

1 LAWSON SQUARE  
REDFERN

for  
LAWSON SQUARE PTY LTD.

CANALEPAS  
ASSOCIATES  
+  
WENDY LEWIN

SECTION 96 APPLICATION  
ISSUE F  
03 MARCH 2016

SCHEDULE OF  
KEY AMENDMENTS

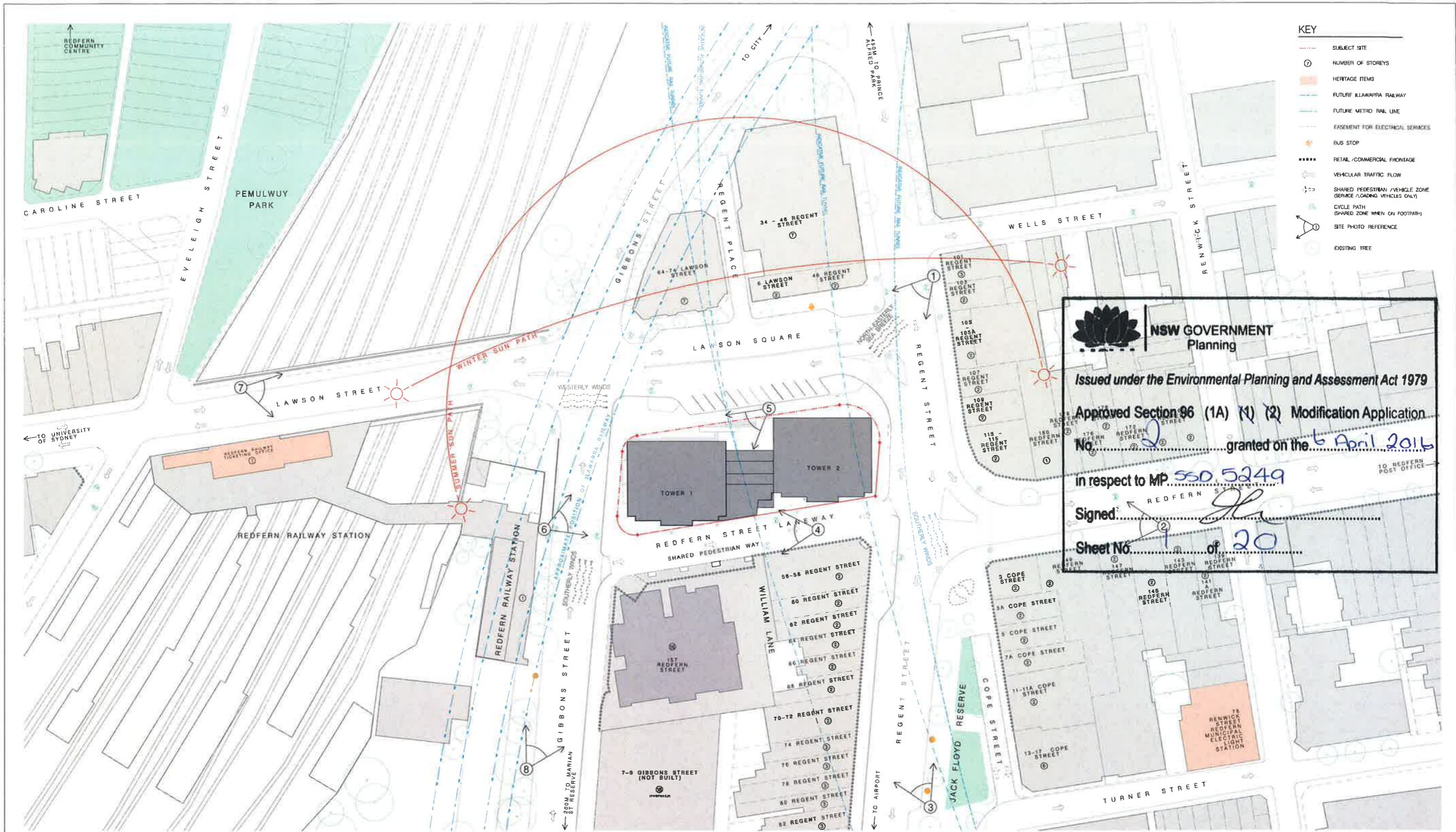
- ▶ 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
- ▶ 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
- ▶ 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
- ▶ 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
- ▶ 5 REVISED UNIT MIX & AREAS
- ▶ 6 EXISTING SUBSTATION REPLACED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

DRAWING SCHEDULE

006 000	COVER SHEET
006 101	SITE CONTEXT ANALYSIS
006 102	STREETSCAPE ELEVATIONS
006 103	QITE PLAN
006 104	BASEMENT & GROUND FLOOR PLAN
006 105	LEVEL 1 & TYPICAL LEVEL 2-4 PLANS
006 106	LEVEL 5 & TYPICAL LEVEL 6-11 PLANS
006 107	LEVEL 12 & LEVEL 13-14 PLANS
006 108	LEVEL 15 & LEVEL 16-17 PLANS
006 109	ROOF PLAN
006 110	SECTIONS - SHEET 1
006 111	SECTIONS - SHEET 2
006 112	ELEVATIONS - SHEET 1
006 113	ELEVATIONS - SHEET 2
006 114	ELEVATIONS - SHEET 3
006 115	ELEVATIONS - SHEET 4
006 116	AREA CALCULATIONS
006 117	URAT SOLAR STUDY
006 118	SOLAR & SHADOW STUDIES
006 119	OVERSHADOWING ANALYSIS - SHEET 1
006 120	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	Tie (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
  - NUMBER OF STOREYS
  - HERITAGE ITEMS
  - FUTURE KILAWARRA 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

**NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 2 granted on the 6 April 2016

in respect to MP 550 5249


Signed: *[Signature]*

Sheet No. 1 of 20

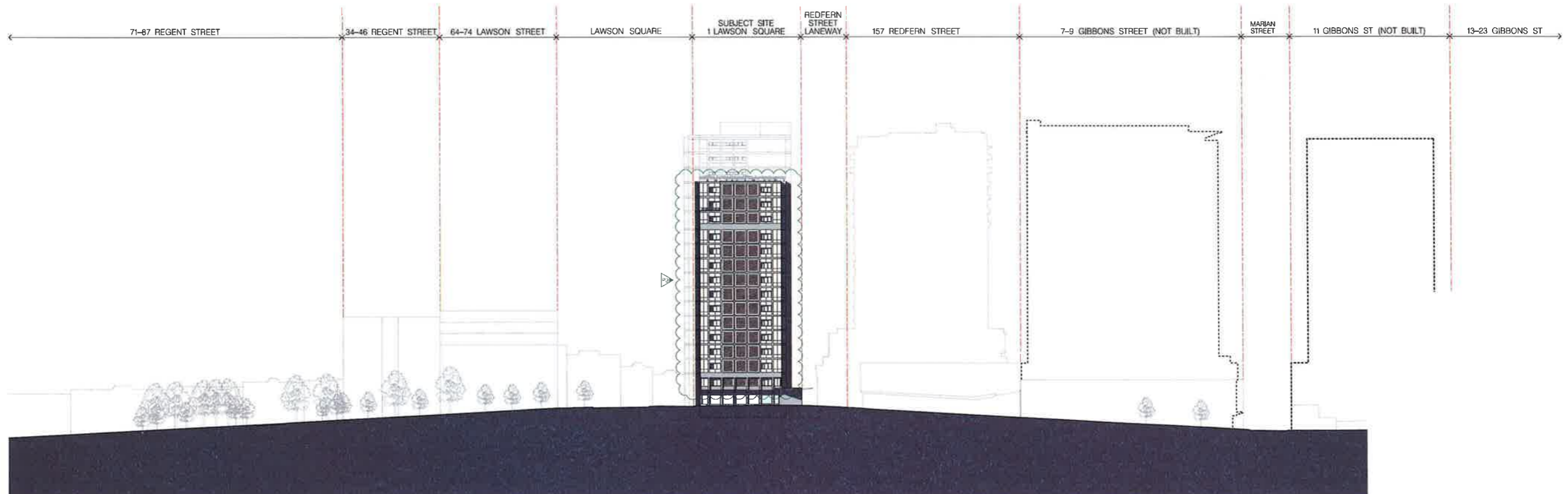


<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p>	<p><b>COPYRIGHT</b> This document is the property of Angus Condon and Associates Pty Ltd. This drawing is not to be used for the purpose of any other project without the written consent of Angus Condon and Associates Pty Ltd. Any unauthorised use of this drawing is prohibited.</p>	<p><b>LANDSCAPE:</b> ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE, COWI NSW 2226 T: 9578 4903</p>	<p><b>HERITAGE:</b> CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BCA / ACCESS:</b> CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BASIS / ACOUSTIC ENGINEER:</b> SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2006 T: 9427 8100</p>	<p><b>STRUCTURAL ENGINEER:</b> BG&amp;E LEVEL 2, 8 WINDMILL STREET SYDNEY NSW 2000 T: 9770 3300</p>	<p><b>PLANNING:</b> JBA URBAN PLANNING CONSULTANTS LEVEL 7, 77 BERRY STREET NORTH SYDNEY NSW 2060 T: 9956 6962</p>	<p><b>ARCHITECT:</b> CANDALEPAS ASSOCIATES WENDY LEWIN</p>	<p><b>PROJECT:</b> 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD.</p>	<p><b>DRAWING:</b> SITE CONTEXT ANALYSIS</p>	<p>DRAWING NO. <b>S96 - 1001</b></p>	<p>ISSUE <b>F</b></p>




**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016  
 in respect to MP 5505249  
 Signed [Signature]  
 Sheet No. 2 of 20

