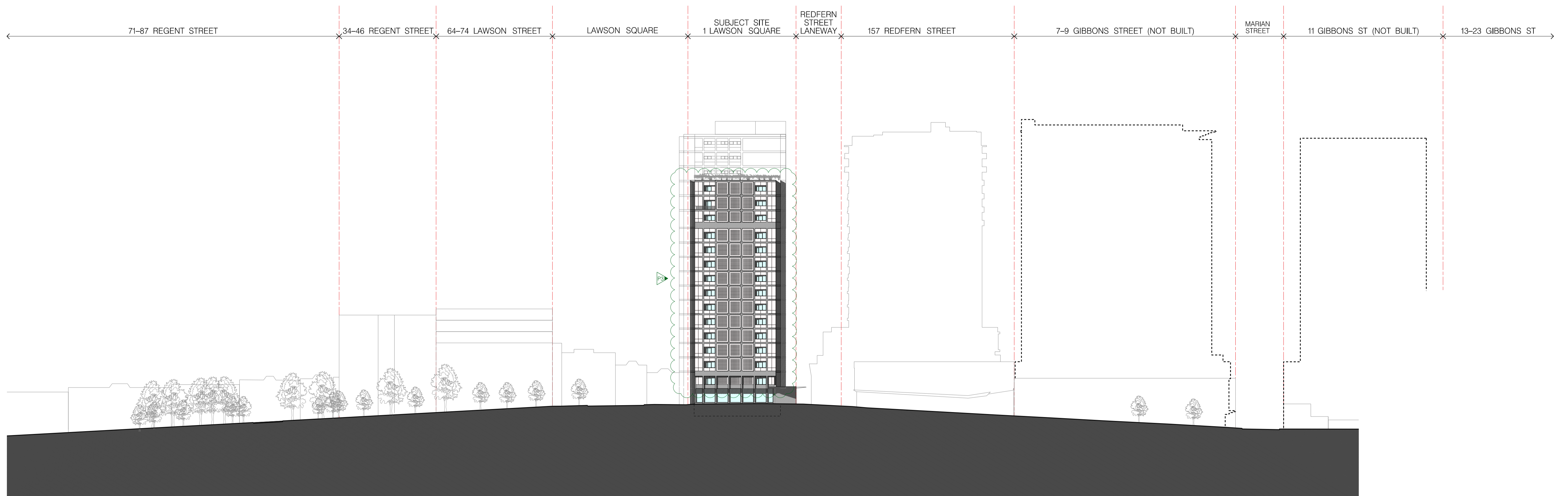
ARCHITECT:
CANDELEPAS ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:500 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
SITE CONTEXT ANALYSIS
DRAWING No: S96 - 1001
JOB No: 15178
ISSUE: F



01 REFERENCE PLAN
1:500



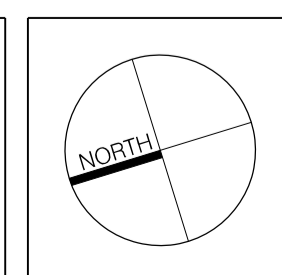
02 STREETScape CONTEXT - GIBBONS STREET ELEVATION
1:500

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Drawing: Original/Size: A1

Issue/Date/Description
 1. 26/02/2016 S01 Issue
 2. 22/04/2016 Storage Modification
 3. 19/03/2016 S02 Issue
 4. 11/05/2016 S03 Issue

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 CHECKED 1: FM
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DRAWING:
STREETScape ELEVATION
 DRAWING No:
S96 - 1002
 ISSUE
F

JOB No:
5578



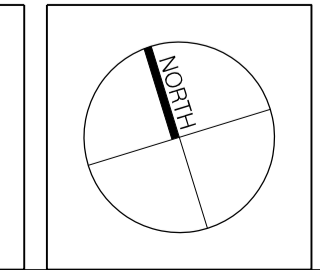
01 PUBLIC DOMAIN PLAN
1:200

SCHEDULE OF KEY AMENDMENTS	
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Issue	Description
1	Initial Issue
2	22.02.2016 S96 Issue
3	15.03.16 S96 Issue
4	11.05.16 S96 Issue
5	11.05.16 S96 Issue

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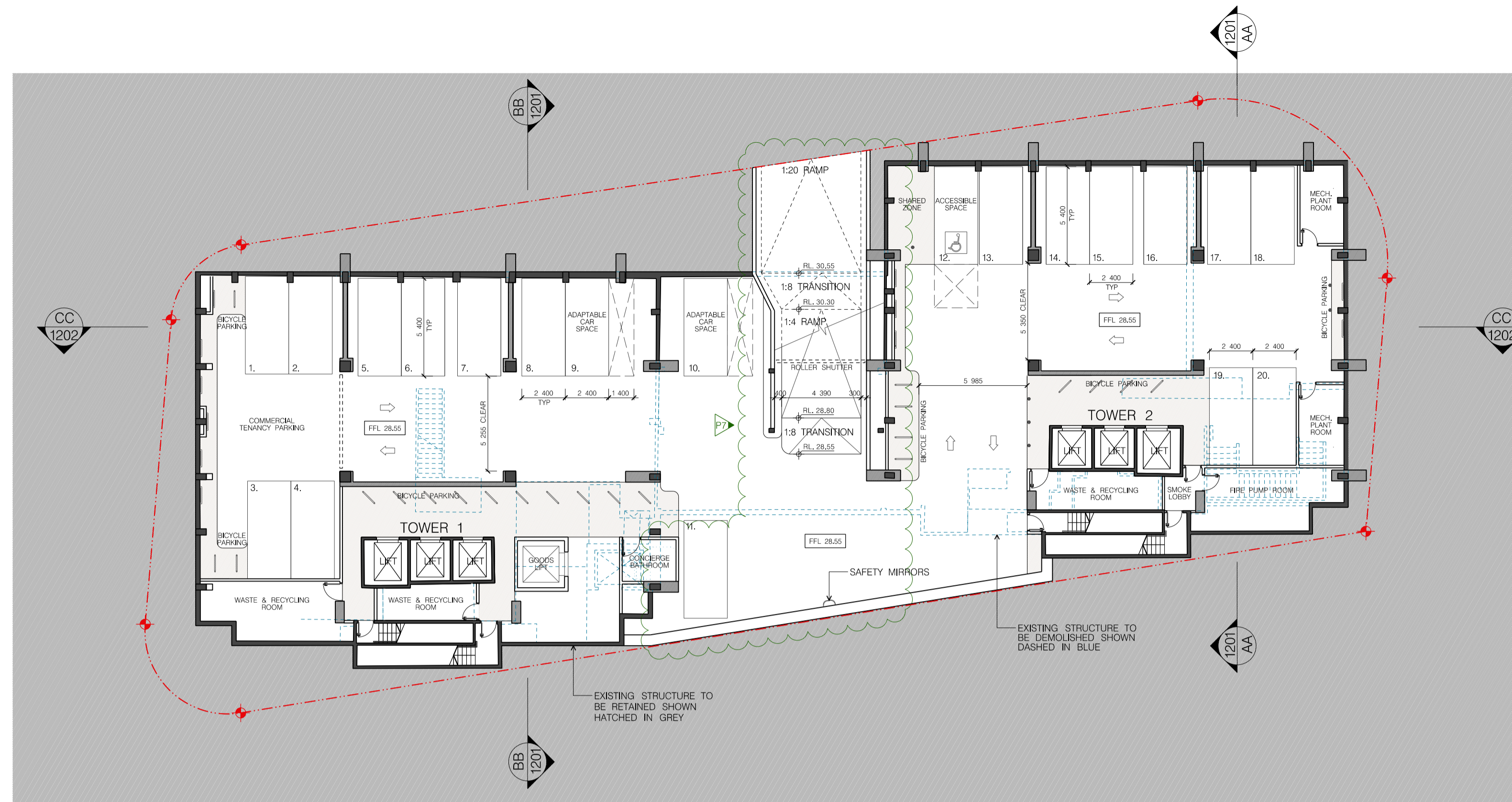
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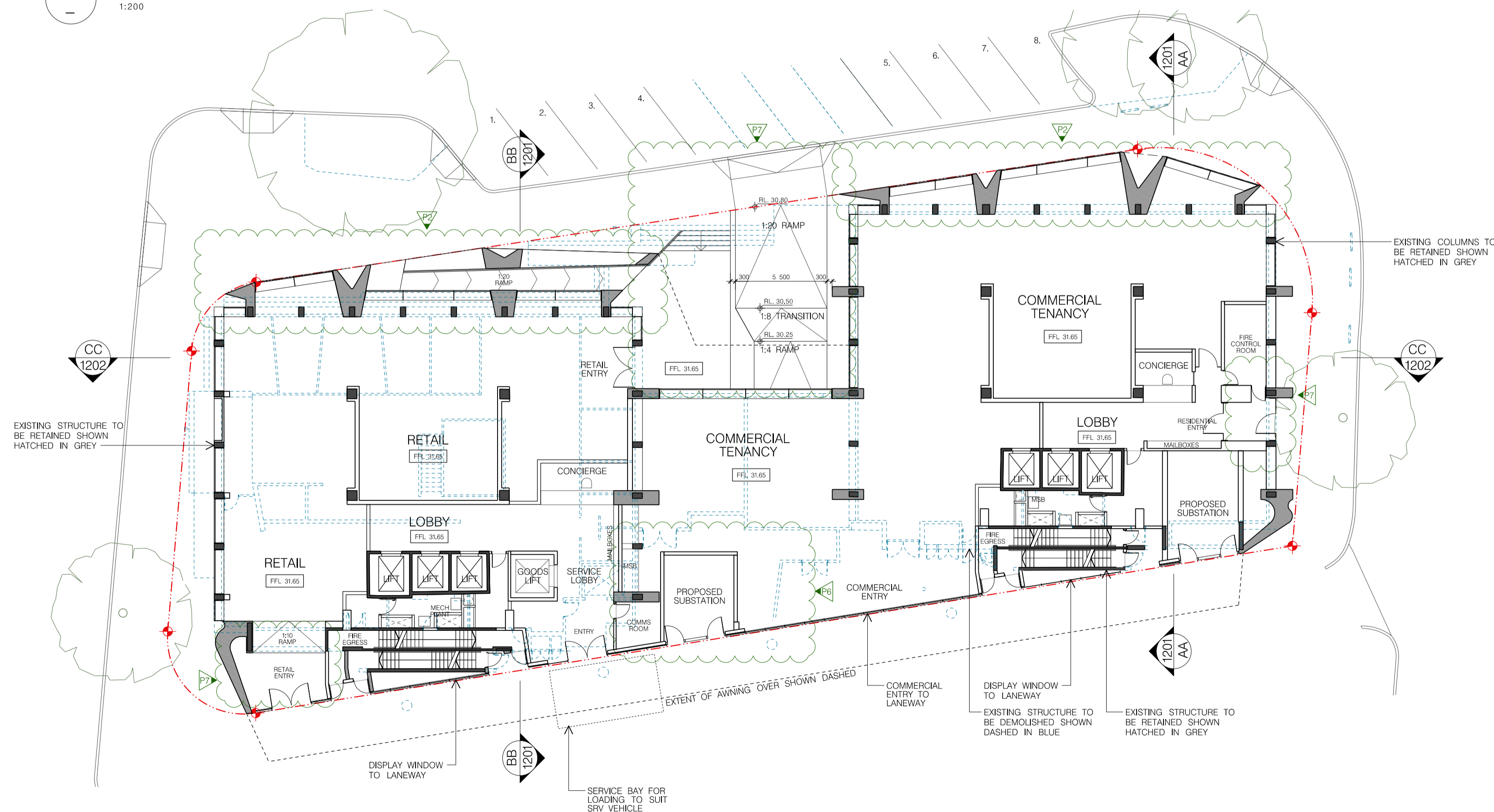
ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:200 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
SITE PLAN
DRAWING No:
S96 - 1101
ISSUE:
F
JOB No:
1578



01 BASEMENT PLAN
1:200



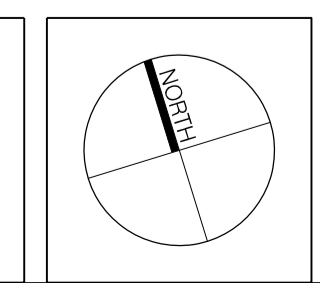
02 GROUND FLOOR PLAN
1:200

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Rev	Date	Description
1	26/02/2016	Issue
2	22/04/2016	Storage Modification
3	15/03/2016	Issue
4	11/05/16	Issue

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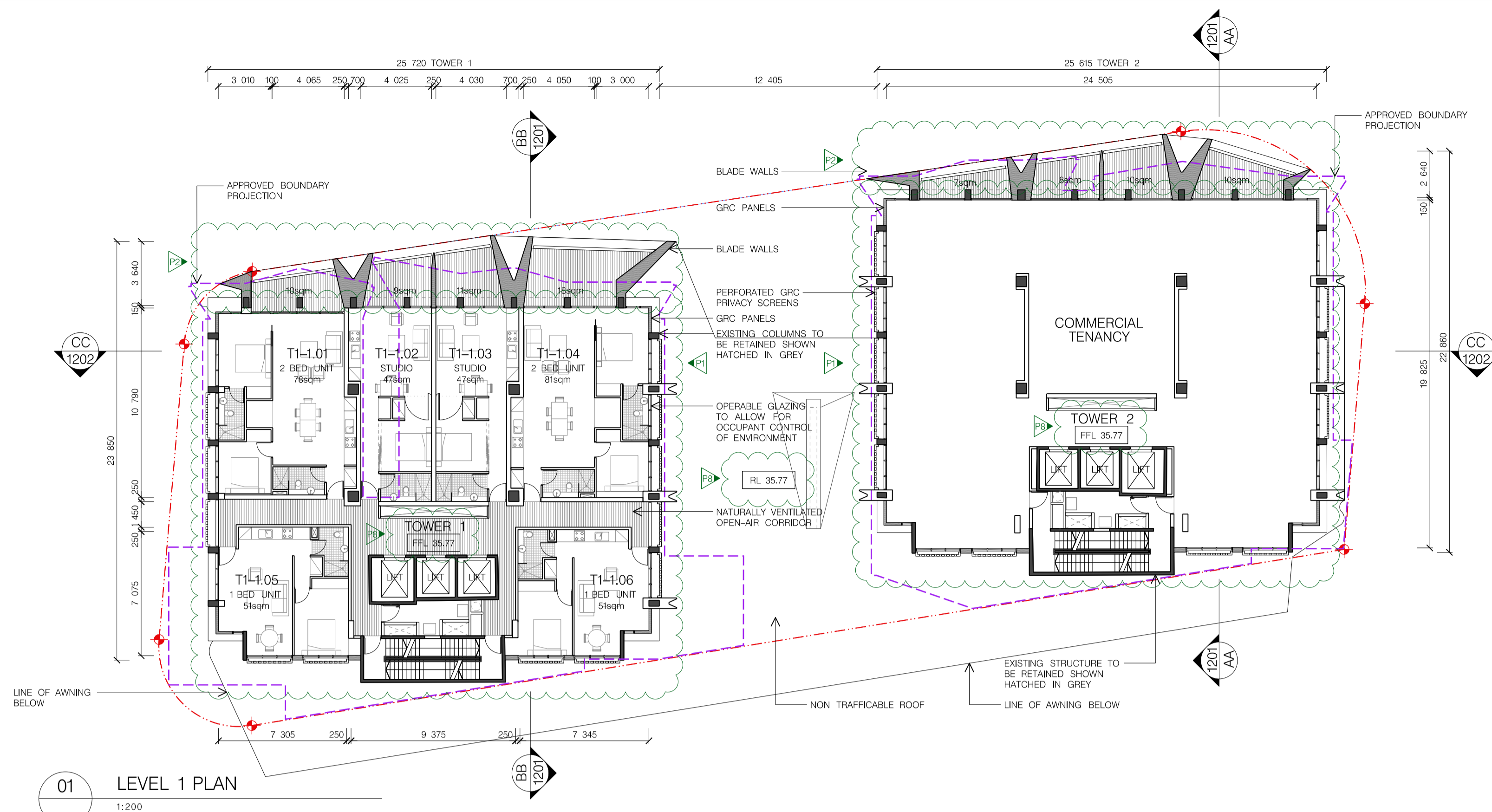
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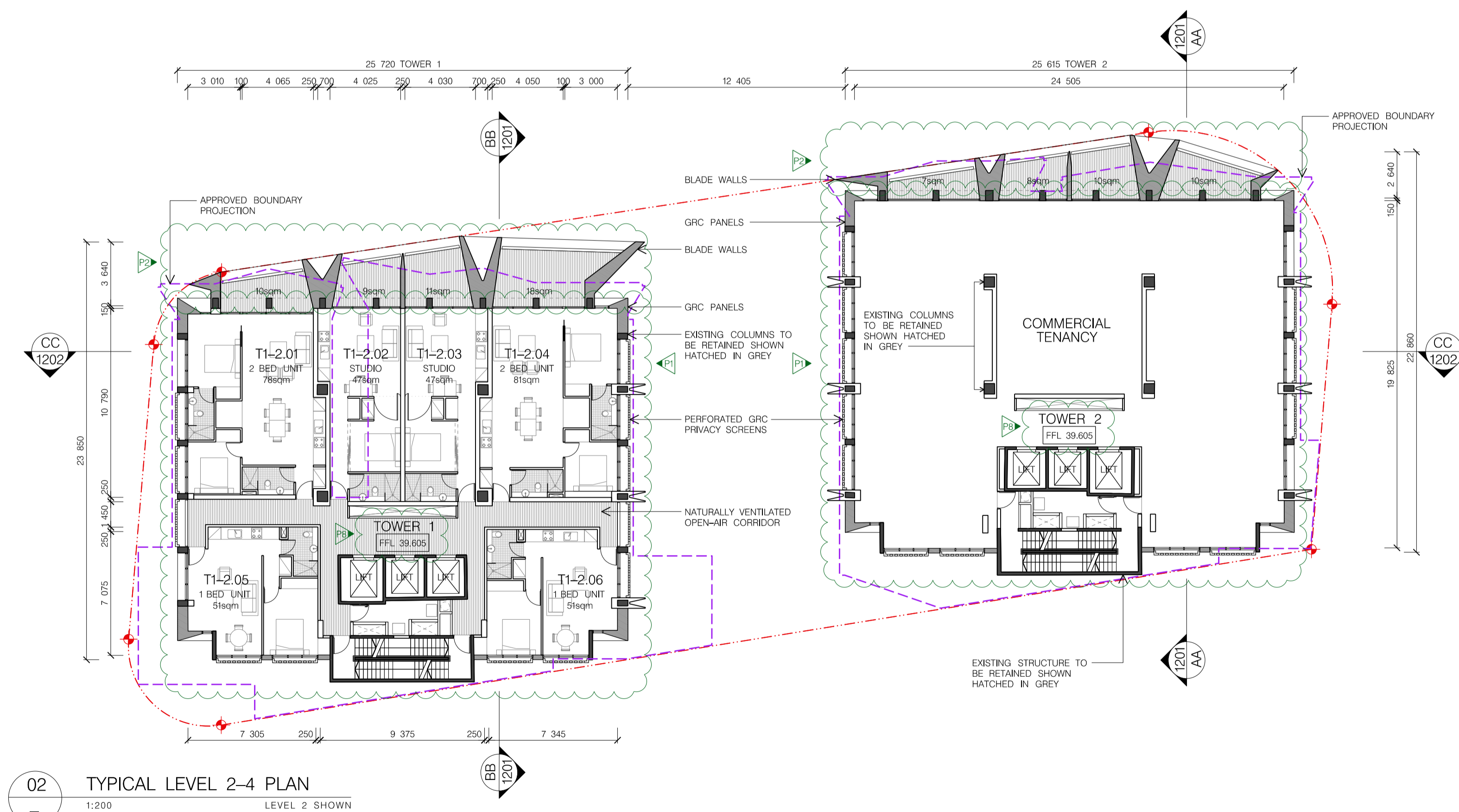
ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN

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1 LAWSON SQUARE, REDFERN
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LAWSON SQUARE PTY LTD.
SCALE:
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MARCH 2016
CAD FILE NO:
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DRAWING:
BASEMENT & GROUND FLOOR PLAN
DRAWING No:
S96 - 1102
ISSUE:
F
JOB No:
5578



01 LEVEL 1 PLAN
1:200



02 TYPICAL LEVEL 2-4 PLAN
1:200
LEVEL 2 SHOWN

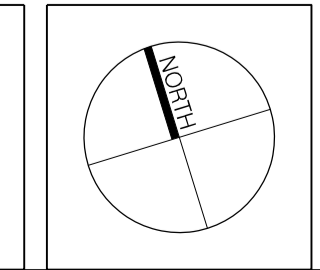
APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

- SCHEDULE OF KEY AMENDMENTS**
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Revised Date Issue
 1. 26/02/2016 S001 Issue
 2. 22/03/2016 S002 Issue
 3. 15/03/2016 S003 Issue
 4. 11/05/2016 S004 Issue

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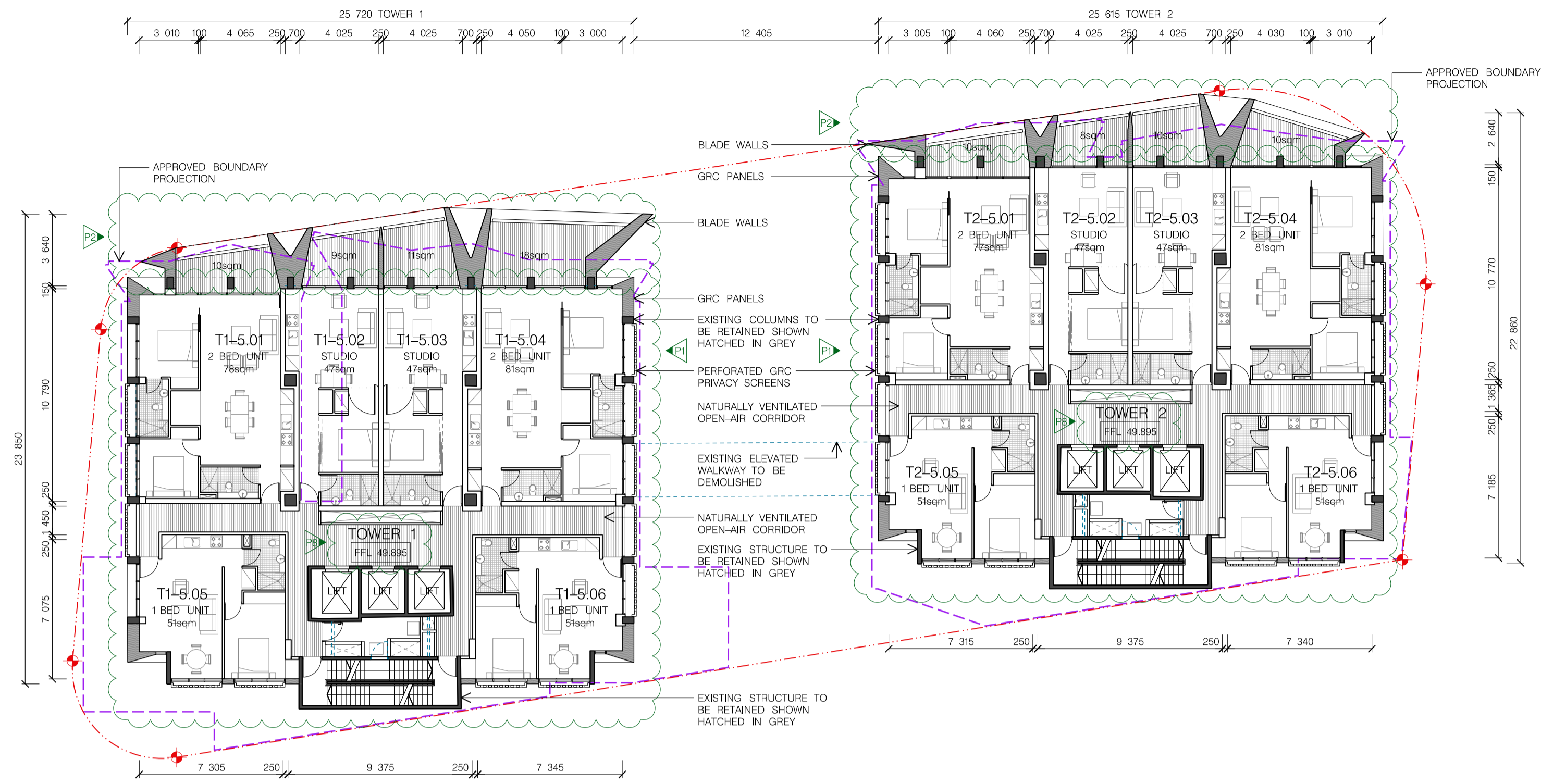
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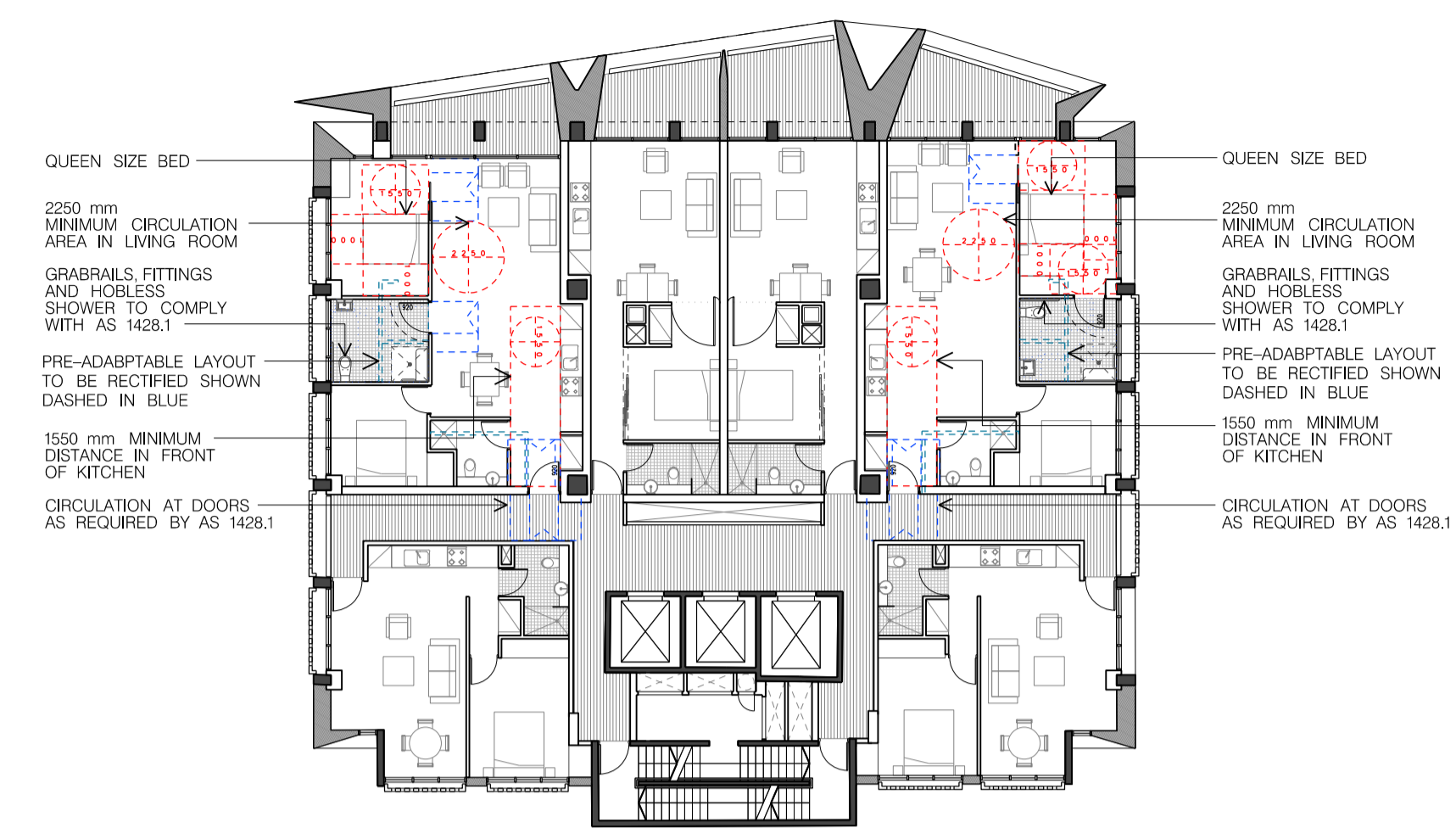
ARCHITECT:
 CANDALEPAS ASSOCIATES
 +
 WENDY LEWIN

PROJECT:
 1 LAWSON SQUARE, REDFERN
CLIENT:
 LAWSON SQUARE PTY LTD.
 SCALE: 1:200 @ A1
 DATE: MARCH 2016
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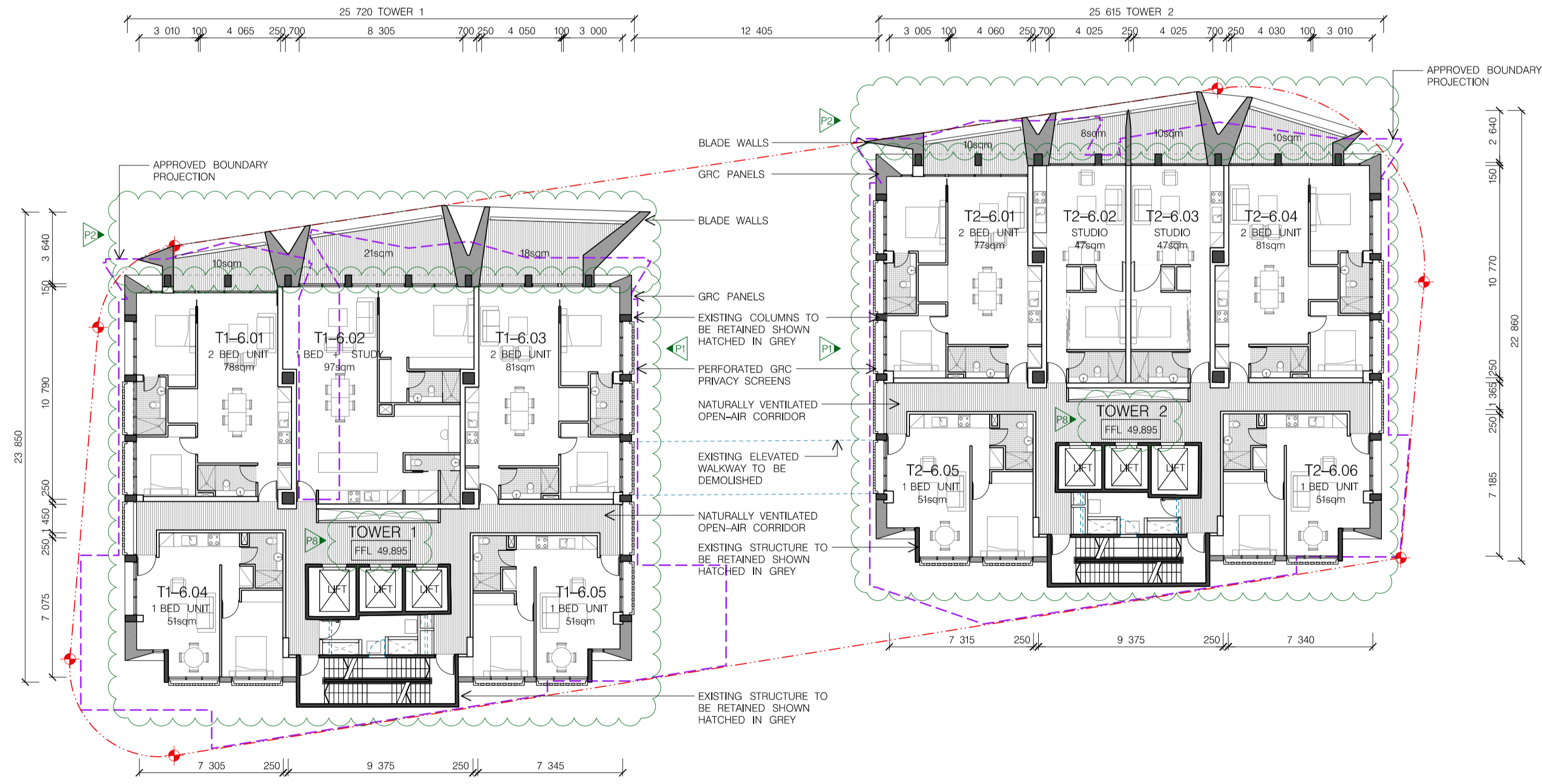
DRAWING:
 LEVEL 1 & TYPICAL LEVEL 2-4 PLANS
DRAWING No:
 S96 - 1103
ISSUE:
 5578
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01 LEVEL 5 PLAN
1:200