01 REFERENCE PLAN  
1:500



02 STREETScape CONTEXT - GIBBONS STREET ELEVATION  
1:500

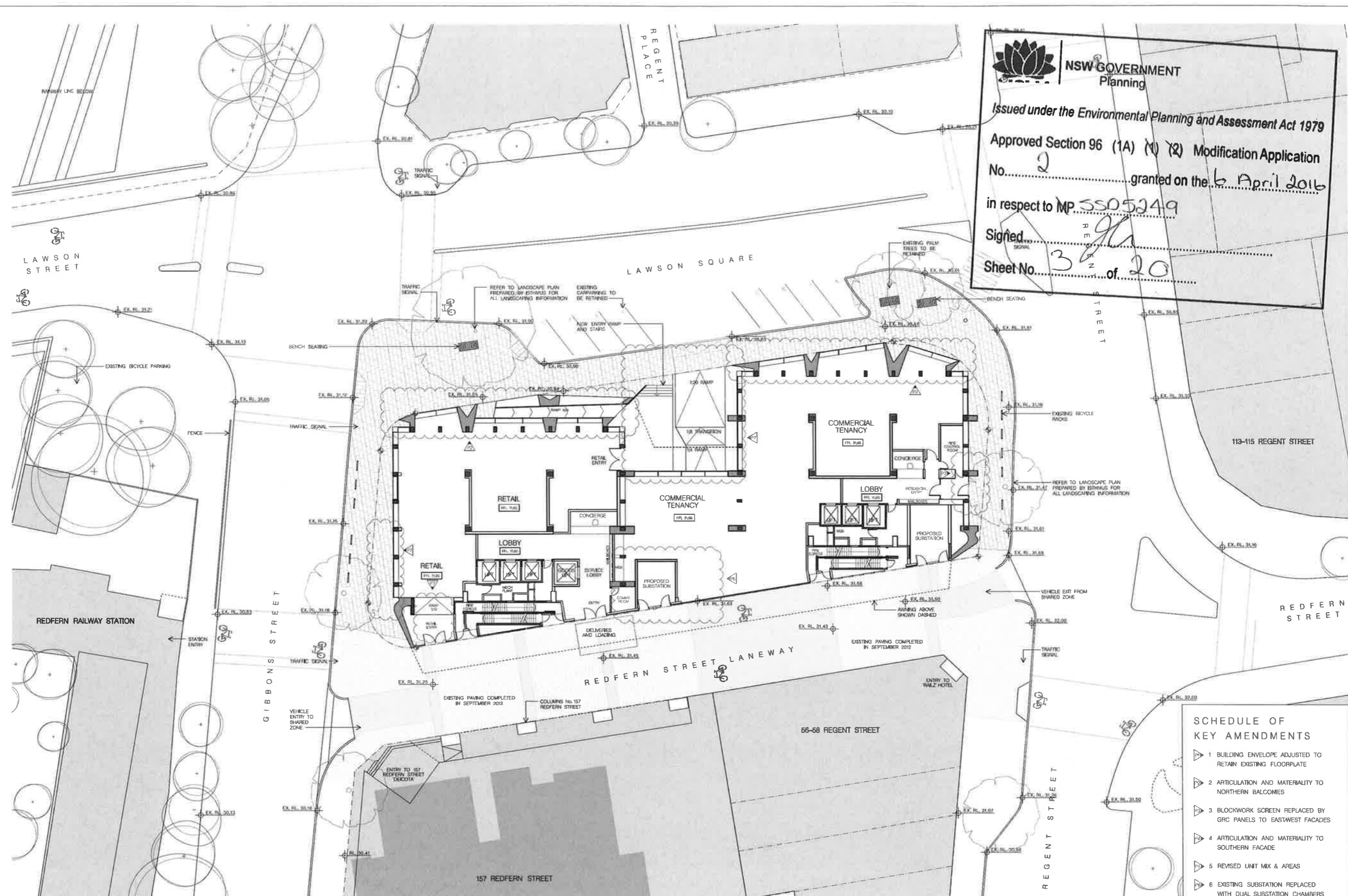
<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> 	<p><b>COPYRIGHT</b> This document is the property of Isthmus Landscape Design and Associates Pty Ltd. The drawing is not to be used for any purpose without the written consent of Isthmus Landscape Design and Associates Pty Ltd.</p> <p>Note: Do not scale from drawings. All dimensions shall take precedence over scales. All drawings are the property of Isthmus Landscape Design and Associates Pty Ltd.</p>	<p><b>LANDSCAPE:</b> ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE COMO NSW 2226 T: 9528 4903</p>	<p><b>HERITAGE:</b> CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BCA / ACCESS:</b> CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BASIX / ACOUSTIC ENGINEER:</b> SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2066 T: 9427 8100</p>	<p><b>STRUCTURAL ENGINEER:</b> BG&amp;E LEVEL 2, 8 WINDMILL STREET SYDNEY NSW 2000 T: 9770 3300</p>	<p><b>PLANNING:</b> JBA URBAN PLANNING CONSULTANTS LEVEL 7 77 BERRY STREET NORTH SYDNEY NSW 2060 T: 9956 6962</p>	<p><b>ARCHITECT:</b> CANDALEPAS ASSOCIATES WENDY LEWIN</p>	<p><b>PROJECT:</b> 1 LAWSON SQUARE, REDFERN</p>	<p><b>DRAWING:</b> STREETScape ELEVATION DRAWING No. S96 - 1002</p>	<p>ISSUE: 5578</p>
									<p><b>CLIENT:</b> LAWSON SQUARE PTY LTD.</p>		

**NSW GOVERNMENT**  
**Planning**

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016  
 in respect to MP 5505249