02 LEVELS 5-11 ADAPTABLE UNIT PLAN (TYPICAL)
1:200



03 TYPICAL LEVELS 6-11 PLAN
1:200
LEVEL 6 SHOWN

APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

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SCALE:
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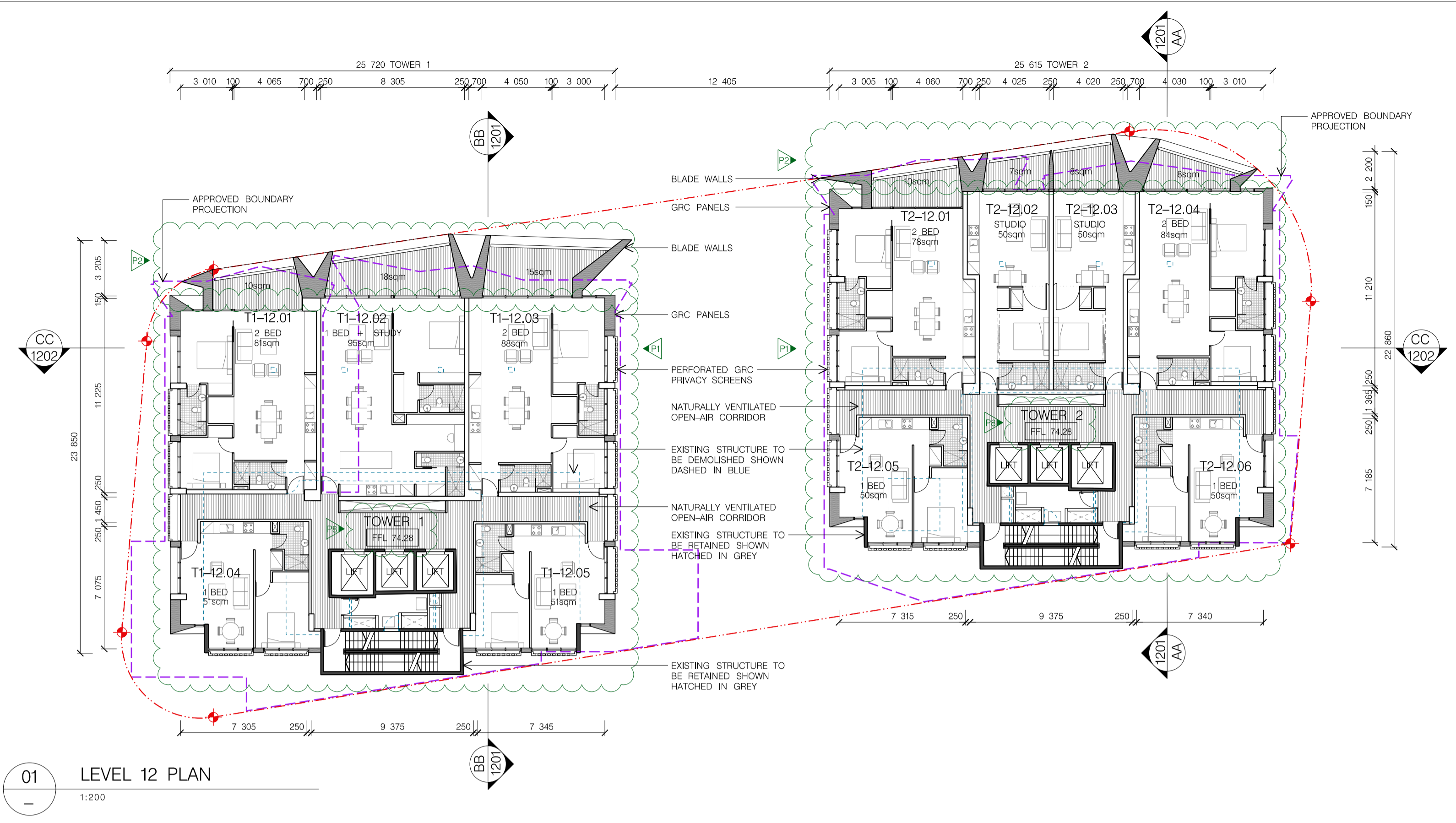
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MARCH 2016

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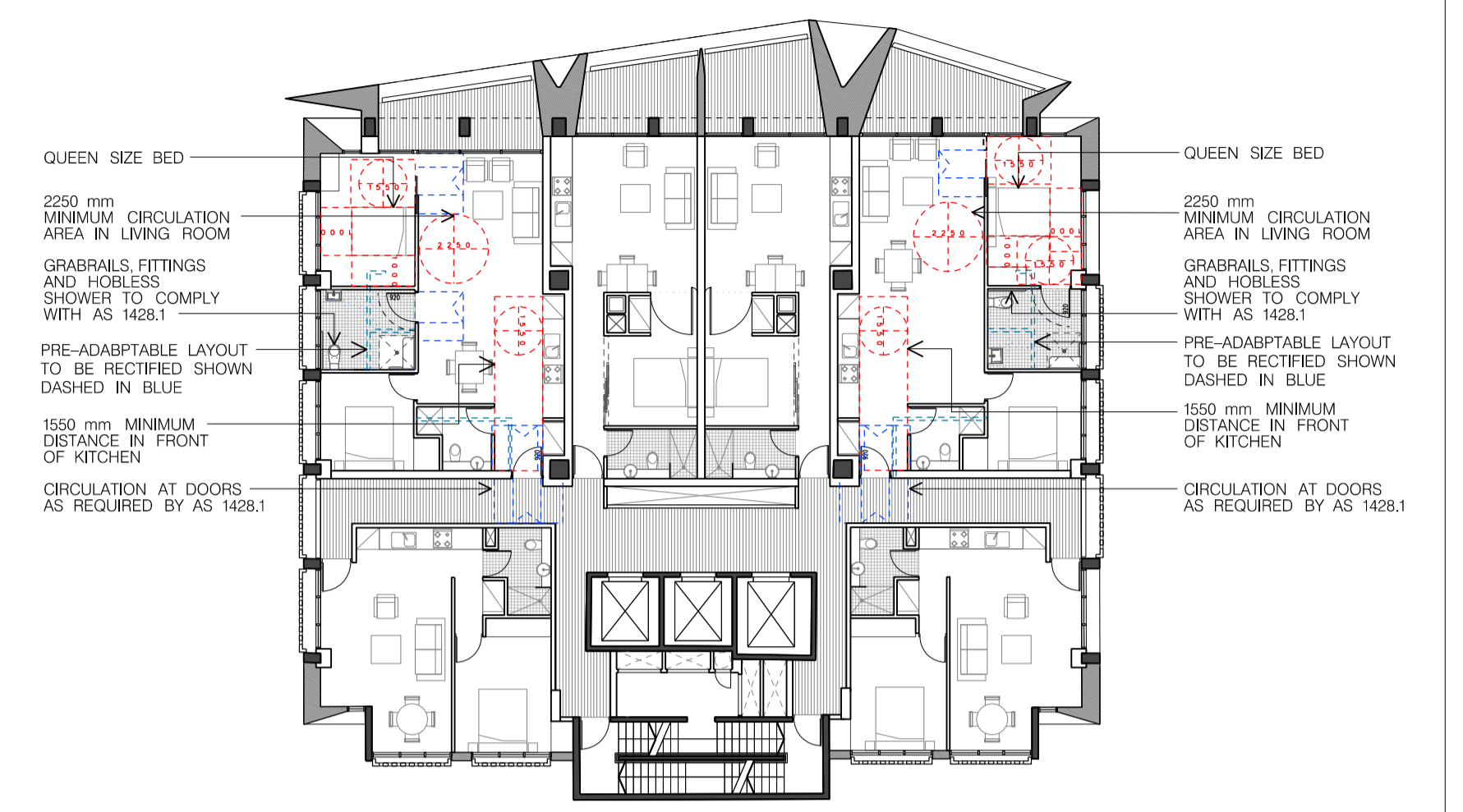
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S96 - 1104

ISSUE No:
5578

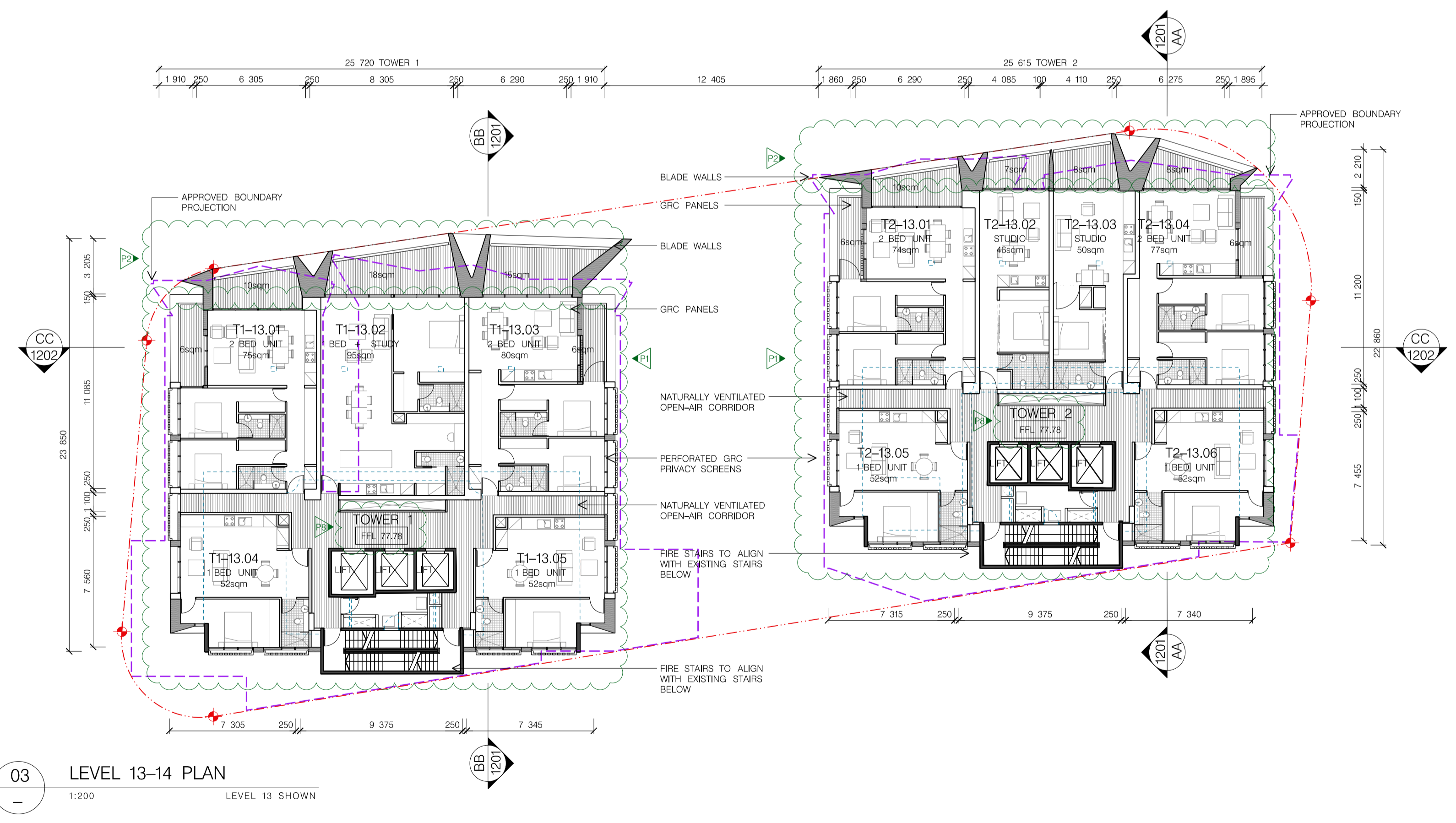
ISSUE:
F



01 LEVEL 12 PLAN
1:200



02 LEVELS 5-11 ADAPTABLE UNIT PLAN (TYPICAL)
1:200



03 LEVEL 13-14 PLAN
1:200
LEVEL 13 SHOWN

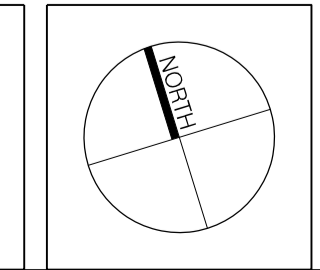
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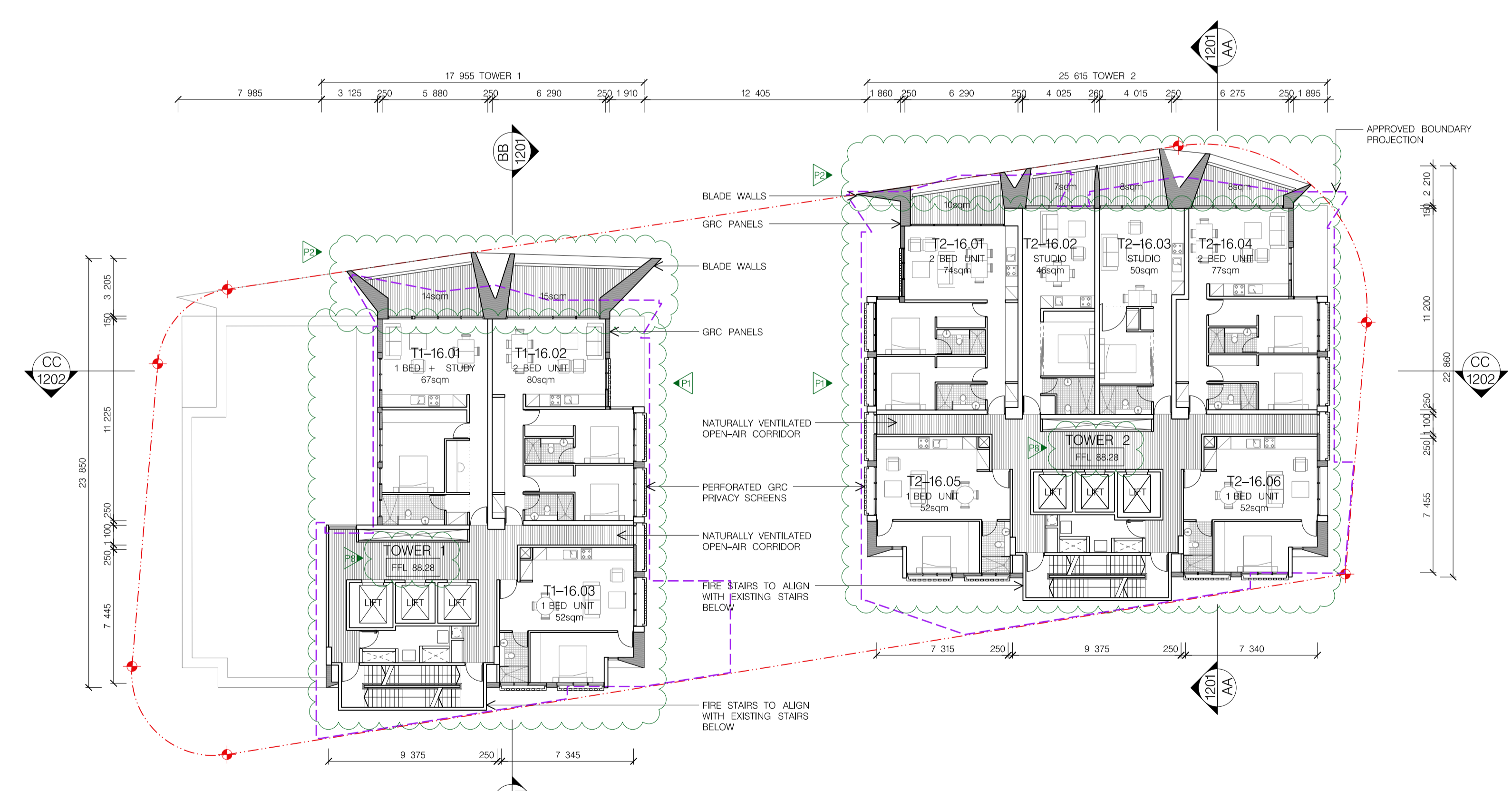
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CHECKED 2:
APPROVED:

DRAWING: LEVEL 12 & LEVEL 13-14 PLANS
DRAWING No: **S96 - 1105**
JOB No: **5578**
ISSUE: **F**



01 LEVEL 15 PLAN
1:200



02 LEVEL 16-17 PLAN
1:200
LEVEL 16 SHOWN

APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

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Scale: 0 5 10m
Drawing: Original Size

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LANDSCAPE:
ISTHMUS LANDSCAPE DESIGN
21 CENTRAL AVENUE,
COMO NSW 2226
T: 9528 4903

HERITAGE:
CITY PLAN HERITAGE
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BASK + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2006
T: 9427 8100