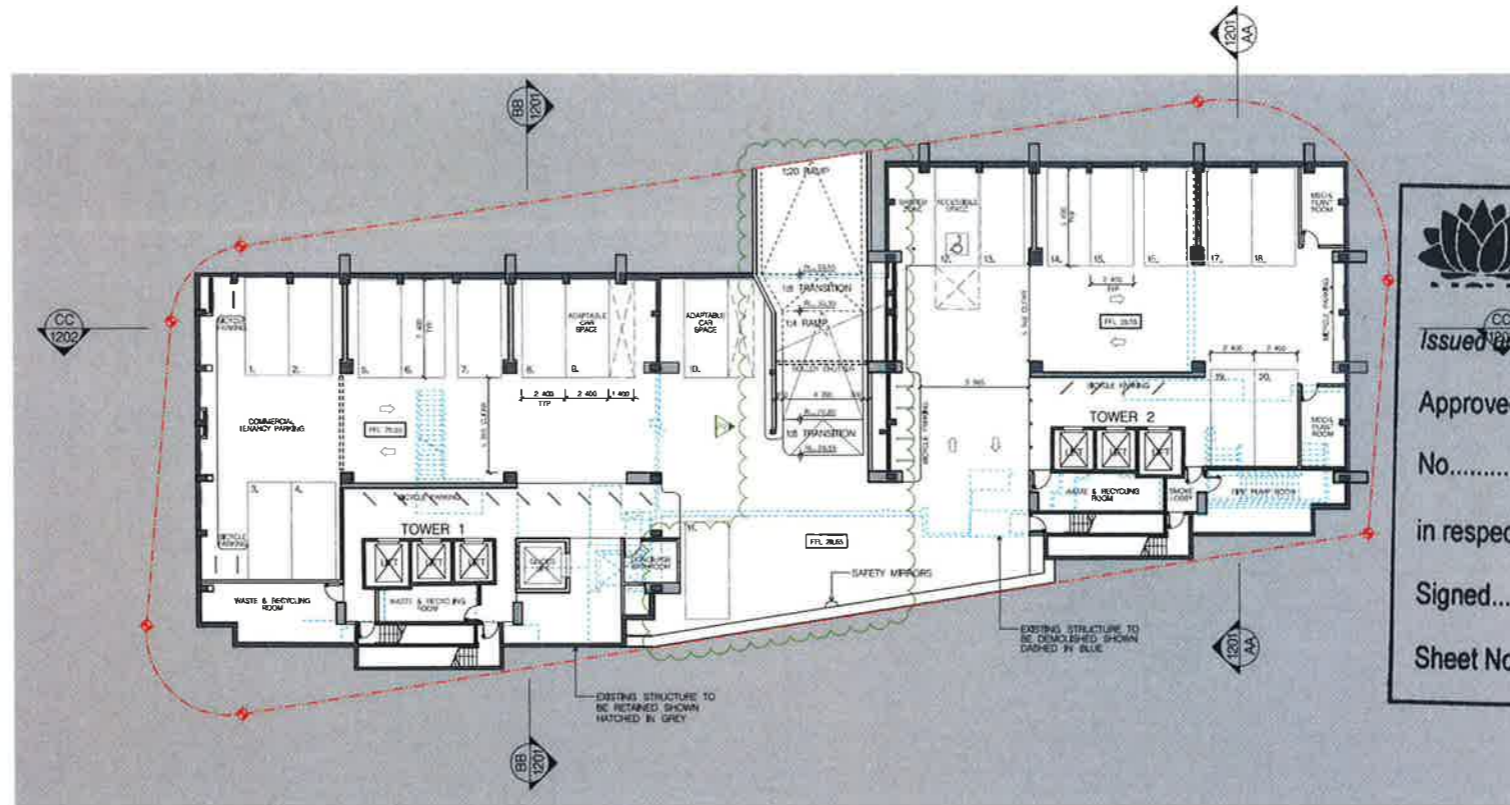
Signed [Signature]  
 Sheet No. 3 of 20



- 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

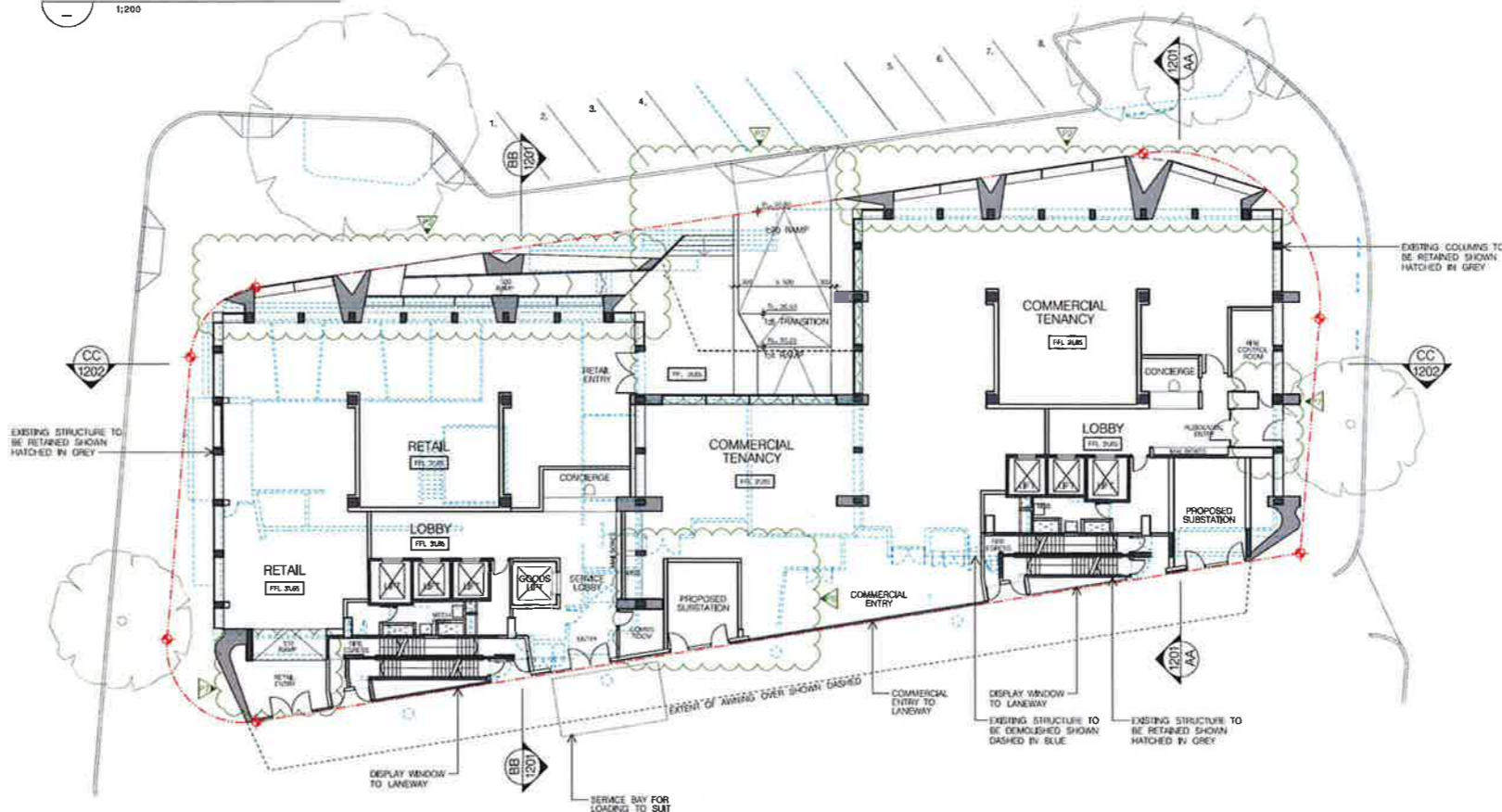
01 PUBLIC DOMAIN PLAN  
 1:200

<p>FOR DA PURPOSES ONLY          NOT FOR CONSTRUCTION</p>	<p><b>COPYRIGHT</b>          This document is the property of Arup. Condition and Assurances Pty Ltd. This drawing is not to be used for the purpose for which it was intended. Unauthorised use of this drawing is prohibited.</p> <p>Note: Do not scale from drawings. Figures determine all dimensions over scales. All dimensions are to be reported in the Architect's specification and to the contractor's work.</p>	<p><b>LANDSCAPE:</b>          ISTHMUS LANDSCAPE DESIGN          21 CENTRAL AVENUE,          COMAD NSW 2200          T: 9528 4903</p>	<p><b>HERITAGE:</b>          CITY PLAN HERITAGE          LEVEL 1, 364 KENT STREET          SYDNEY NSW 2000          T: 8270 3500</p>	<p><b>BCA / ACCESS:</b>          CITY PLAN SERVICES          LEVEL 1, 364 KENT STREET          SYDNEY NSW 2000          T: 8270 3300</p>	<p><b>BASIX + ACOUSTIC ENGINEER:</b>          SLR CONSULTING          2 LINCOLN STREET          LANE COVE          SYDNEY NSW 2066          T: 9427 8100</p>	<p><b>STRUCTURAL ENGINEER:</b>          BG&amp;E          LEVEL 2, 8 WINDMILL STREET          SYDNEY NSW 2000          T: 9770 3300</p>	<p><b>PLANNING:</b>          JBA URBAN PLANNING CONSULTANTS          LEVEL 7, 77 BERRY STREET          NORTH SYDNEY NSW 2060          T: 9956 6862</p>	<p><b>ARCHITECT:</b>          CANDALEPAS ASSOCIATES          WENDY LEWIN</p>	<p><b>PROJECT:</b>          1 LAWSON SQUARE, REDFERN</p>	<p><b>DRAWING:</b>          SITE PLAN</p>	<p>5578</p>
									<p><b>CLIENT:</b>          LAWSON SQUARE PTY LTD.</p>		



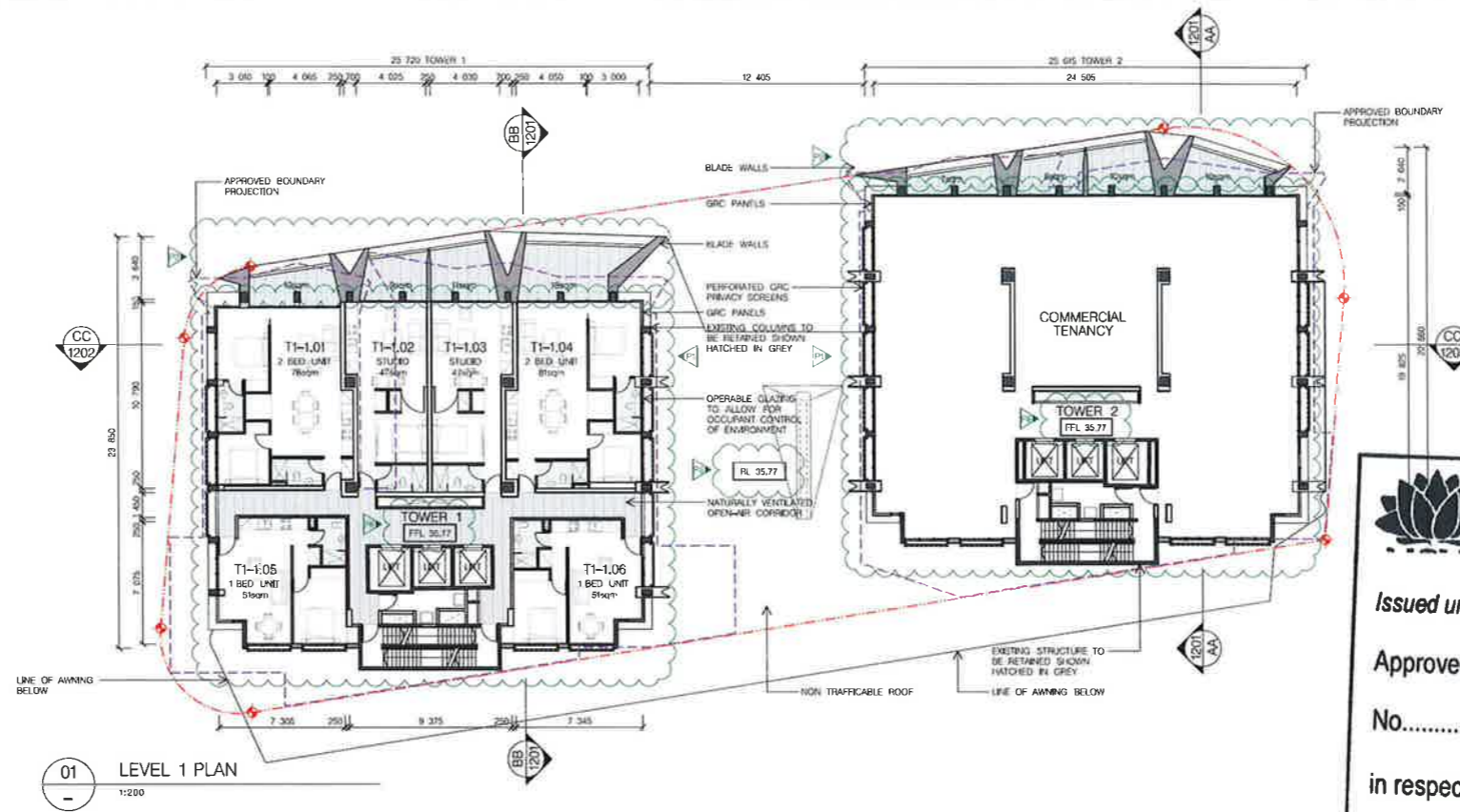

**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016  
 in respect to MP 5505249  
 Signed [Signature]  
 Sheet No. 4 of 20

01 BASEMENT PLAN  
1:200

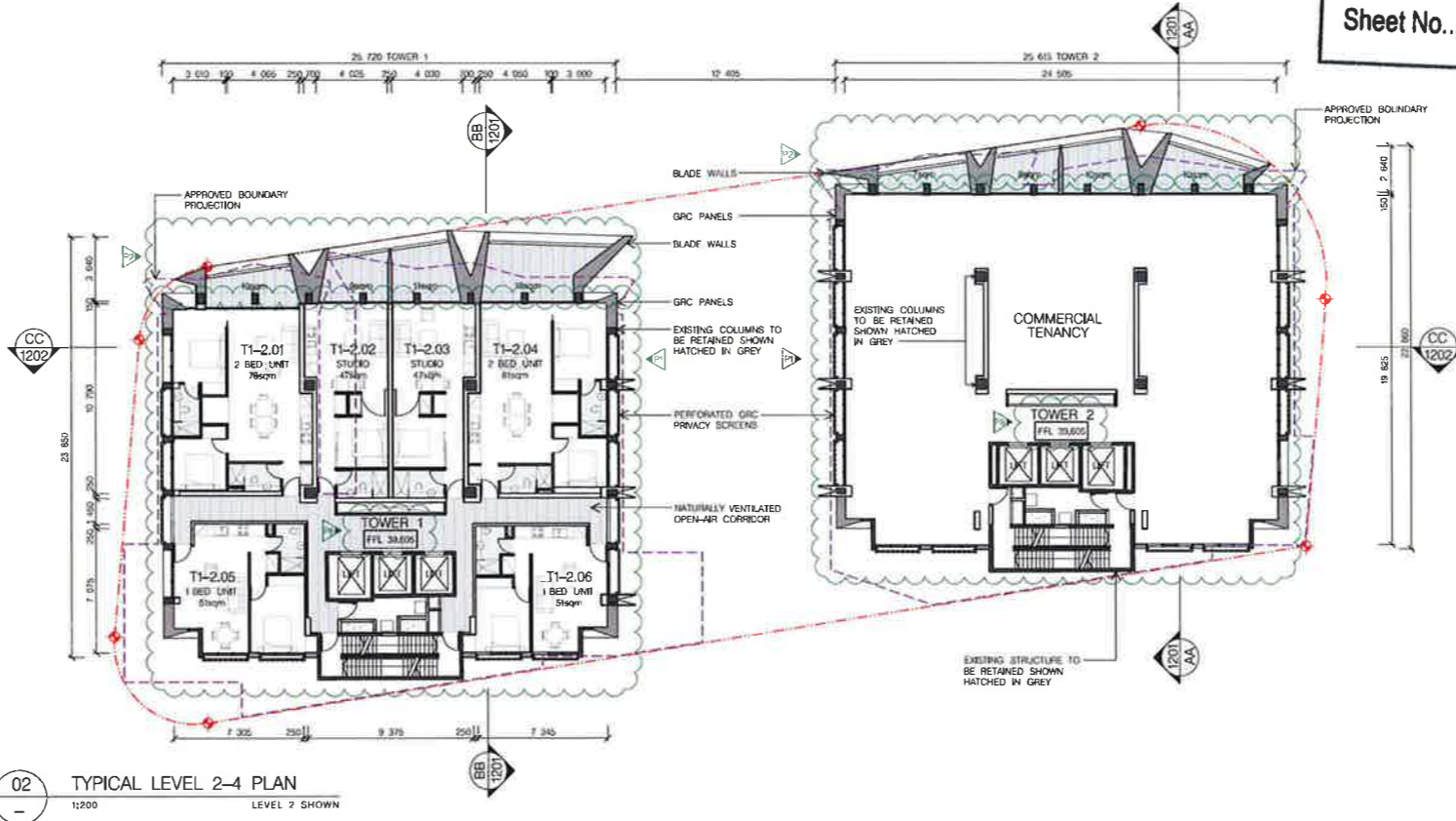


- SCHEDULE OF KEY AMENDMENTS**
- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
  - 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
  - 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
  - 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
  - 5 REVISED UNIT MIX & AREAS
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

02 GROUND FLOOR PLAN  
1:250



01 LEVEL 1 PLAN  
1:200



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

**NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application No. 2 granted on the 6 April 2016

in respect to MP 550 5249

Signed [Signature]

Sheet No. 5 of 20

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

FOR DA PURPOSES ONLY  
NOT FOR CONSTRUCTION

**COPYRIGHT**  
This document is the property of Acquia. Copyright and Associated Rights. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.  
Note: Do not scale from drawings. If you find discrepancies, contact the author. Any responsibility shall be reported to the Author for clarification and to the approval of any work.