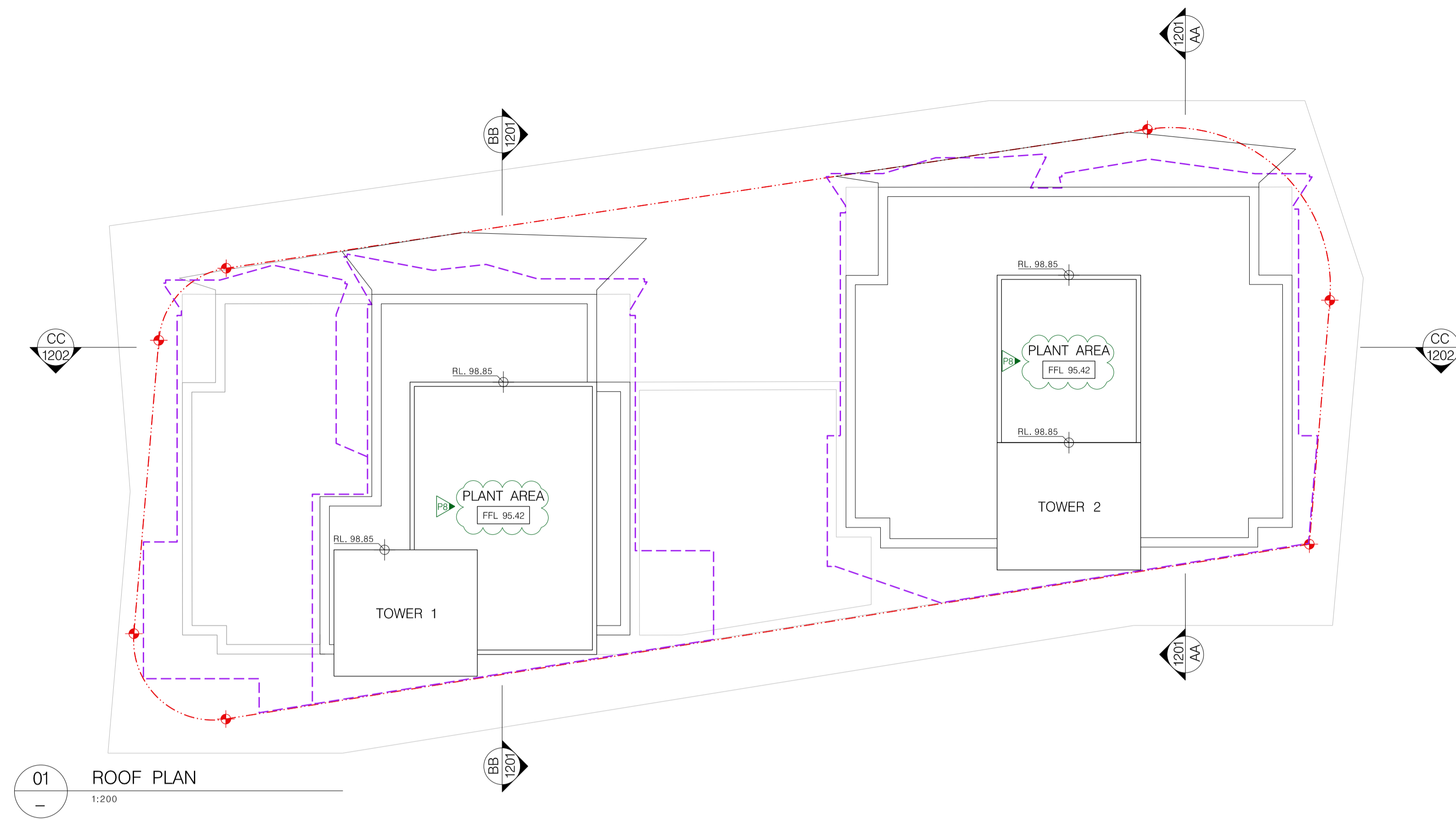
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9556 6962

ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN









PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:200 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
LEVEL 15 & LEVEL 16-17 PLANS
DRAWING No: S96 - 1106
ISSUE No: 5578
ISSUE: F

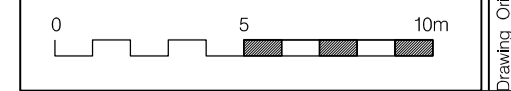


01 ROOF PLAN
1:200

 APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

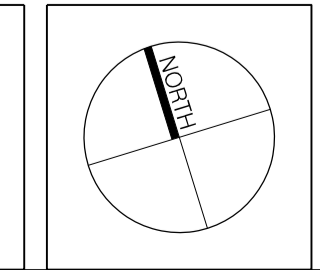
- SCHEDULE OF KEY AMENDMENTS**
-  1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
 -  2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
 -  3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
 -  4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
 -  5 REVISED UNIT MIX & AREAS
 -  6 EXISTING SUBSTATION REPLACED WITH DUAL SUBSTATION CHAMBERS
 -  7 REVISED DRIVEWAY & ENTRANCES
 -  8 REVISED LEVELS TO MATCH EXISTING

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Author/Drawn/Issue	26/02/2016/01/01/01
Checked/Issue	22/03/2016/01/01/01
Design/Issue	19/03/2016/01/01/01
Issue/Issue	11/03/2016/01/01/01

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BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET
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T: 8270 3500

BASIX + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2066
T: 9427 8100

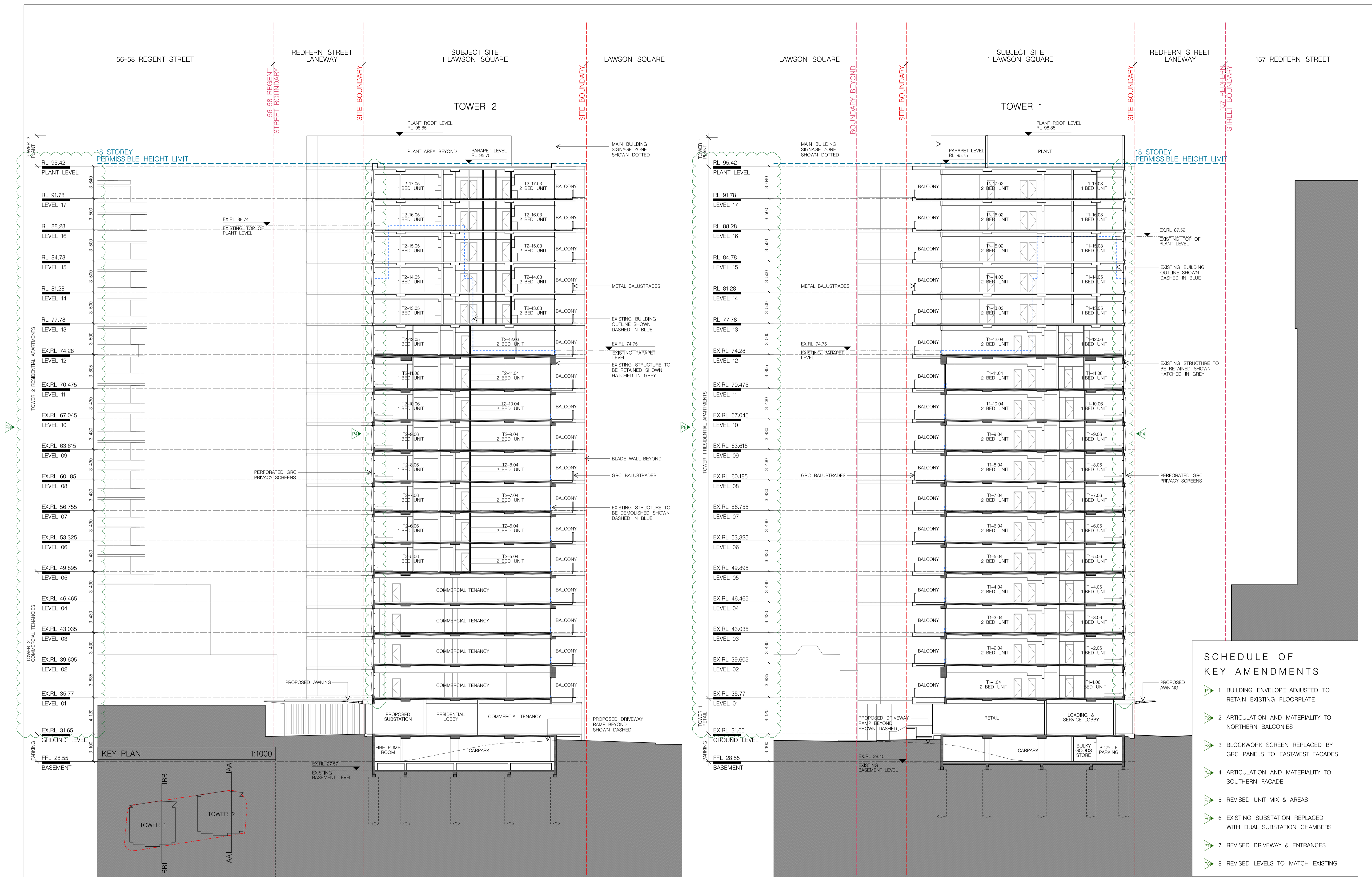
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000 1:200
T: 9770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9956 6962

ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:200 @ A1
DATE: MARCH 2016
CAD FILE NO:
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
ROOF PLAN
DRAWING No:
S96 - 1107
ISSUE:
F
JOB No. 15178



SCHEDULE OF KEY AMENDMENTS

- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
- 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
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- 7 REVISED DRIVEWAY & ENTRANCES
- 8 REVISED LEVELS TO MATCH EXISTING

01 SECTION AA
1:200

02 SECTION BB
1:200

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1:200

0 5 10m

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ISTHMUS LANDSCAPE DESIGN
21 CENTRAL AVENUE, COMO NSW 2226
T: 9528 4903

HERITAGE:
CITY PLAN HERITAGE
LEVEL 1, 364 KENT STREET SYDNEY NSW 2000
T: 8270 3500

BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET SYDNEY NSW 2000
T: 8270 3500

BASIK + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET LANE COVE SYDNEY NSW 2066
T: 9427 8100

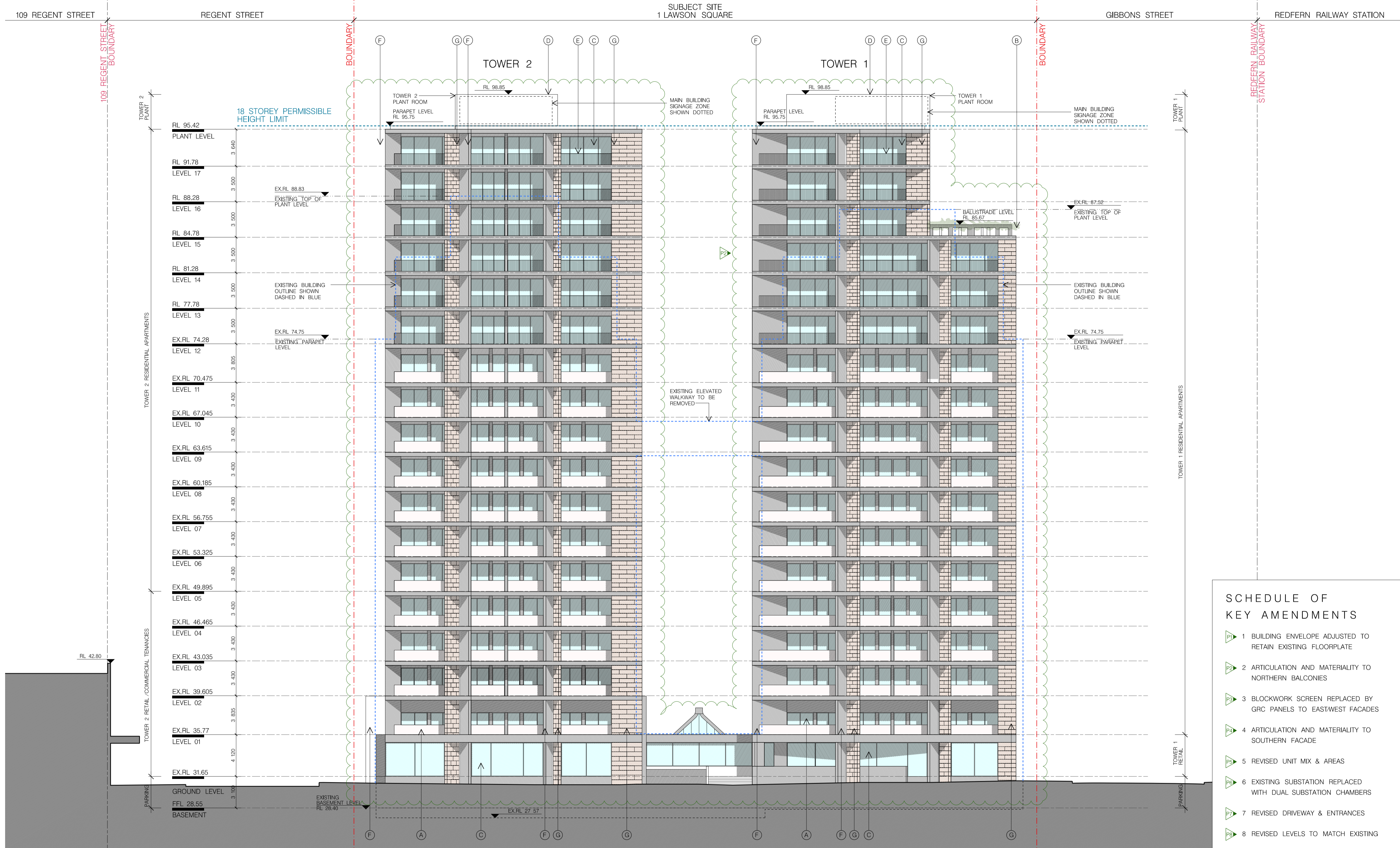
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET SYDNEY NSW 2000
T: 9770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET NORTH SYDNEY NSW 2060
T: 9956 6962

ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

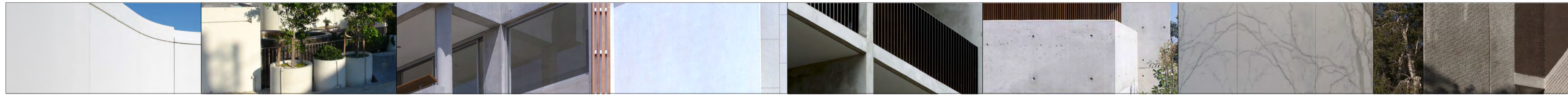
PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT: LAWSON SQUARE PTY LTD.
SCALE: 1:200 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
SECTIONS - SHEET 1
SECTIONS AA & BB
DRAWING No: S96 - 1201
ISSUE: 5578
F



SCHEDULE OF KEY AMENDMENTS	
1	BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
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7	REVISED DRIVEWAY & ENTRANCES
8	REVISED LEVELS TO MATCH EXISTING

01 NORTH ELEVATION
1:200



A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET
 B - GLASS REINFORCED CONCRETE (GRC) PLANTERS CANDALEPAS ASSOCIATES - PELICAN STREET
 C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET
 D - WHITE PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI
 E - METAL BALUSTRADE CANDALEPAS ASSOCIATES - FINLAYSON STREET
 F - OFF-FORM CONCRETE CANDALEPAS ASSOCIATES - KENSINGTON HOUSE
 G - MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET
 H - SAND BLASTED CONCRETE CANDALEPAS ASSOCIATES - WATERLOO STREET

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Rev	Description
1	Issue
2	Storage Modification
3	Issue
4	Issue
5	Issue

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LANDSCAPE:
 ISTHMUS LANDSCAPE DESIGN
 21 CENTRAL AVENUE,
 COMO NSW 2226
 T: 9528 4903