**LANDSCAPE:**  
ISTHMIUS LANDSCAPE DESIGN  
21 CENTRAL AVENUE,  
COOMO NSW 2226  
T: 9525 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

**BANK + ACOUSTIC ENGINEER:**  
SLR CONSULTING  
2 LINCOLN STREET  
SYDNEY NSW 2006  
T: 9427 6100

**STRUCTURAL ENGINEER:**  
BG&E  
LEVEL 2, 6 WINDMILL STREET  
SYDNEY NSW 2000  
T: 9770 3300

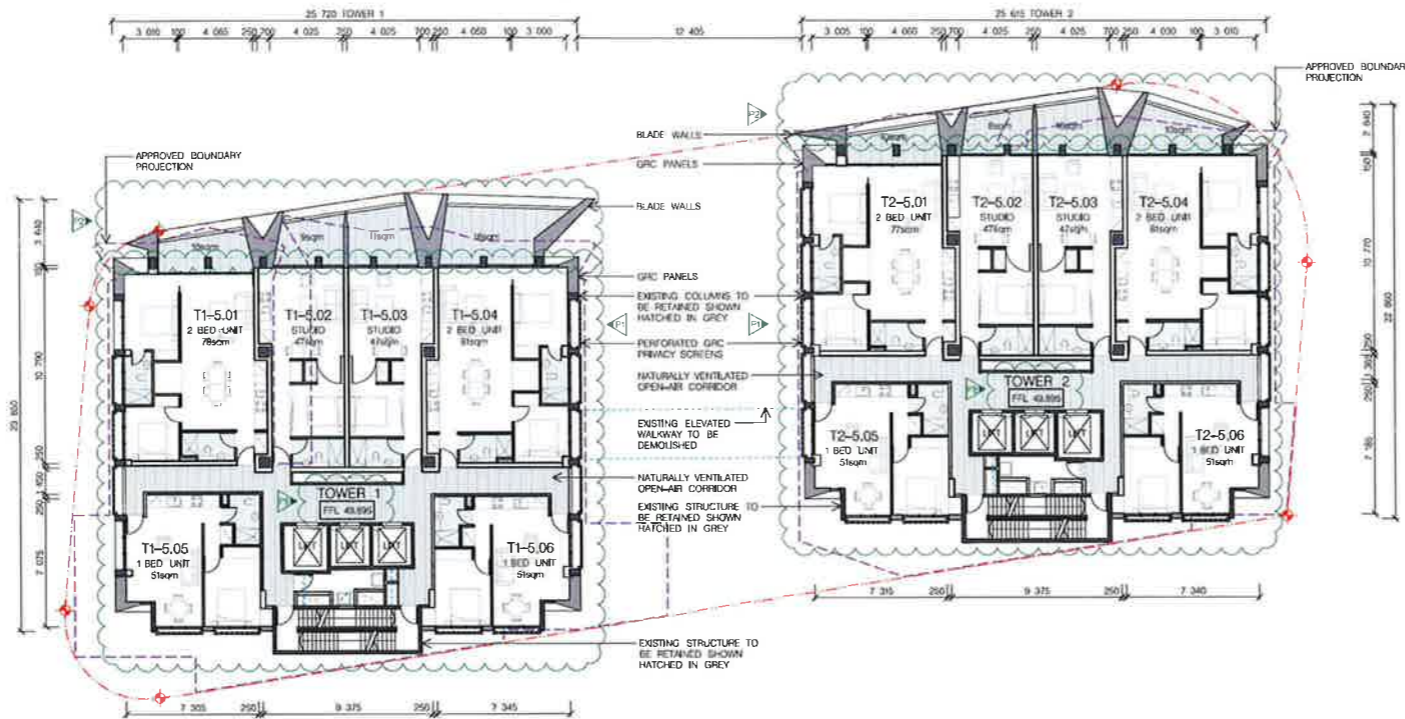
**PLANNING:**  
JBA URBAN PLANNING CONSULTANTS  
LEVEL 7, 77 BERRY STREET  
NORTH SYDNEY NSW 2060  
T: 9936 6962

**ARCHITECT:**  
CANDALEPAS ASSOCIATES  
1  
WENDY LEVIN

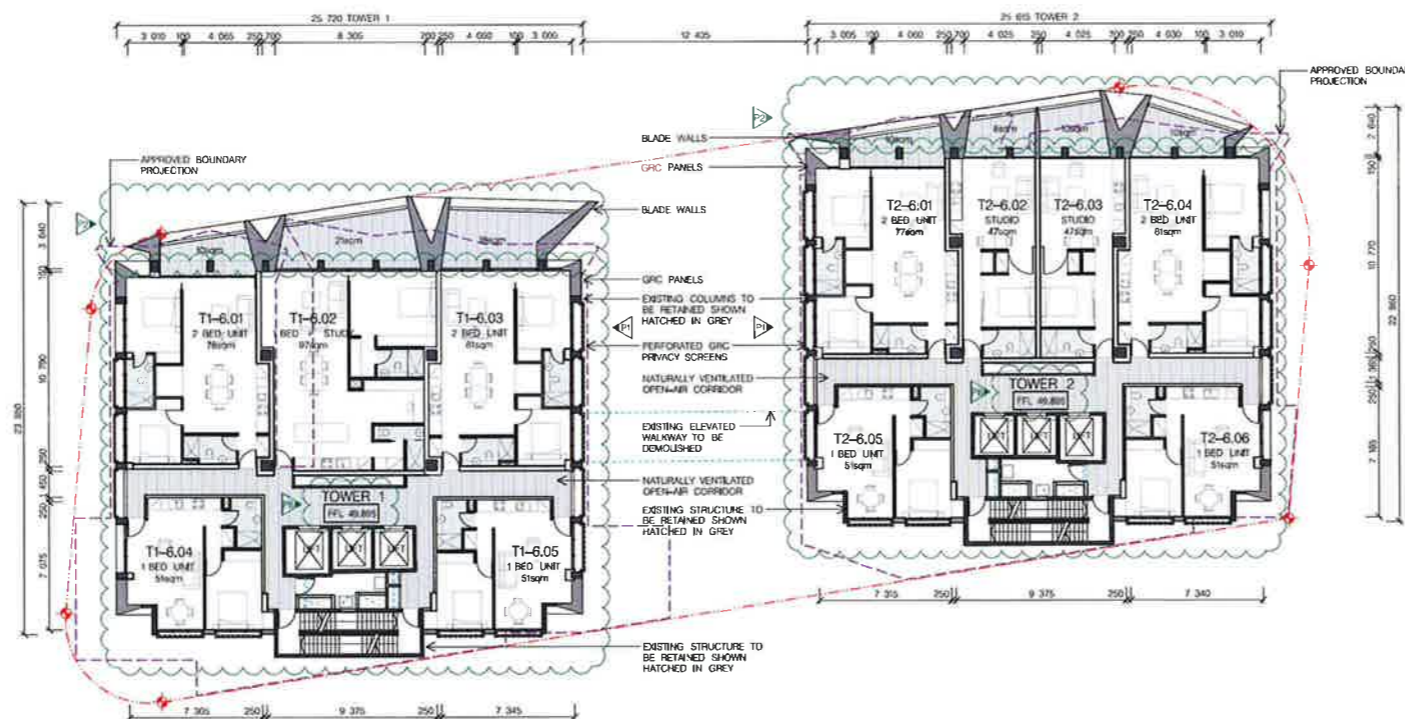
**PROJECT:**  
1 LAWSON SQUARE, REDFERN  
CLIENT:  
LAWSON SQUARE PTY LTD.

SCALE: 1:200 @ A1 DATE: MARCH 2016 CAD FILE NO:  
DRAWN BY: FM CHECKED 1: FM CHECKED 2: APPROVED:

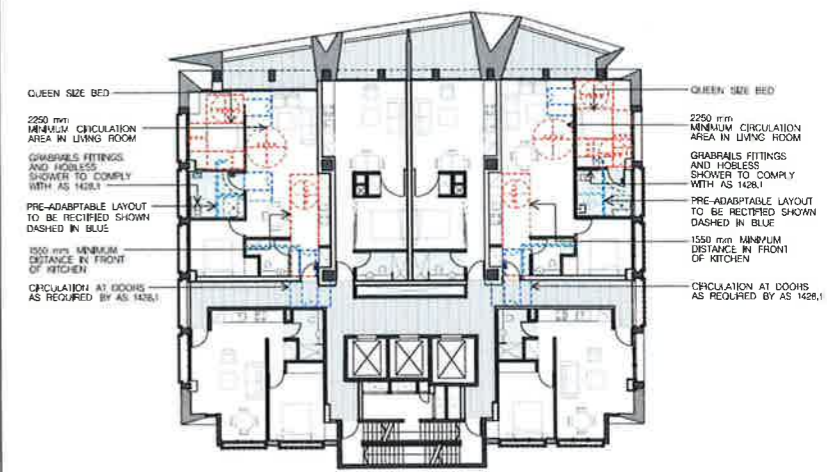
**DRAWING:**  
LEVEL 1 & TYPICAL LEVEL 2-4 PLANS  
DRAWING No. S96 - 1103  
ISSUE FT 5578



01 LEVEL 5 PLAN  
1:200



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



NSW GOVERNMENT  
Planning

LEVEL 5 TYPICAL UNIT PLAN (TYPICAL)  
1:200

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016

in respect to MP SSD5249

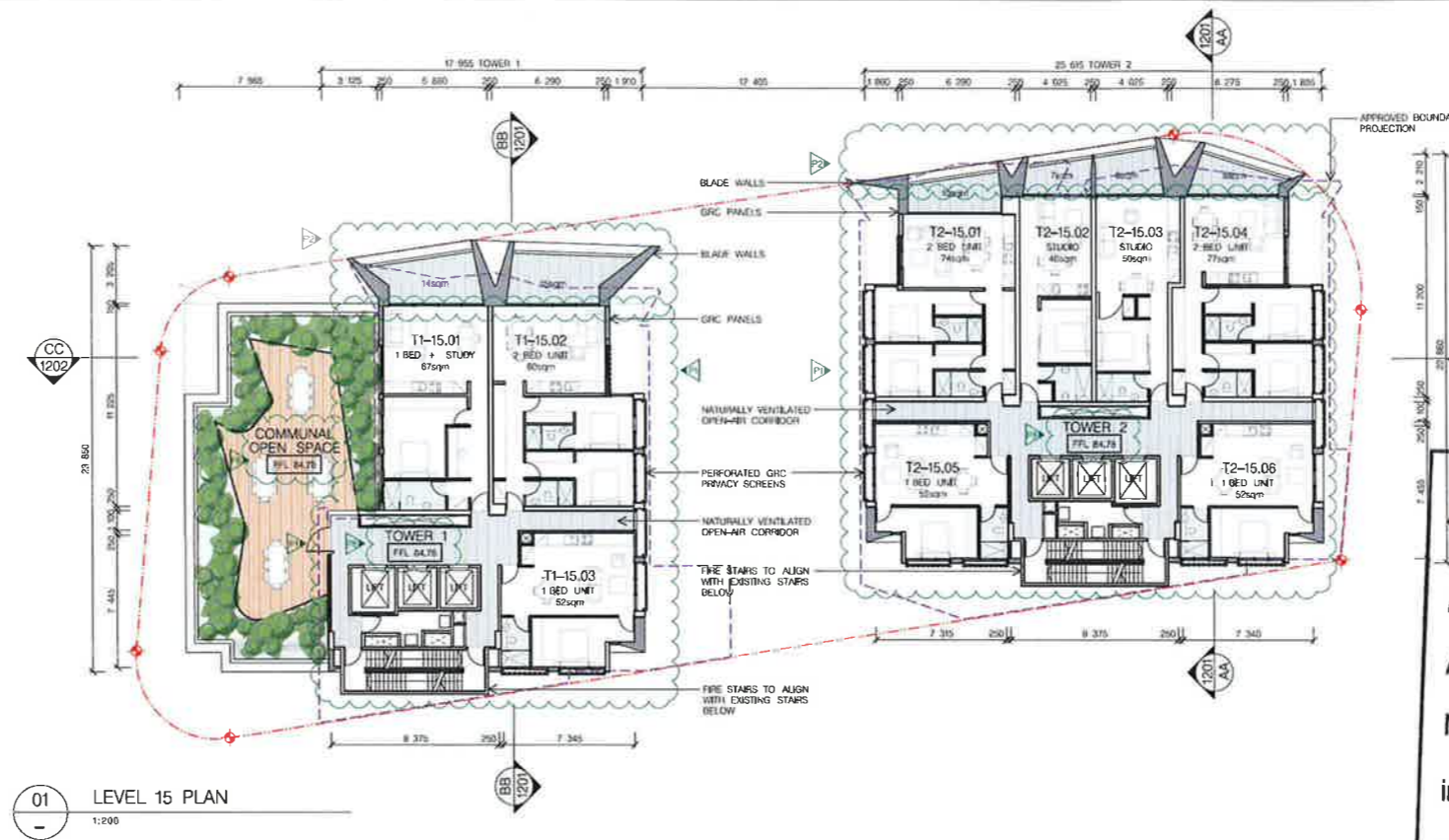
Signed [Signature]