HERITAGE:
 CITY PLAN HERITAGE
 LEVEL 1, 364 KENT STREET
 SYDNEY NSW 2000
 T: 8270 3500

BCA / ACCESS:
 CITY PLAN SERVICES
 LEVEL 1, 364 KENT STREET
 SYDNEY NSW 2000
 T: 8270 3500

BASIS + ACOUSTIC ENGINEER:
 SLR CONSULTING
 2 LINCOLN STREET
 LANE COVE
 SYDNEY NSW 2006
 T: 9427 8100

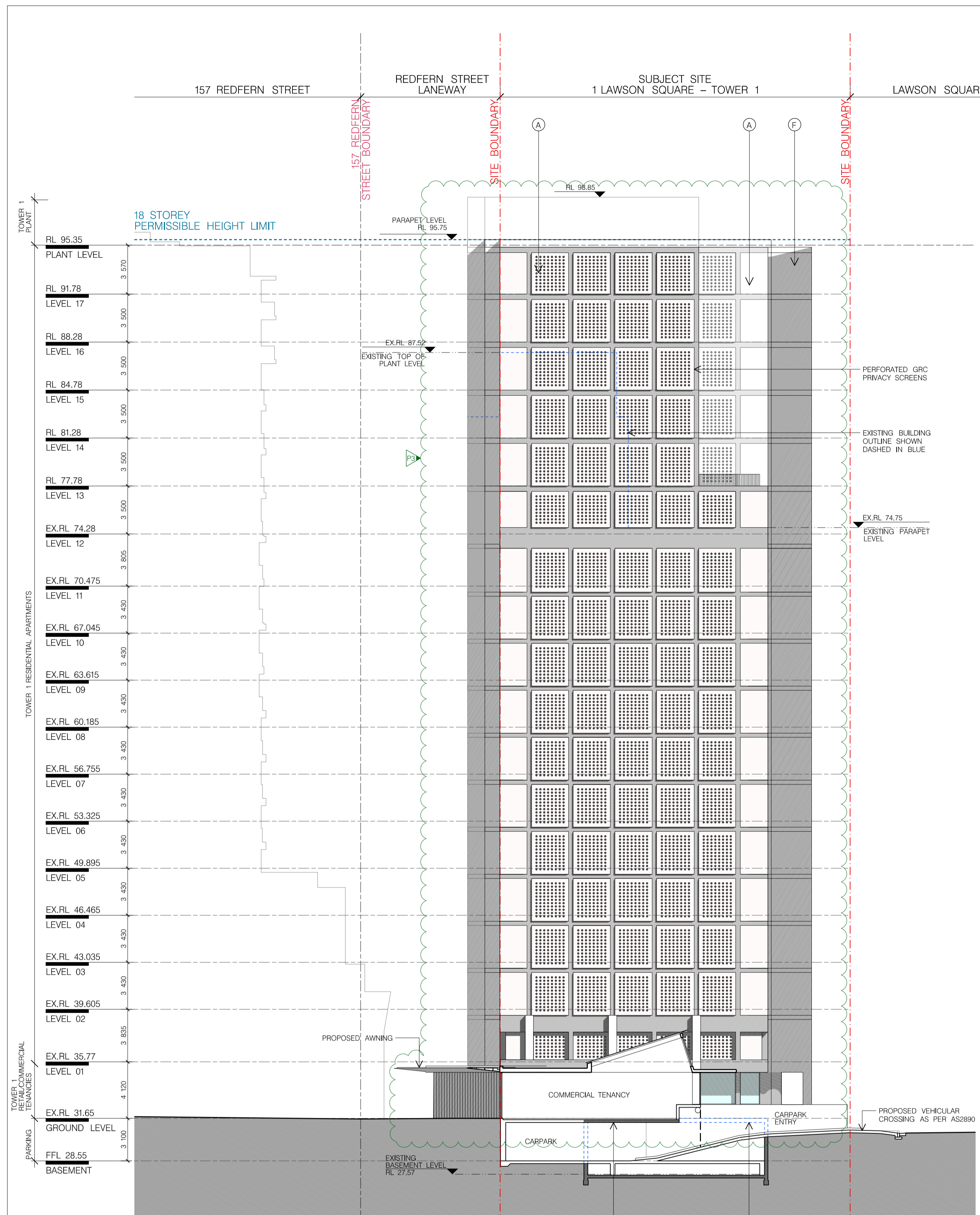
STRUCTURAL ENGINEER:
 BG&E
 LEVEL 2, 8 WINDMILL STREET
 SYDNEY NSW 2000
 T: 9770 3300

PLANNING:
 JBA URBAN PLANNING CONSULTANTS
 LEVEL 7, 77 BERRY STREET
 NORTH SYDNEY NSW 2060
 T: 9956 6962

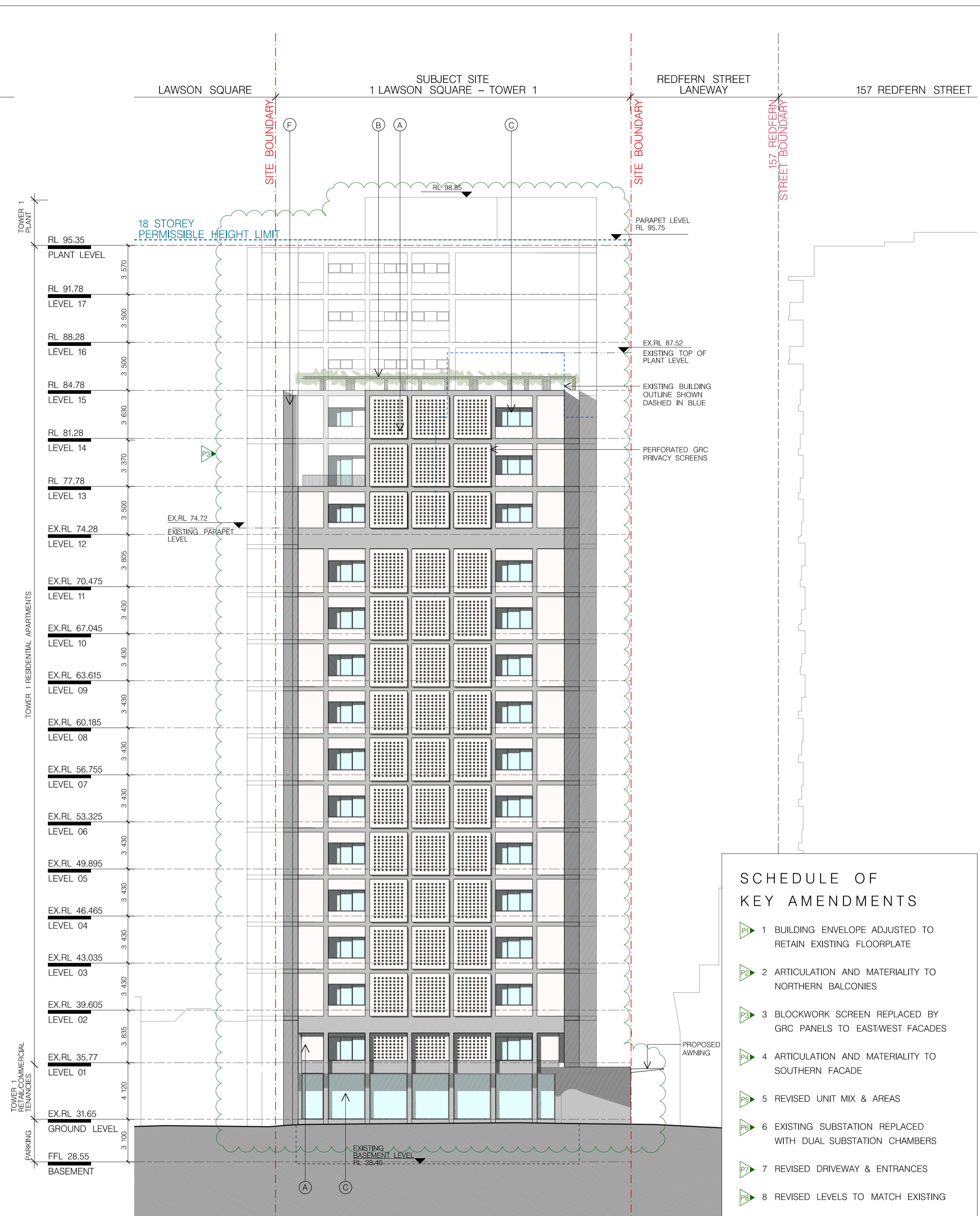
ARCHITECT:
 CANDALEPAS ASSOCIATES
 +
 WENDY LEWIN

PROJECT:
 1 LAWSON SQUARE, REDFERN
CLIENT:
 LAWSON SQUARE PTY LTD.
 SCALE: 1:200 @ A1
 DATE: MARCH 2016
 DRAWN BY: RY/ES
 CHECKED 1: FM
 CHECKED 2:
 APPROVED:

DRAWING:
 ELEVATIONS SHEET 1
 NORTH ELEVATION
DRAWING No:
 S96 - 1301
ISSUE
 5578
 F



01 TOWER 1 EAST ELEVATION
1:200



02 TOWER 1 WEST ELEVATION
1:200

- SCHEDULE OF KEY AMENDMENTS**
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1:200
Drawing Original Size

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21 CENTRAL AVENUE,
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T: 9528 4903

HERITAGE:
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T: 8270 3500

BASK + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2066
T: 9427 8100

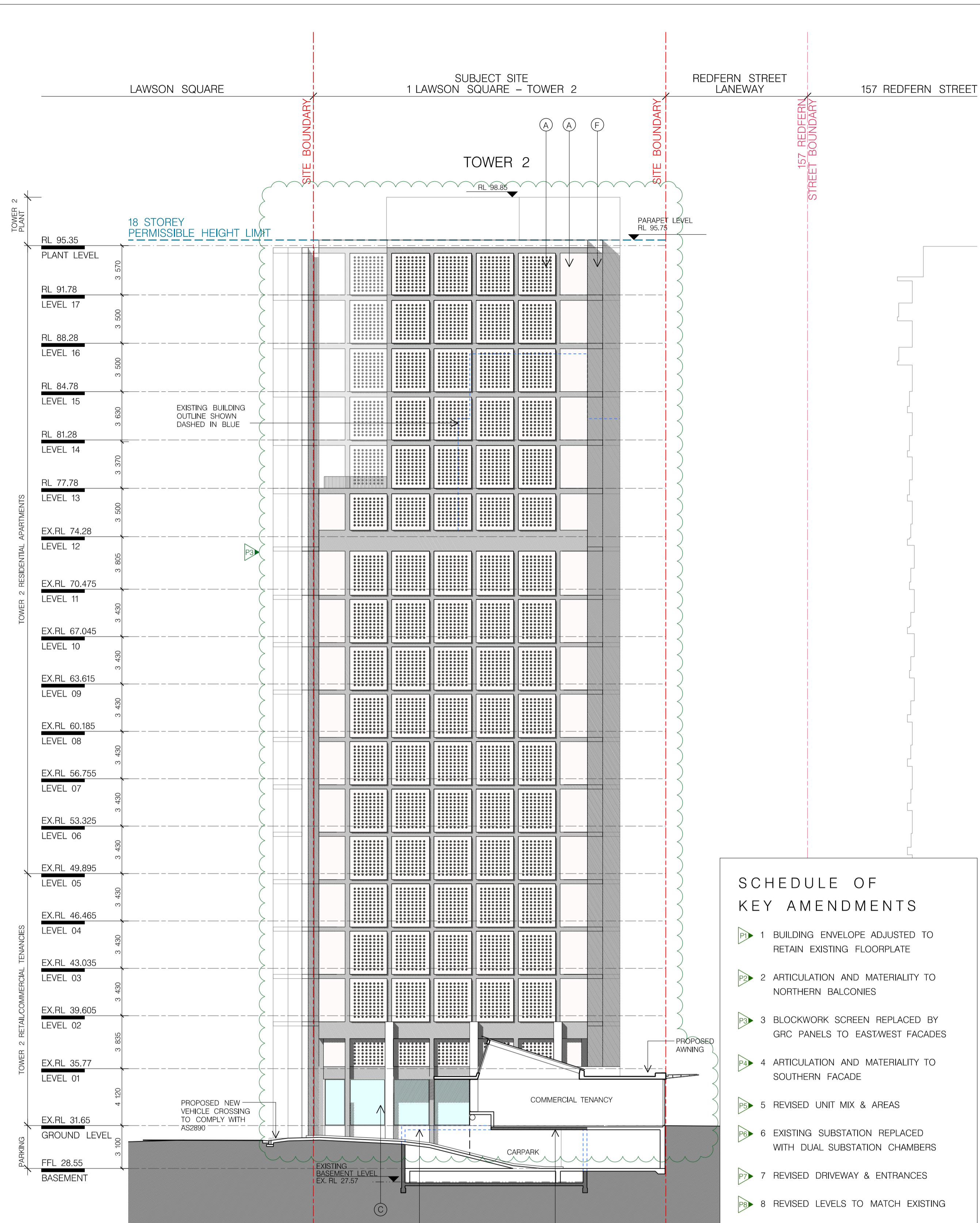
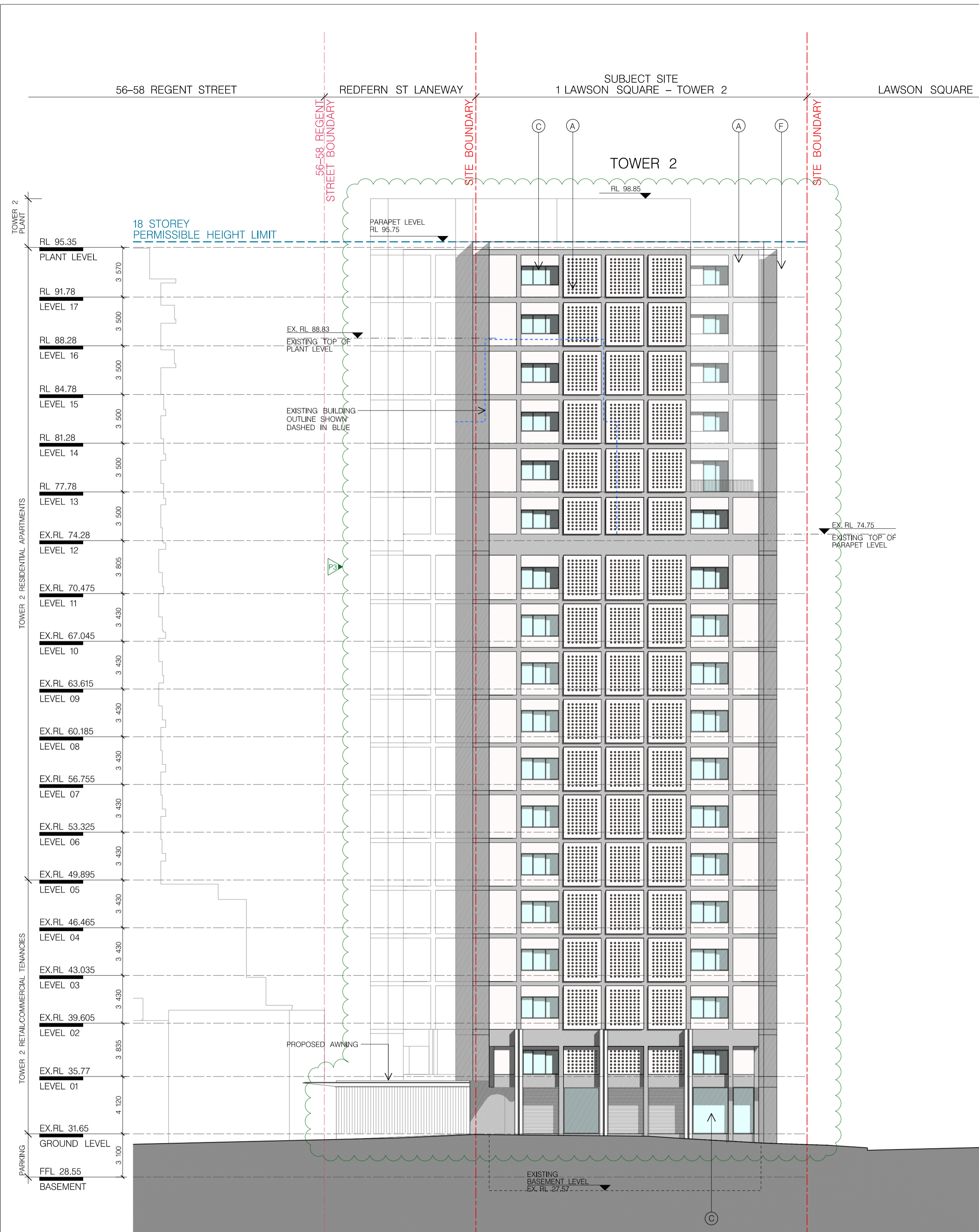
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
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PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9956 6962

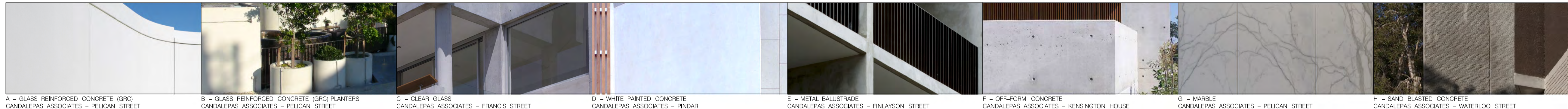
ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:200 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
ELEVATIONS SHEET 2
TOWER 1 - EAST & WEST ELEVATIONS
DRAWING No: S96 - 1302
JOB No: 5578
ISSUE: F



SCHEDULE OF KEY AMENDMENTS	
1	BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
2	ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
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7	REVISED DRIVEWAY & ENTRANCES
8	REVISED LEVELS TO MATCH EXISTING



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Rev	Date	Description
1	16/03/2016	Issue
2	22/03/2016	Storage Modification
3	15/03/2016	Issue
4	11/05/2016	Issue

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LANDSCAPE:
ISTHMUS LANDSCAPE DESIGN
21 CENTRAL AVENUE,
COMO NSW 2226
T: 9528 4903

HERITAGE:
CITY PLAN HERITAGE
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BCA /ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BASK + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2006
T: 9427 8100

STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3300

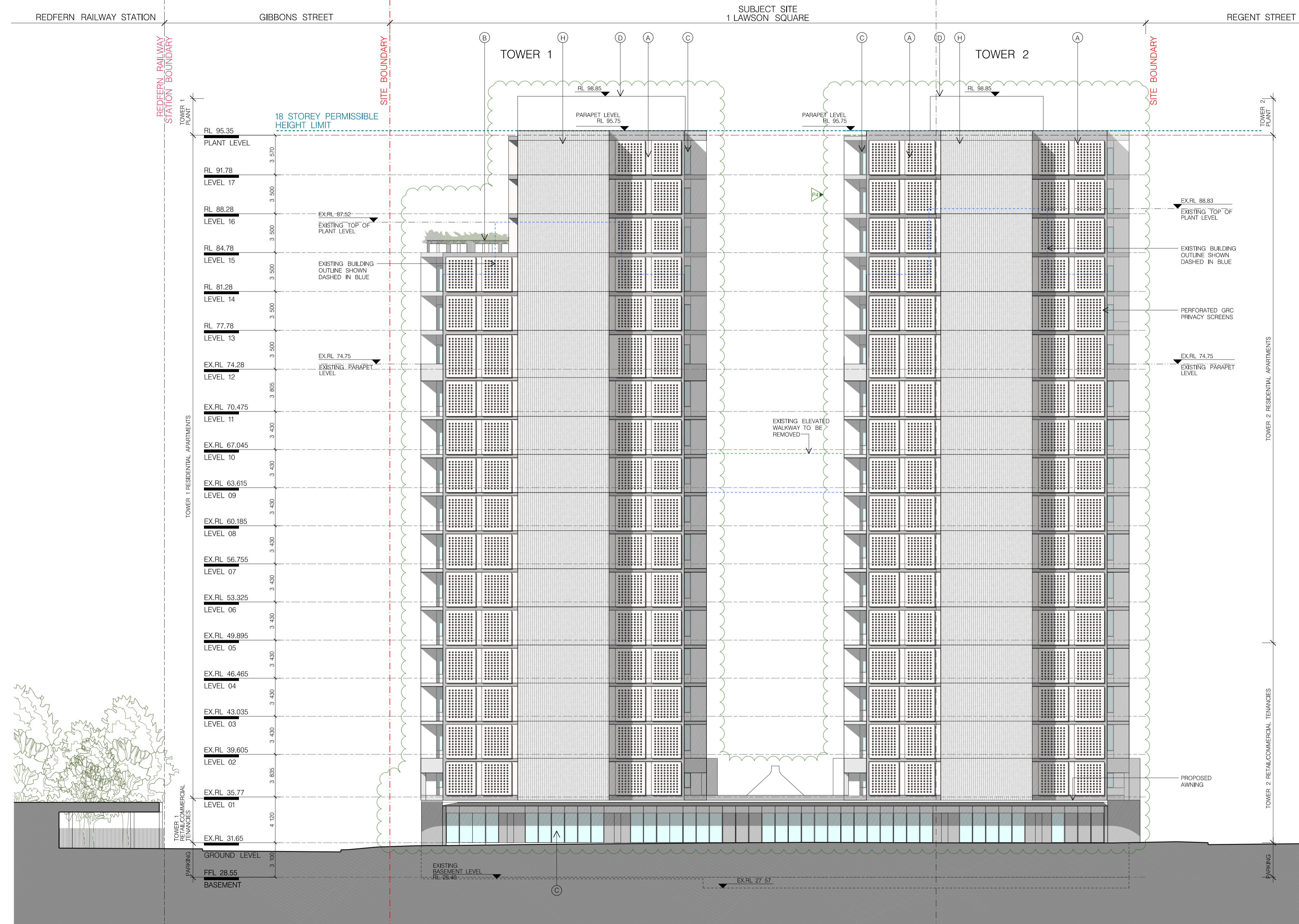
PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9956 6962

ARCHITECT:
CANDALEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:200 @ A1
DATE:
MARCH 2016
DRAWN BY:
RY/ES
CHECKED 1:
FM
CHECKED 2:
APPROVED:

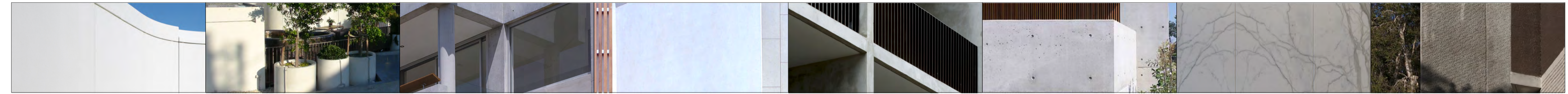
CAD FILE NO:
S96 - 1303

DRAWING:
ELEVATIONS SHEET 3
TOWER 2 - EAST & WEST ELEVATIONS
ISSUE NO:
5578
ISSUE:
F



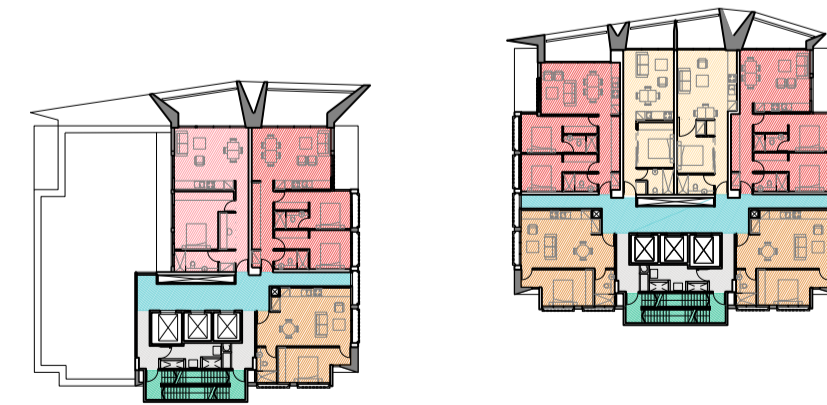
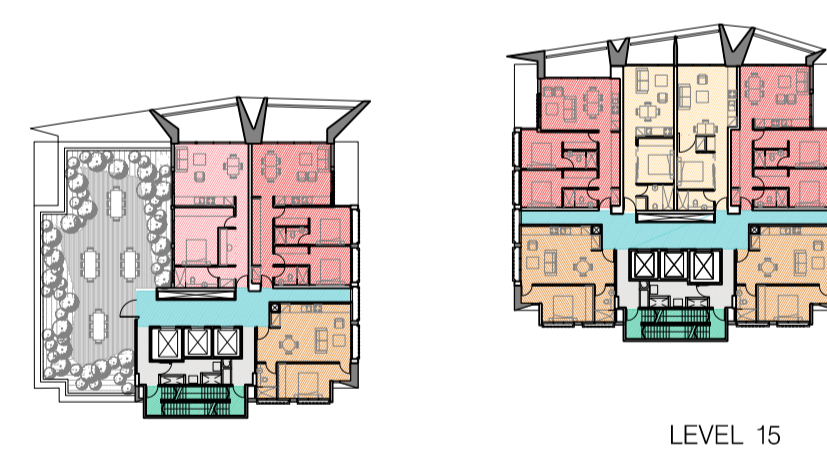
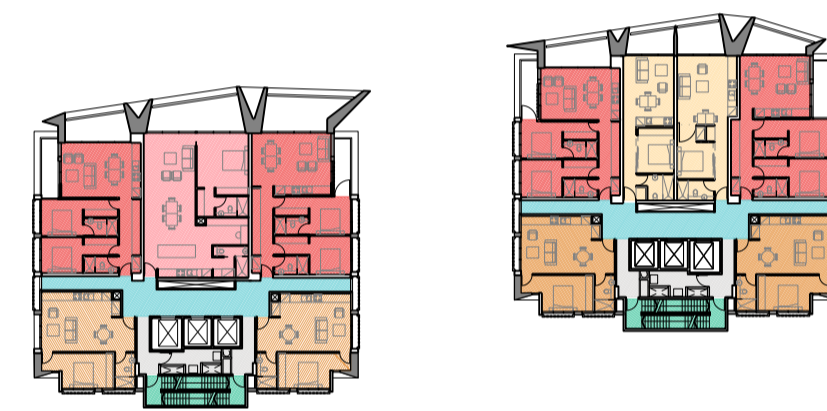
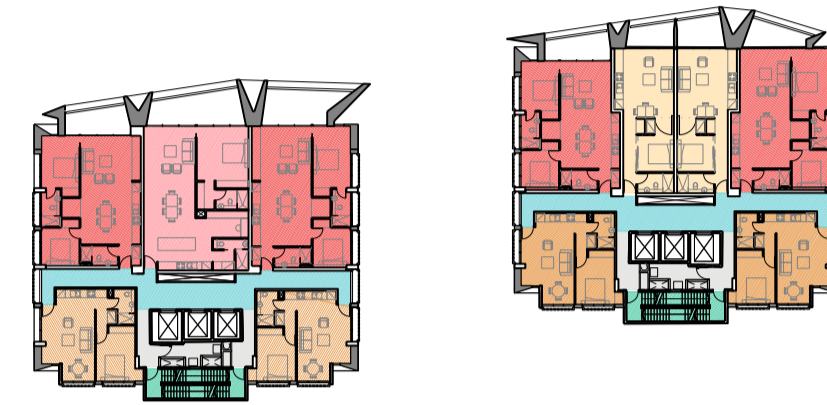
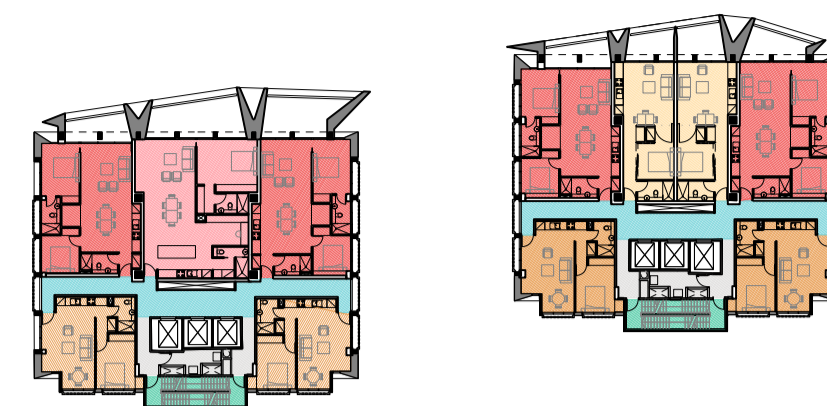
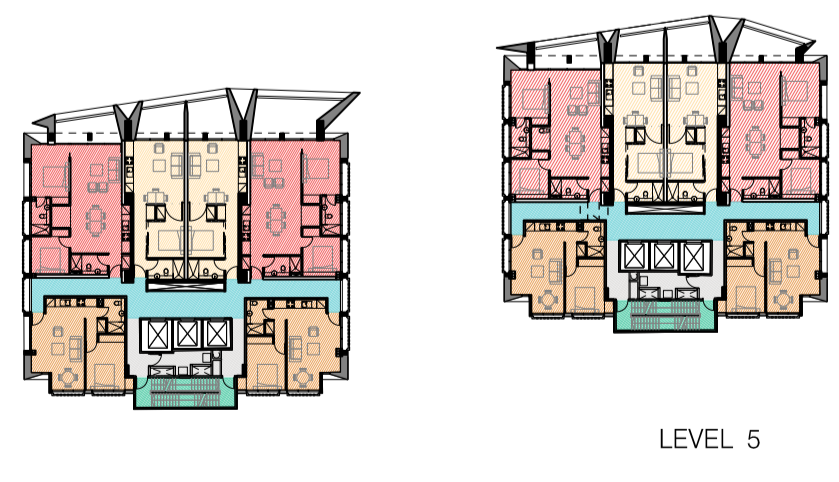
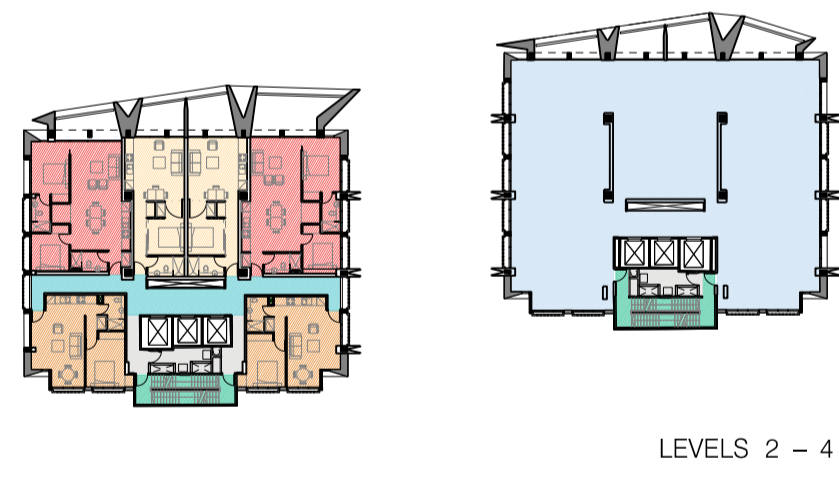
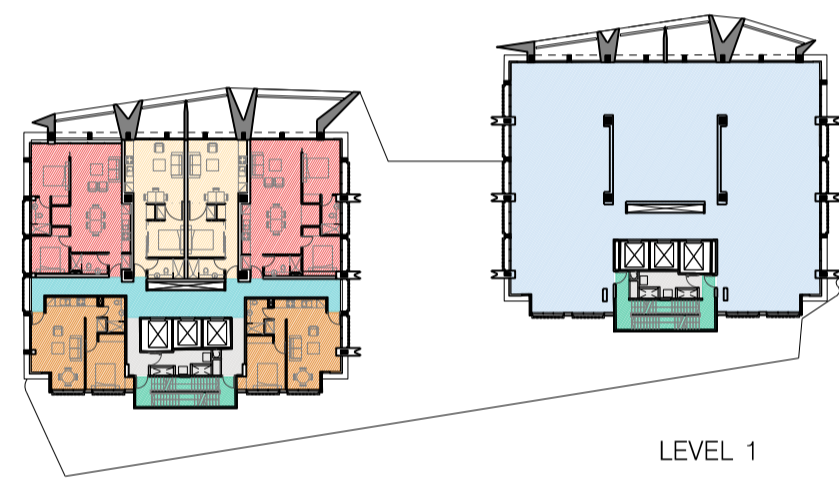
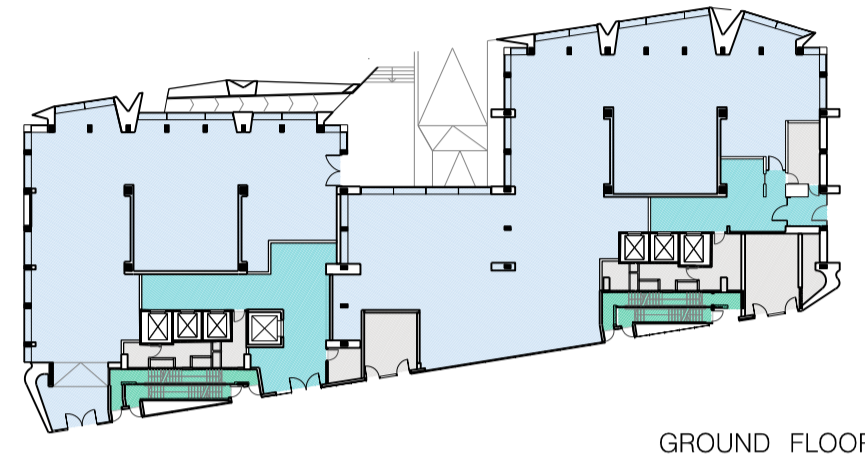
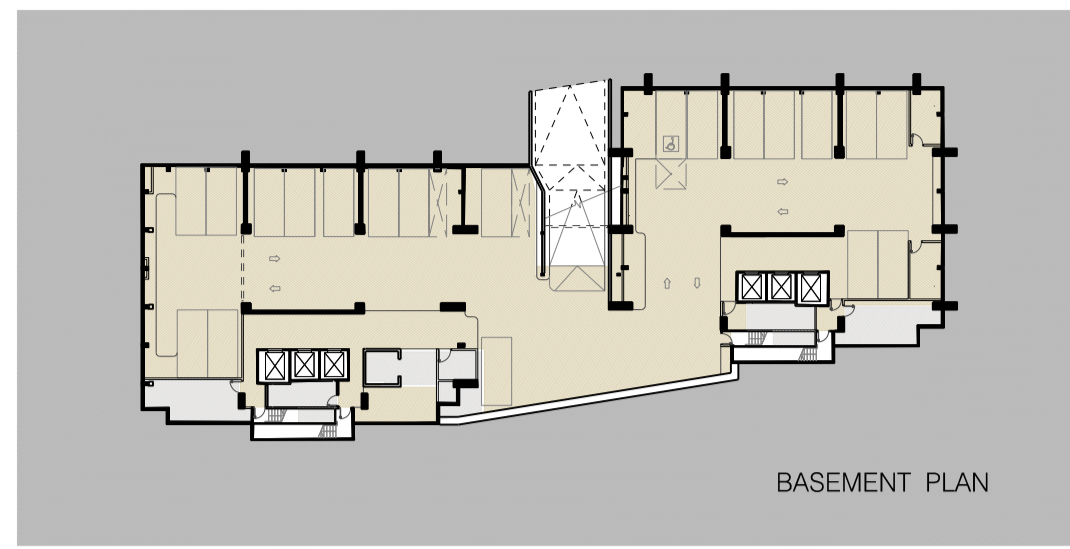
- ### SCHEDULE OF KEY AMENDMENTS
- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
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01 SOUTH ELEVATION
1:200



A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET
 B - GLASS REINFORCED CONCRETE (GRC) PLANTERS CANDALEPAS ASSOCIATES - PELICAN STREET
 C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET
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 G - MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET
 H - SAND BLASTED CONCRETE CANDALEPAS ASSOCIATES - WATERLOO STREET

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			DRAWING No: S96 - 1304										



YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	12,913 sqm
FLOOR SPACE RATIO (FSR)	7:1	7.7:1	7.6:1
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	-	461	-	616	-	1,077
LEVEL 01	COMMERCIAL /RESIDENTIAL	06	353	-	429	06	782
LEVEL 02	COMMERCIAL /RESIDENTIAL	06	353	-	429	06	782
LEVEL 03	COMMERCIAL /RESIDENTIAL	06	353	-	429	06	782
LEVEL 04	COMMERCIAL /RESIDENTIAL	06	353	-	429	06	782
LEVEL 05	RESIDENTIAL	06	353	06	352	12	705
LEVEL 06	RESIDENTIAL	05	355	06	351	11	706
LEVEL 07	RESIDENTIAL	05	355	06	351	11	706
LEVEL 08	RESIDENTIAL	05	355	06	351	11	706
LEVEL 09	RESIDENTIAL	05	355	06	351	11	706
LEVEL 10	RESIDENTIAL	05	355	06	351	11	706
LEVEL 11	RESIDENTIAL	05	355	06	351	11	706
LEVEL 12	RESIDENTIAL	05	364	06	360	11	724
LEVEL 13	RESIDENTIAL	05	352	06	349	11	701
LEVEL 14	RESIDENTIAL	05	352	06	349	11	701
LEVEL 15	RESIDENTIAL	03	199	06	348	09	547
LEVEL 16	RESIDENTIAL	03	199	06	348	09	547
LEVEL 17	RESIDENTIAL	03	199	06	348	09	547
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	461	-	2,332	-	2,793
	RESIDENTIAL	84	5,560	78	4,560	162	10,120
	TOTAL	84	6,021	78	6,892	162	12,913

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 OVERRUNS, 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.