Sheet No. 6 of 20

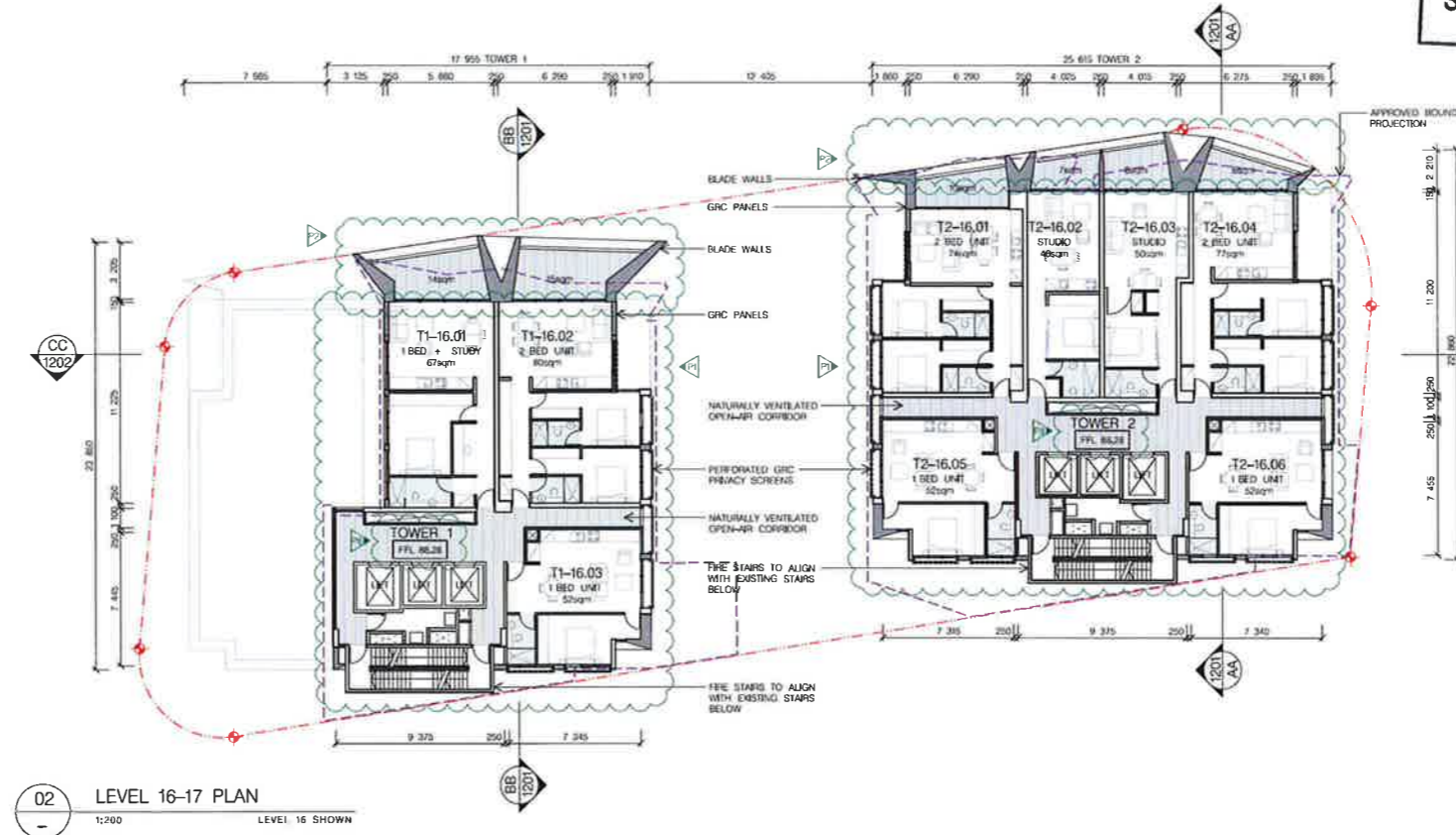
APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

- 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





01 LEVEL 15 PLAN  
1:200



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

**NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016

in respect to MP SSD5249

Signed [Signature]

Sheet No. 8 of 20

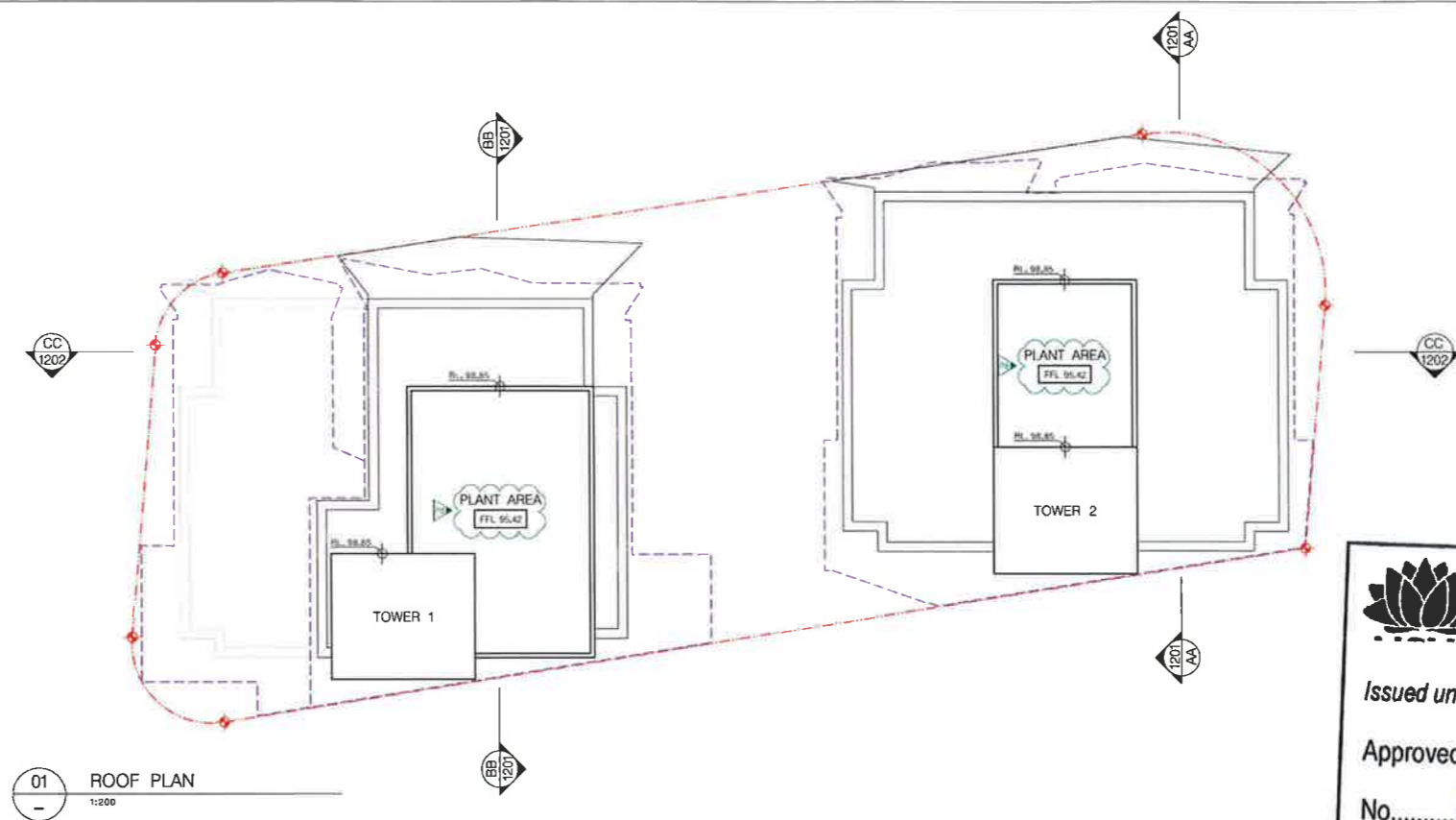
APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

- 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

FOR DA PURPOSES ONLY  
NOT FOR CONSTRUCTION

0 5 10m

<p><b>COPYRIGHT</b> This document is the property of Angus Condoles and Associates Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.</p> <p>Note: Do not scale from drawings. Figure dimensions shall take precedence over written dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.</p>	<p>LANDSCAPE: ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE, COAC NSW 2226 T: 9528 4900</p>	<p>HERITAGE: CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 6270 3500</p>	<p>BCA / ACCESS: CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 6270 3500</p>	<p>BANK + ACOUSTIC ENGINEER: SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2006 T: 9427 6100</p>	<p>STRUCTURAL ENGINEER: BG&amp;E LEVEL 2 &amp; WINDMILL STREET SYDNEY NSW 2000 1:200 T: 9770 3300</p>	<p>PLANNING: JBA URBAN PLANNING CONSULTANTS LEVEL 7, 27 BERRY STREET NORTH SYDNEY NSW 2060 T: 9956 6962</p>	<p>ARCHITECT: CANDALEPAS ASSOCIATES WENDY LEWIN</p>	<p>PROJECT: 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD.</p>	<p>DRAWING: LEVEL 15 &amp; LEVEL 16-17 PLANS</p>	<p>SCALE: 1:200 @ ALL</p>	<p>DATE: MARCH 2016</p>	<p>CAD FILE NO:</p>	<p>DRAWN BY: RY/ES</p>	<p>CHECKED 1: PM</p>	<p>CHECKED 2:</p>	<p>APPROVED:</p>	<p>DRAWING No. S96 - 1106</p>	<p>ISSUE 5578</p>
	<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p>																	



01 ROOF PLAN  
1:200

**NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016  
in respect to MP SSD 5249

Signed [Signature]

Sheet No. 9 of 20

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

FOR DA PURPOSES ONLY  
NOT FOR CONSTRUCTION

**COPYRIGHT**  
This document is the property of Argyle Consultants and Associates Pty Ltd. This drawing is to be used for the purpose for which it was prepared. Unauthorised use of this drawing is prohibited.

Note: Do not scale from this drawing. All dimensions shall be as indicated on the drawing. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.