LEGEND

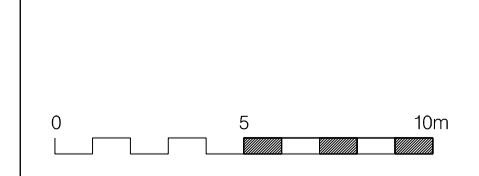
AREAS INCLUDED IN GFA CALCULATIONS	UNIT AREAS	TOTAL UNITS	UNIT MIX
STUDIO APARTMENT	46-49sqm	36 UNITS	22%
1 BEDROOM UNIT	50-51sqm	57 UNITS	35%
1 BEDROOM UNIT + STUDY	67-96sqm	12 UNITS	8%
2 BEDROOM UNIT	73-87sqm	57 UNITS	35%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE			
TOTAL		162 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS
COMMON VERTICAL CIRCULATION, LOADING AREAS
PARKING
PLANT /SERVICES

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 EASTWEST FACADES
- ▶ 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
- ▶ 5 REVISED UNIT MIX & AREAS
- ▶ 6 EXISTING SUBSTATION REPLACED WITH DUAL SUBSTATION CHAMBERS
- ▶ 7 REVISED DRIVEWAY & ENTRANCES
- ▶ 8 REVISED LEVELS TO MATCH EXISTING

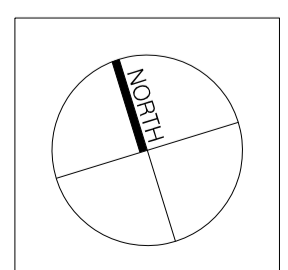
FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION



Drawing: Original/Size: A1

1. Initial Date Issue: 26/02/2016
 2. Date of Storage Modification: 16/03/2016
 3. Date of Issue: 16/03/2016
 4. Issue Date: 11/05/2016
 5. Issue Description: [Blank]

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LANDSCAPE:
ISTHMUS LANDSCAPE DESIGN
 21 CENTRAL AVENUE,
 COMO NSW 2226
 T: 9528 4903

HERITAGE:
CITY PLAN HERITAGE
 LEVEL 1, 364 KENT STREET
 SYDNEY NSW 2000
 T: 8270 3500

BCA /ACCESS:
CITY PLAN SERVICES
 LEVEL 1, 364 KENT STREET
 SYDNEY NSW 2000
 T: 8270 3500

BASIS + ACOUSTIC ENGINEER:
SLR CONSULTING
 2 LINCOLN STREET
 LANE COVE
 SYDNEY NSW 2006
 T: 9427 8100

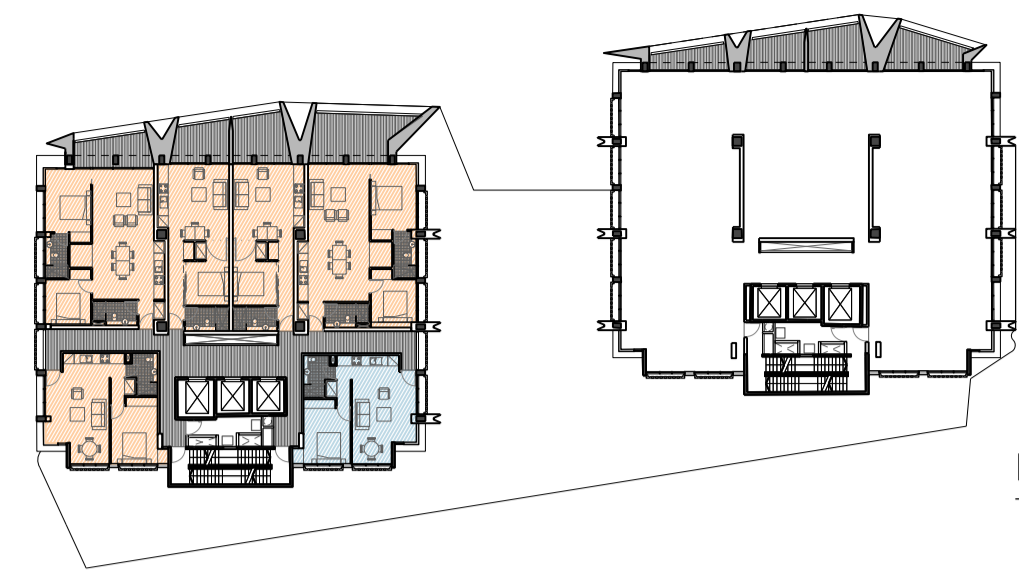
STRUCTURAL ENGINEER:
BG&E
 LEVEL 2, 8 WINDMILL STREET
 SYDNEY NSW 2000
 T: 9770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
 LEVEL 7, 77 BERRY STREET
 NORTH SYDNEY NSW 2060
 T: 9956 6962

ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
 CLIENT:
LAWSON SQUARE PTY LTD.
 SCALE: 1:600 @ A1
 DATE: MARCH 2016
 DRAWN BY: RY/ES
 CHECKED 1: FM
 CHECKED 2:
 APPROVED:

DRAWING:
AREA CALCULATIONS
 DRAWING No:
S96 - 1401
 ISSUE:
F
 JOB No.:
1578



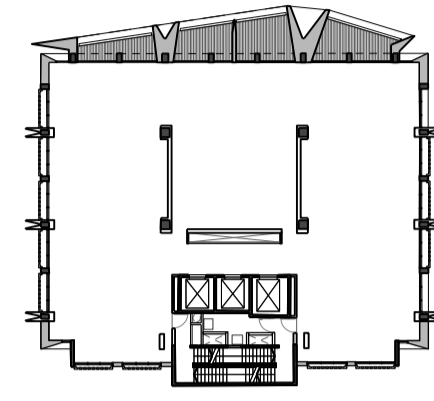
LEVEL 01
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 02
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 03
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



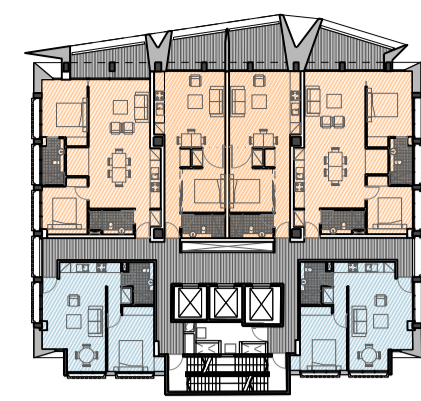
LEVEL 04
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 05
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 06
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



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



LEVEL 12
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 13
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 14
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 15
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 16
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 17
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%

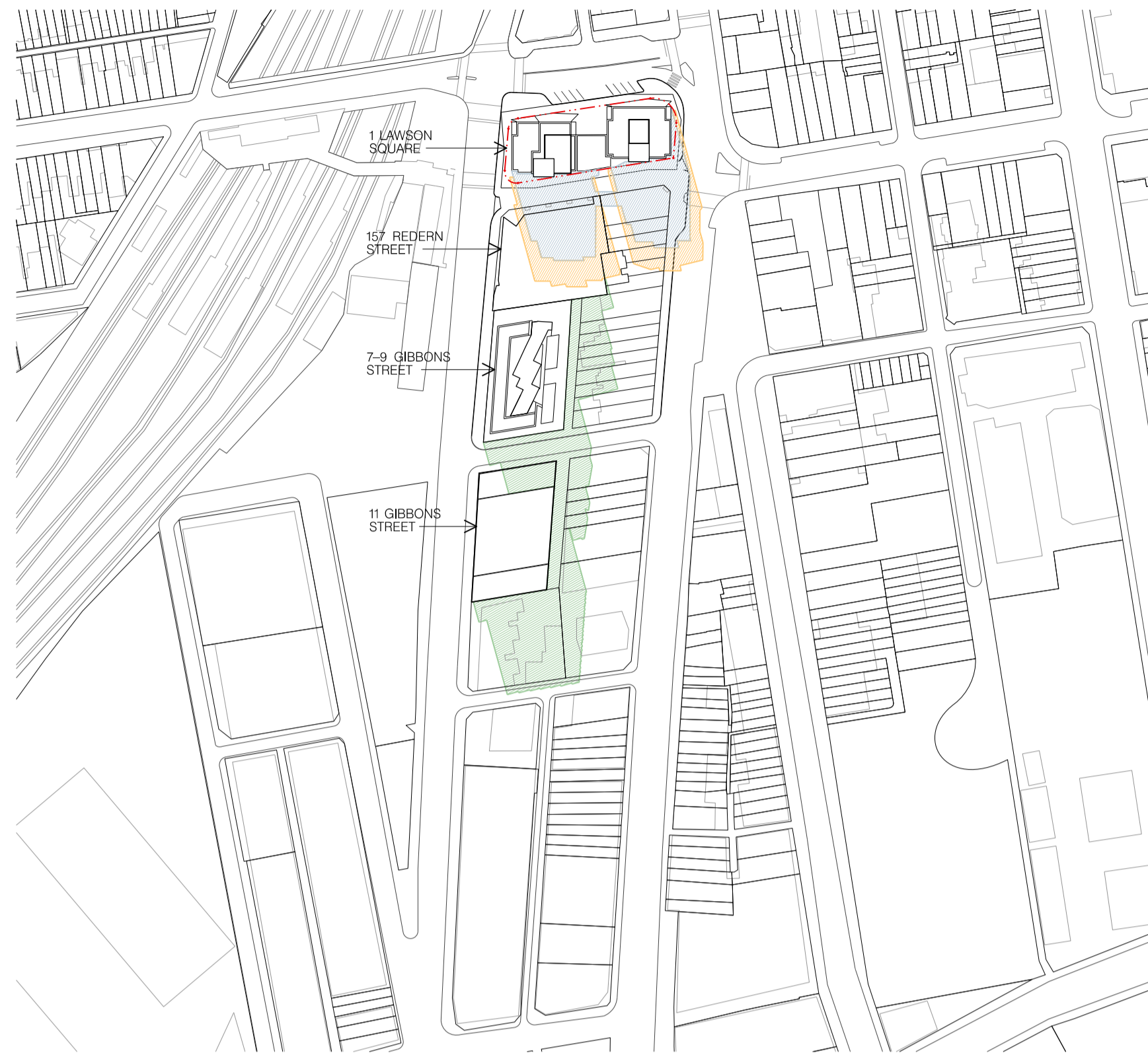
119 OF 162 UNITS = 73.5% OF UNITS ACHIEVING 2HRS DIRECT SUNLIGHT

- 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 EASTWEST FACADES
 - ▶ 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
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 - ▶ 7 REVISED DRIVEWAY & ENTRANCES
 - ▶ 8 REVISED LEVELS TO MATCH EXISTING

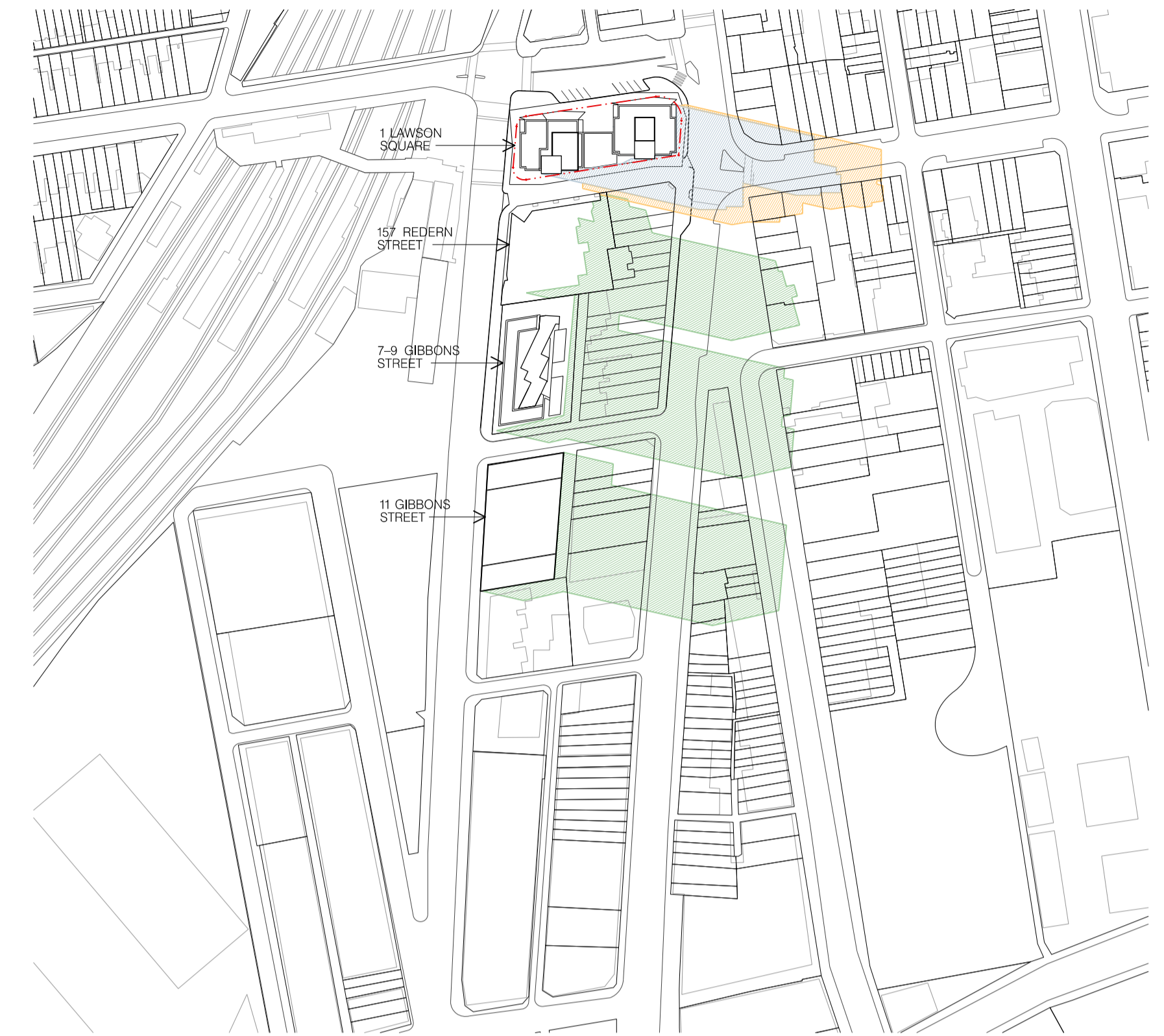
01 UNIT SOLAR STUDY
1:500



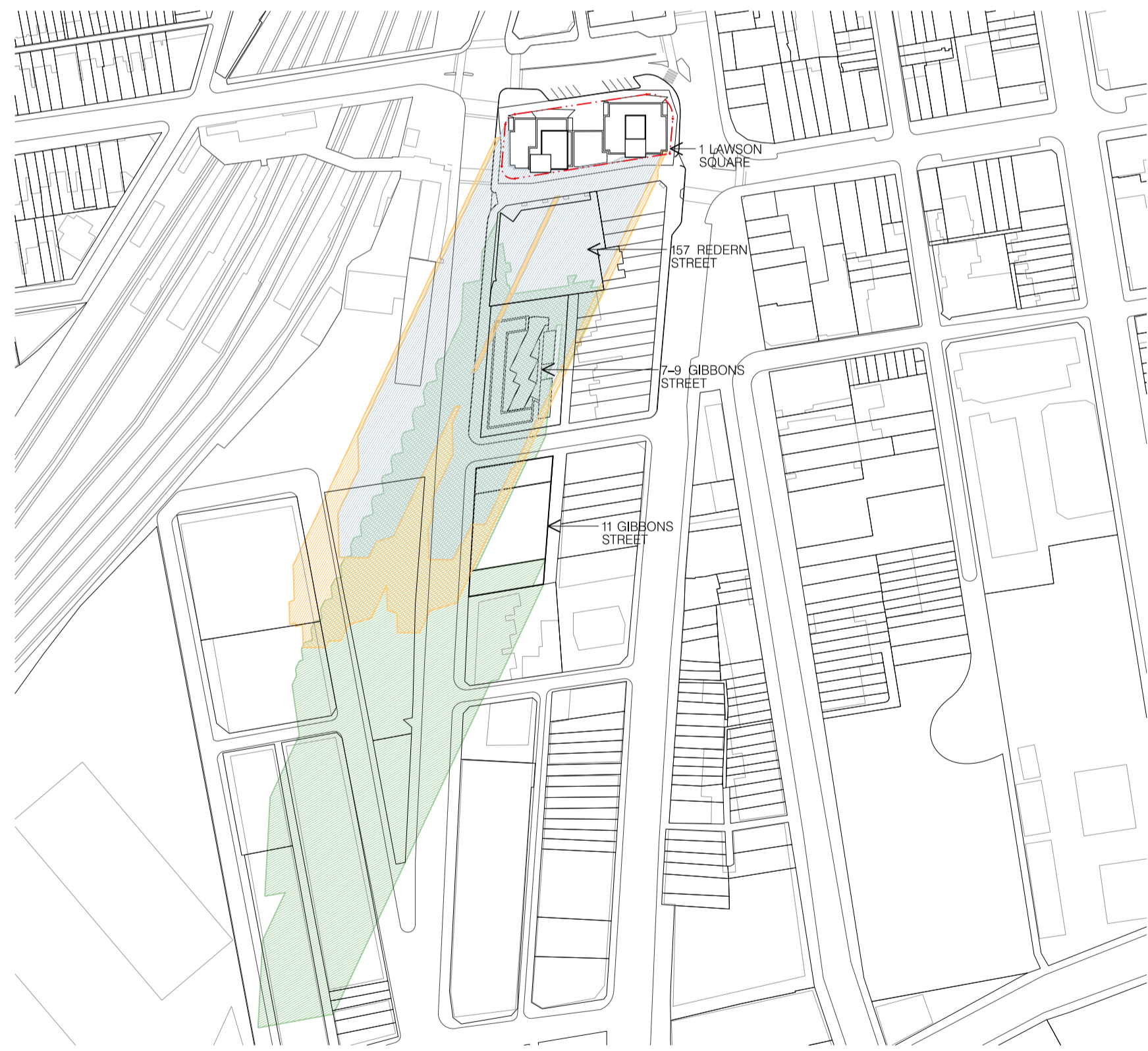
CONTEXT PLAN - MARCH 21, 9AM
SCALE - 1:2000



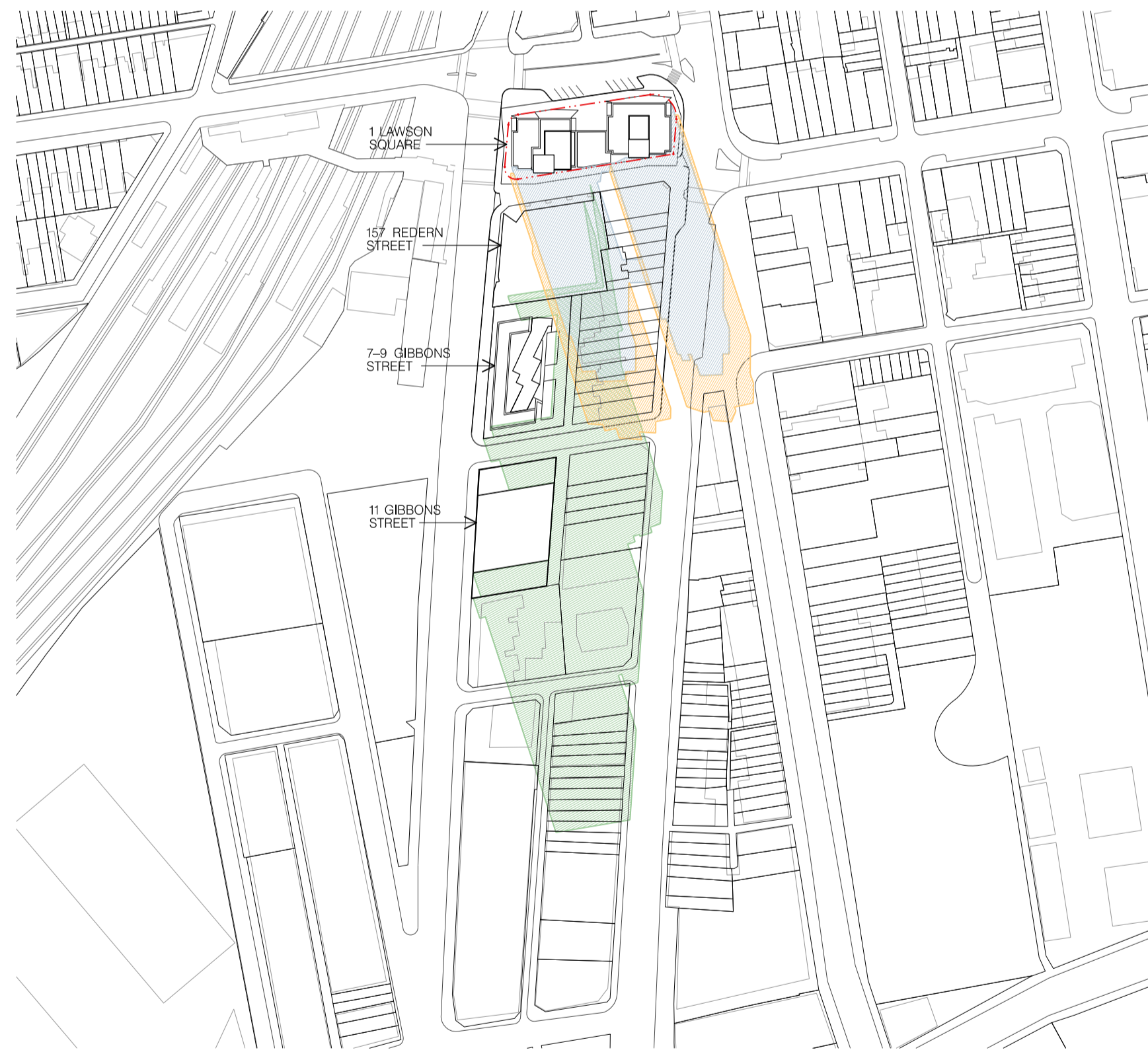
CONTEXT PLAN - MARCH 21, 12PM
SCALE - 1:2000



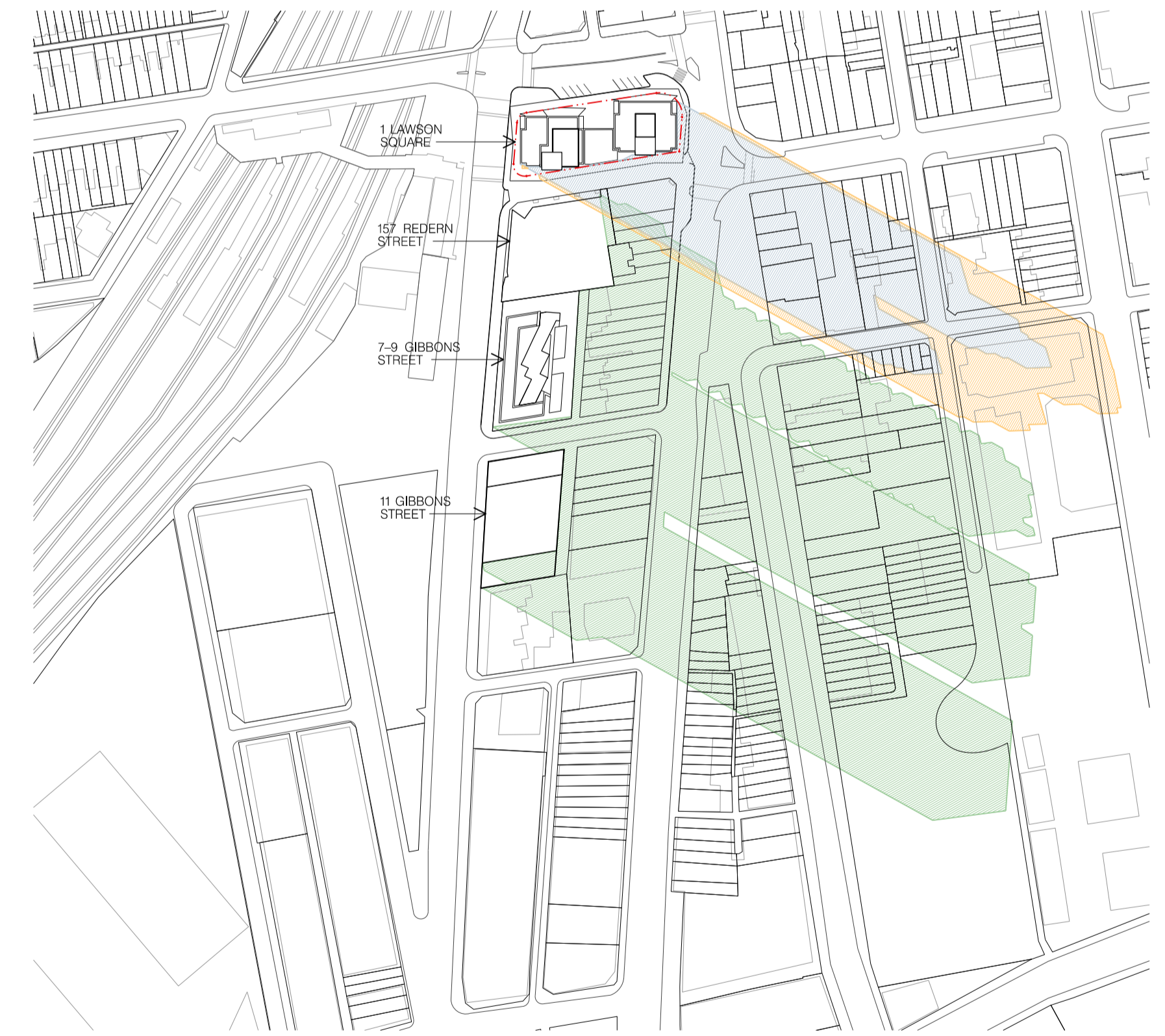
CONTEXT PLAN - MARCH 21, 3PM
SCALE - 1:2000



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



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



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

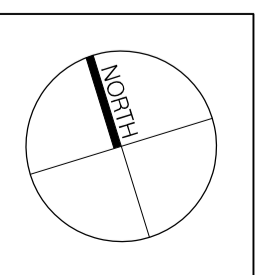
01 SHADOW ANALYSIS
1:2000

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

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Author	26/02/16 SLP Issue
Drawn	22/01/16 Storage Modification
Checked	16/03/16 SLP Issue
Issue Date	11/05/16 SLP Issue

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COMO NSW 2226
T: 9528 4903

HERITAGE:
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SYDNEY NSW 2000
T: 8270 3500

BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BANK + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
LANE COVE
SYDNEY NSW 2066
T: 9427 8100

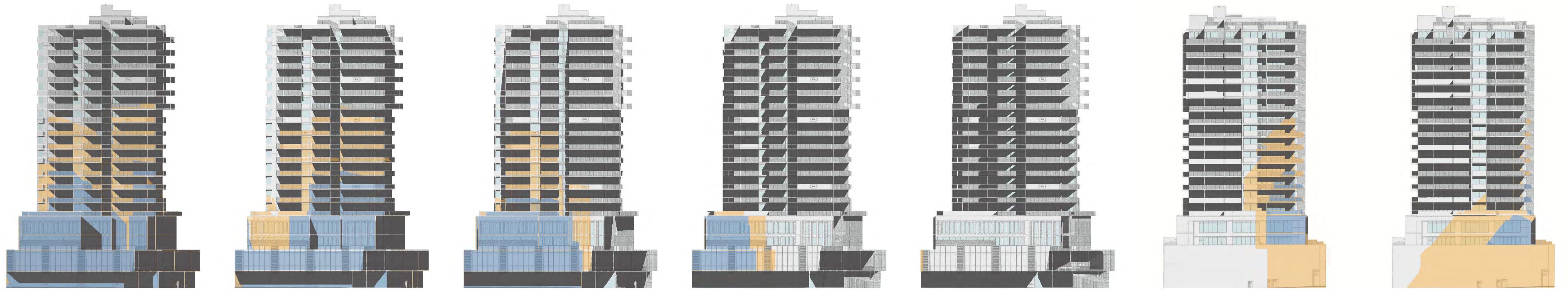
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9956 6962

ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:2000 @ A1
DATE: MARCH 2016
DRAWN BY: RY/ES
CHECKED 1: FM
CHECKED 2:
APPROVED:

DRAWING:
SOLAR & SHADOW STUDIES
DRAWING No:
S96 - 1502
JOB No:
15178
ISSUE:
F



NORTH ELEVATION - MARCH 21, 9:00AM
1:500

NORTH ELEVATION - MARCH 21, 10:30AM
1:500

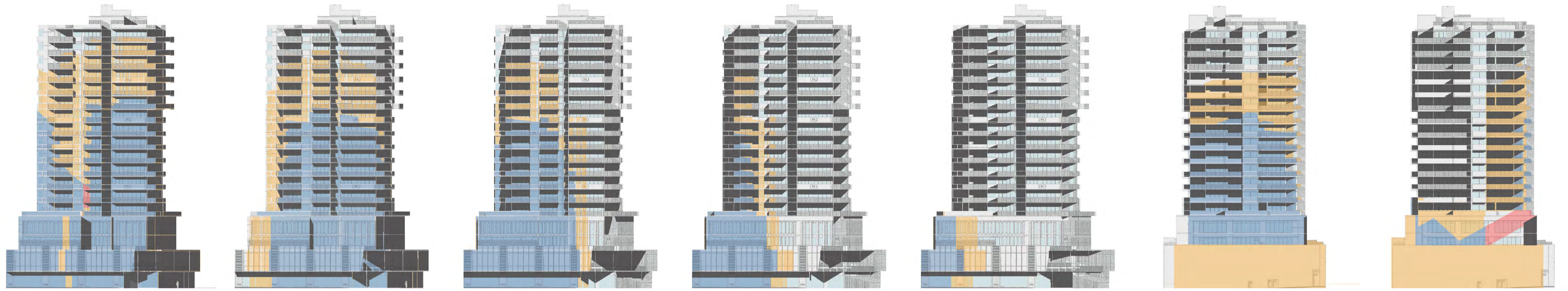
NORTH ELEVATION - MARCH 21, 12:00PM
1:500

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
1:500

NORTH ELEVATION - JUNE 21, 10:30AM
1:500

NORTH ELEVATION - JUNE 21, 12:00PM
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

LEGEND

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

NORTH AND EAST ELEVATIONS OF 157 REDFERN STREET
TAKEN FROM DRAWING NUMBER DA300G
SHEET NUMBER 18 OF 19
APPROVED APPLICATION NUMBER MP09_0039 MODI
GRANTED 25/02/2011

FOR DA PURPOSES ONLY
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Drawing Original Size

Issue/Date/Description
E 26/02/15 500 Issue
L 22/01/15 500 Issue
D 19/01/15 500 Issue
A 11/05/15 500 Issue

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MARCH 2016
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FM
CHECKED 2:
APPROVED:

DRAWING:
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DRAWING No:
S96 - 1503
JOB No:
15178
ISSUE:
F