**LANDSCAPE:**  
ISTHMIUS LANDSCAPE DESIGN  
21 CENTRAL AVENUE,  
COWI NSW 2228  
T: 9578 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

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

**STRUCTURAL ENGINEER:**  
BG&E  
LEVEL 2 0 WINDMILL STREET  
SYDNEY NSW 2000 1200  
T: 9770 3300

**PLANNING:**  
JBA URBAN PLANNING CONSULTANTS  
LEVEL 7, 77 BERRY STREET  
NORTH SYDNEY NSW 2060  
T: 9658 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/JES  
CHECKED 1: FM  
CHECKED 2:  
APPROVED:

**DRAWING:**  
ROOF PLAN  
DRAWING No. S96 - 1107

ISSUE No. 5578  
ISSUE



NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

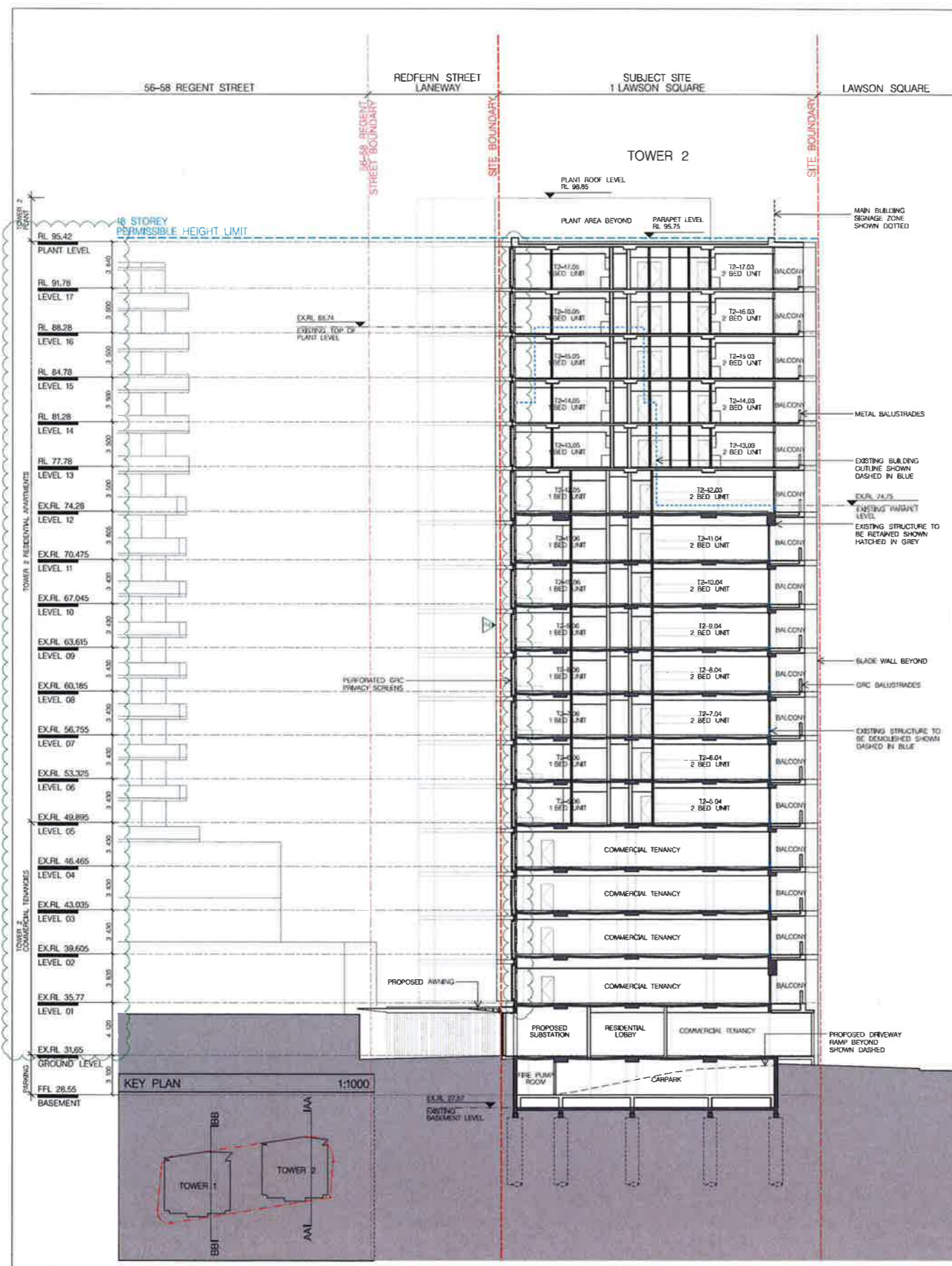
Approved Section 96 (1A) (1) (2) Modification Application

No. 2 granted on the 6 April 2016

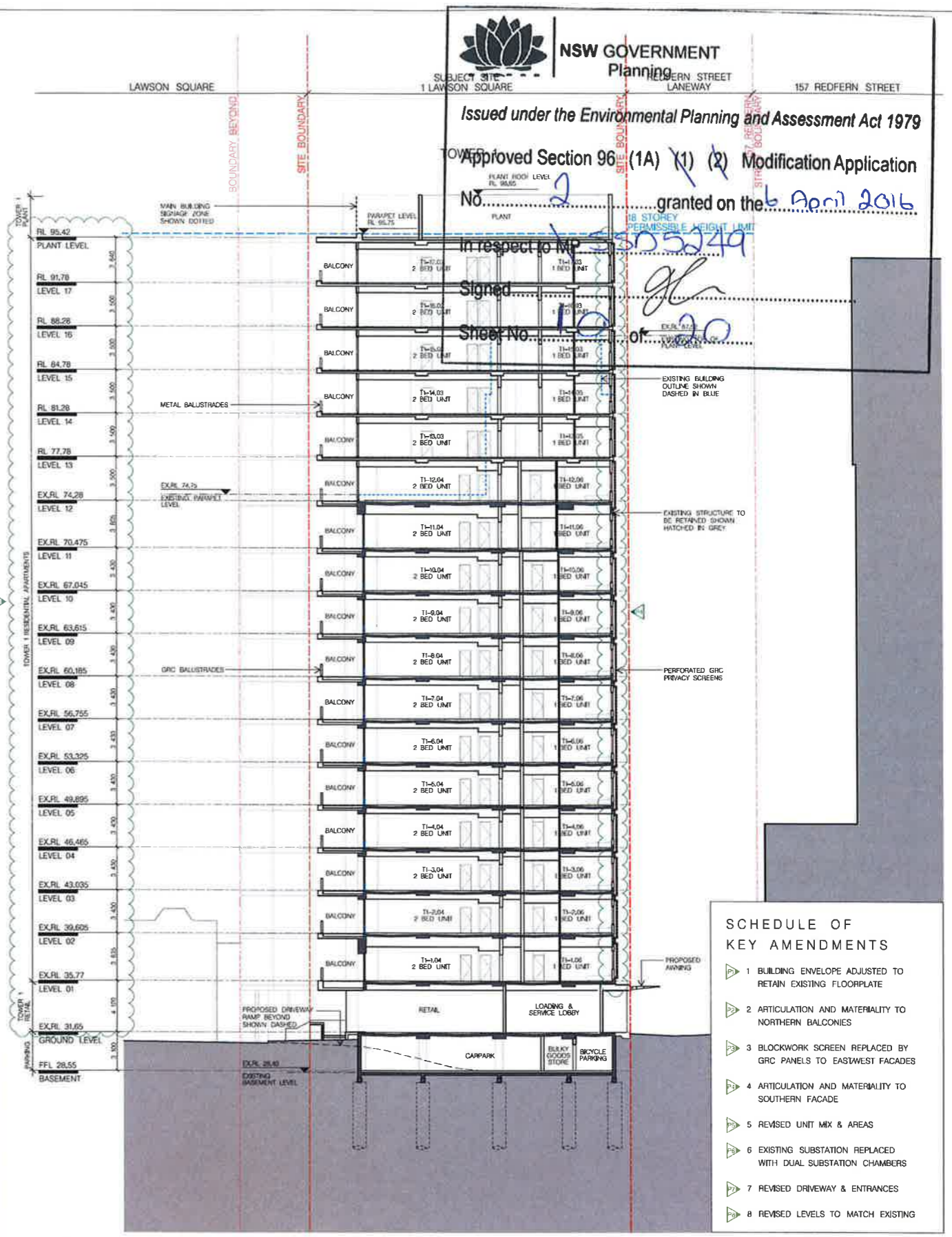
In respect to MP 505249

Signed: [Signature]

Sheet No. 10 of 20

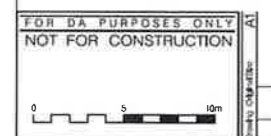


01 SECTION AA  
1:200

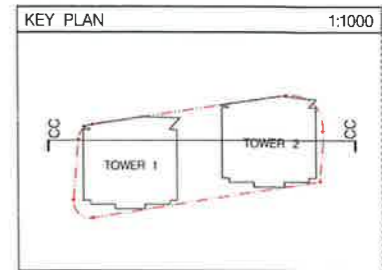


02 SECTION BB  
1:200

- 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	<b>COPYRIGHT</b> This document is the property of Argolis Consultants and Associates Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.	LANDSCAPE: ISTHIMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE, COMO NSW 2228 T: 0626 4903	HERITAGE: CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 6270 3500	BCA ACCESS: CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 6270 3500	BASIX + 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: 9170 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 BY: PM	DRAWING: SECTIONS - SHEET 1 SECTIONS AA & BB DRAWING No. S96 - 1201	JOB No. 5578 ISSUE F
--	---	--	--	--	--	---	--	--	---	---	-------------------------------

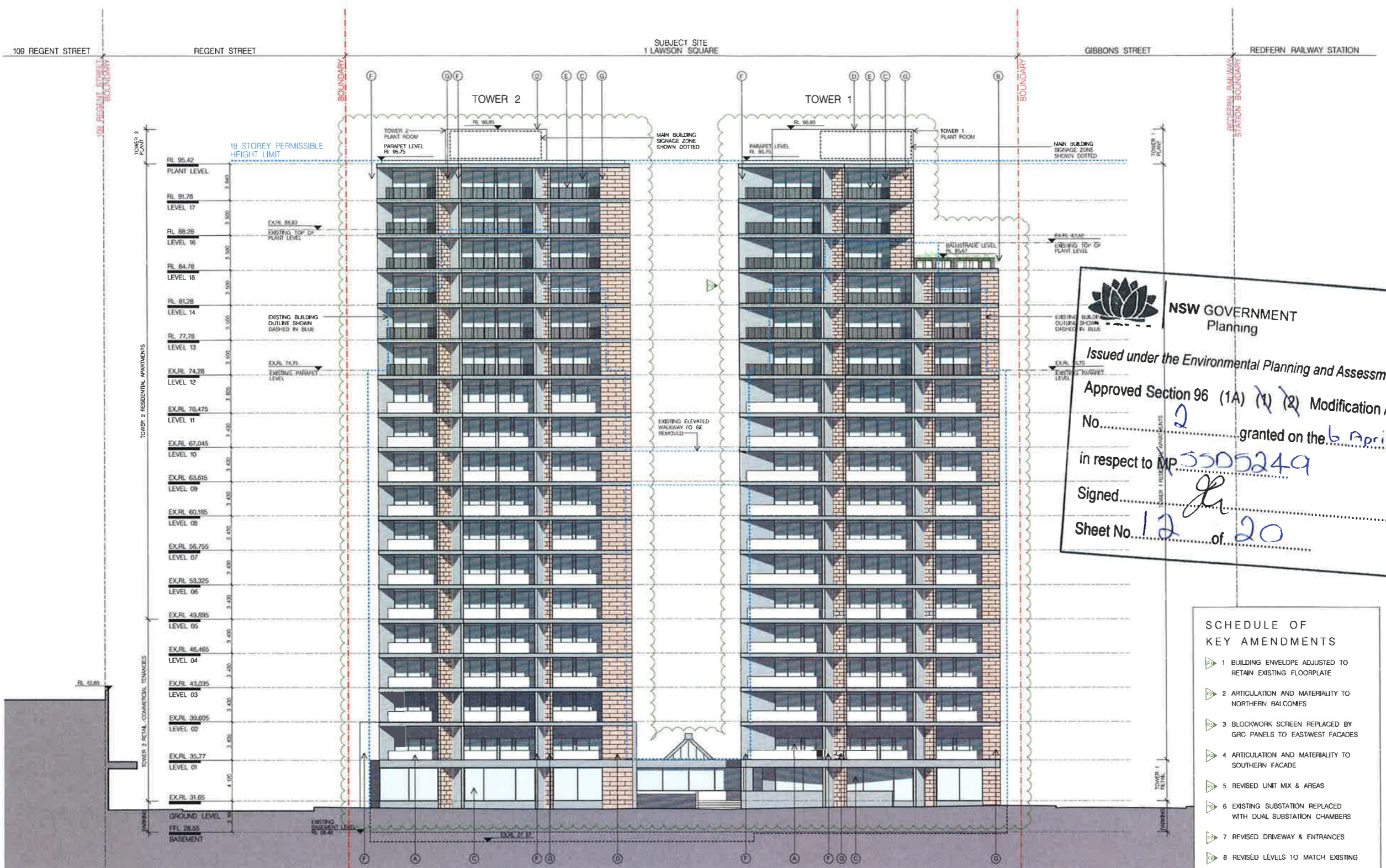



**NSW GOVERNMENT**  
 Planning

Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016  
 in respect to MR. 5505249  
 Signed [Signature]  
 Sheet No. 11 of 20

- 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

01 SECTION CC  
 1:200



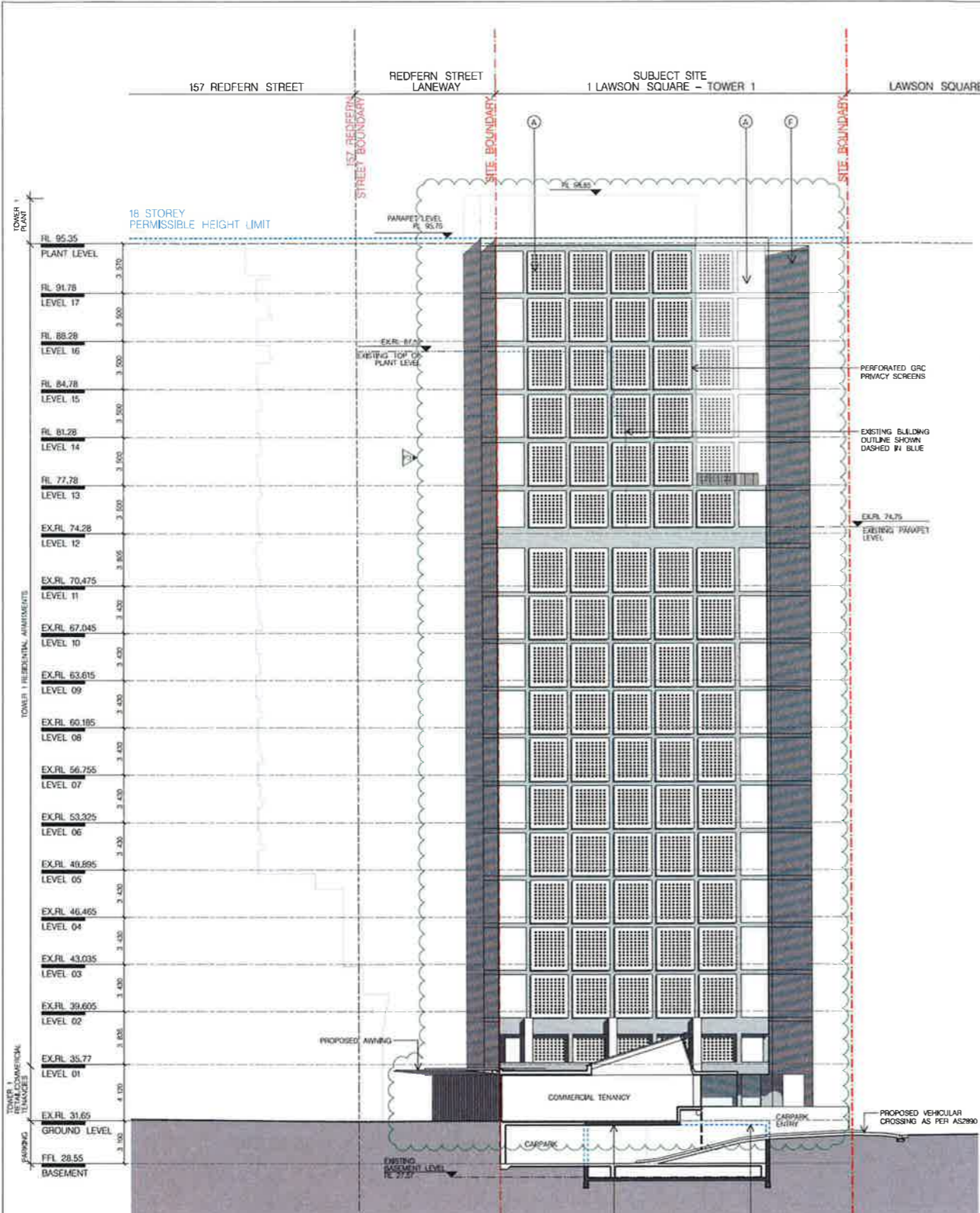

**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016  
 in respect to MP 5505249  
 Signed [Signature]  
 Sheet No. 12 of 20

- 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

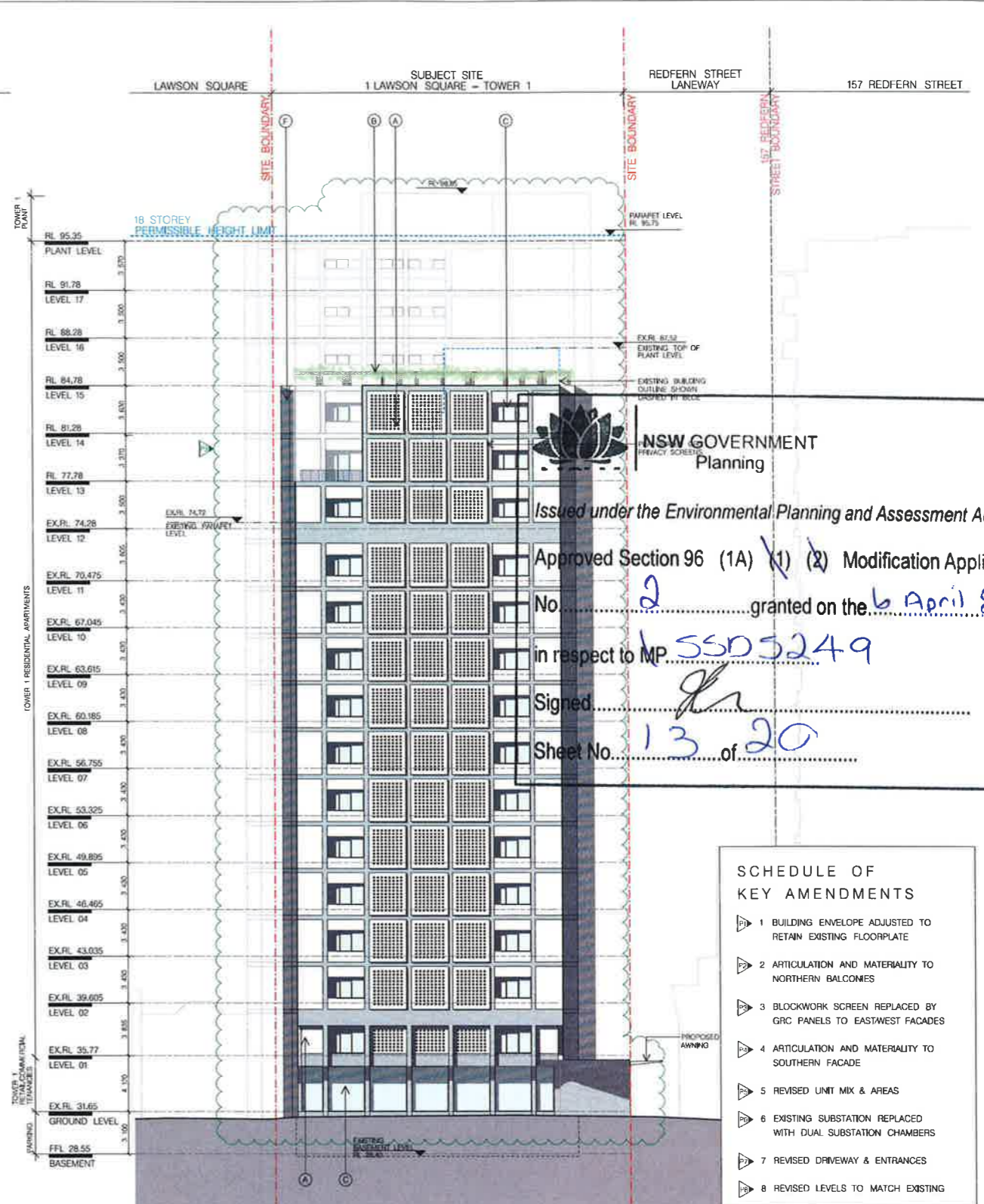
01 NORTH ELEVATION  
1:200



FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION		<b>COPYRIGHT</b> This document is the property of Angus Candalepas and Associates Pty Ltd. This drawing is not to be used for the purpose for which it was developed. Unauthorised use of this drawing is prohibited. Note: Do not scale from drawings. Figures determine final dimensions and scale. All drawings are subject to change without notice. Any discrepancy shall be referred to the Architect for clarification prior to the commencement of any work.	LANDSCAPE: ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE COOMBE NSW 2206 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	BASIX + ACOUSTIC ENGINEER: SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2066 T: 9427 6100	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: 9550 8962	ARCHITECT: CANDALEPAS ASSOCIATES WENDY LEWIN	PROJECT: 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD. SCALE: ARCH: 1:100 CIVIL: 1:100 DATE: MARCH 2016 CAD FILE NO: DRAWN BY: JEM CHECKED 1: CHECKED 2: APPROVED:	DRAWING: ELEVATIONS SHEET 1 NORTH ELEVATION DRAWING No. S96 - 1301 ISSUE 1
			JOB No. 5570								



01 TOWER 1 EAST ELEVATION  
1:200



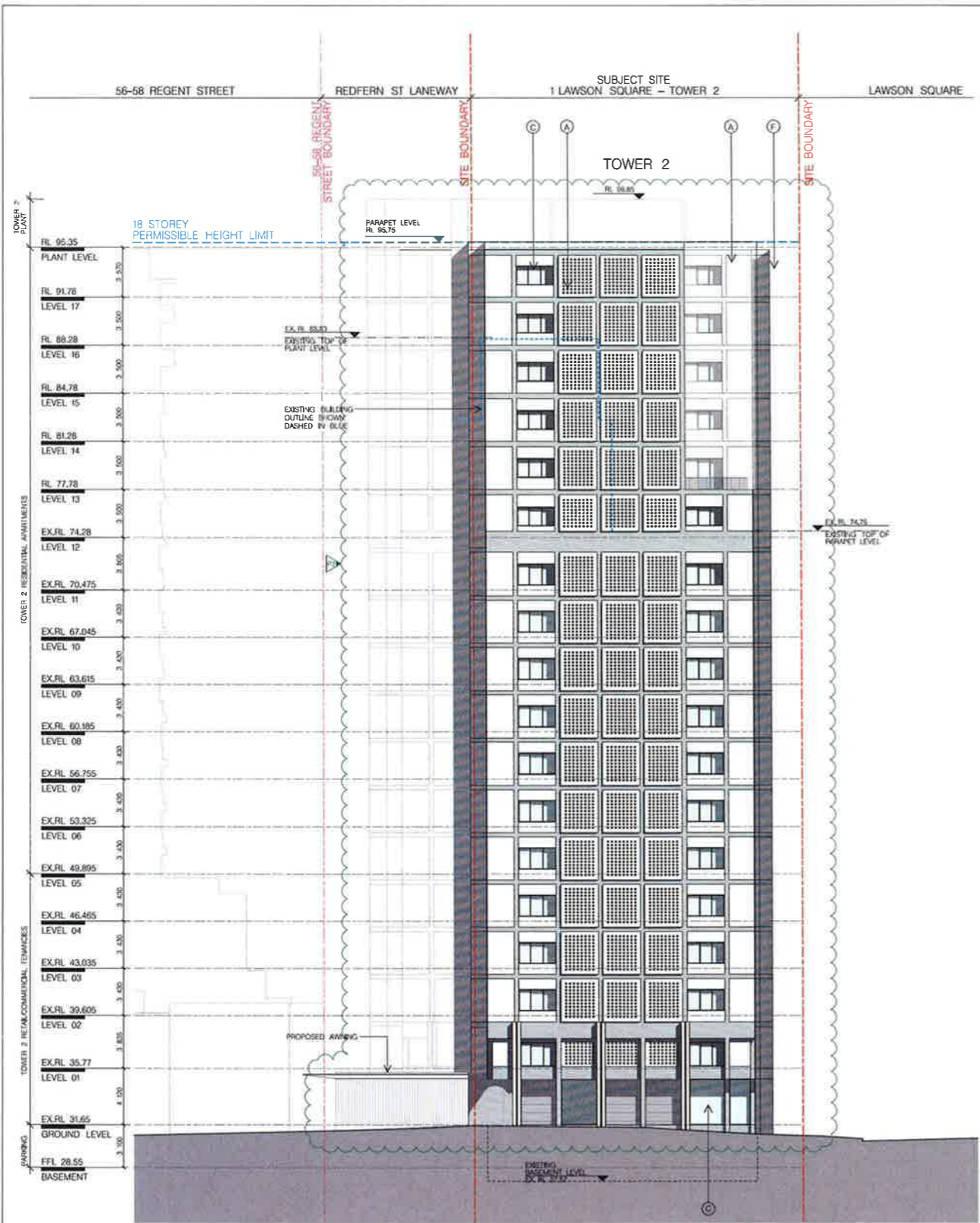
02 TOWER 1 WEST ELEVATION  
1:200

NSW GOVERNMENT  
Planning  
Issued under the Environmental Planning and Assessment Act 1979  
Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016  
in respect to MP SSD5249  
Signed: [Signature]  
Sheet No. 13 of 20

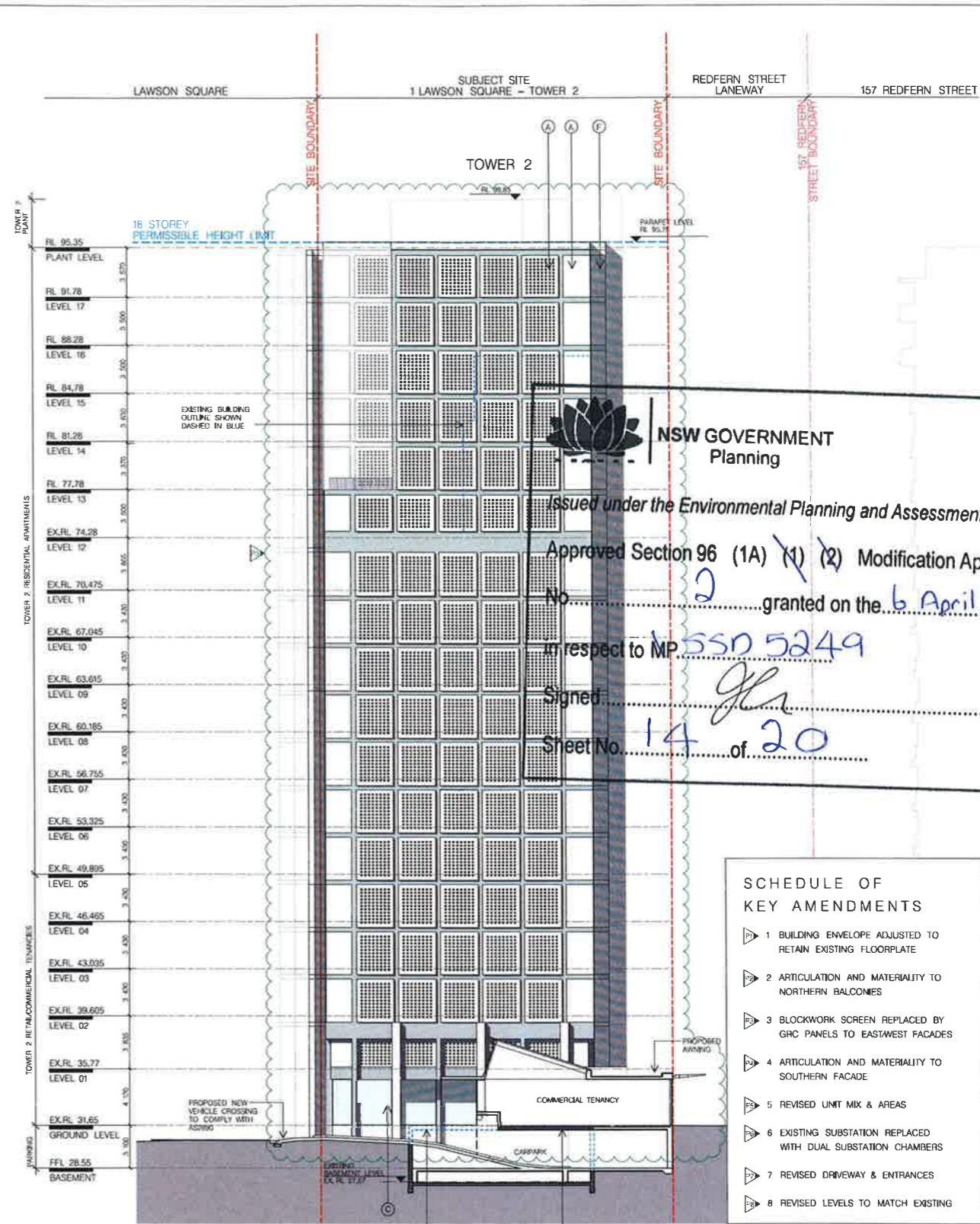
- SCHEDULE OF KEY AMENDMENTS**
- ▶ 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
  - ▶ 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
  - ▶ 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
  - ▶ 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
  - ▶ 5 REVISED UNIT MIX & 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	COPYRIGHT This document is the property of Angus Candalepas and Associates Pty Ltd. This drawing is to be used for the purpose for which it was specifically intended. Unauthorised use of this drawing is prohibited. Also: Do not scale from drawings. All dimensions shall take precedence over scales. All dimensions shall be reported to the Architect to distribution prior to the commencement of any work.	LANDSCAPE: ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE COWI 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: 9556 6962	ARCHITECT: CANDALEPAS ASSOCIATES WENDY LEVIN	PROJECT: 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD. SCALE: 1:200 @ A1 DATE: MARCH 2016 DRAWN BY: EV/ES CHECKED 1: JM CHECKED 2: APPROVED:	DRAWING: ELEVATIONS SHEET 2 TOWER 1 - EAST & WEST ELEVATIONS DRAWING No. S96 - 1302 ISSUE F
		DATE: 14/03/16 SCALE: 1:200 @ A1 DRAWN BY: EV/ES CHECKED 1: JM CHECKED 2: APPROVED:	CAD FILE NO: DRAWING No. S96 - 1302 ISSUE F							



01 TOWER 2 EAST ELEVATION  
1:200



02 TOWER 2 WEST ELEVATION  
1:200

**NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016

in respect to MP 550 5249

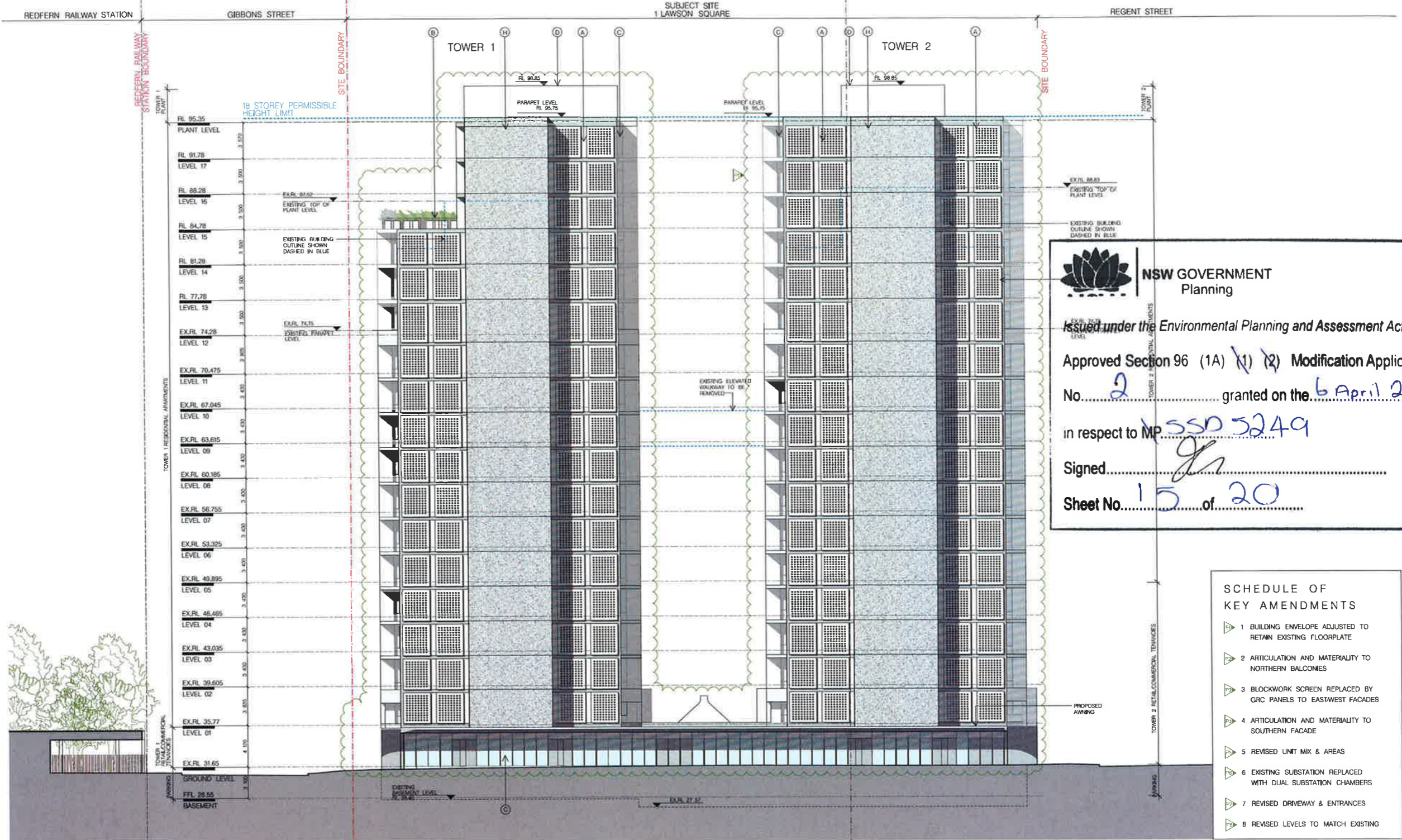
Signed: [Signature]

Sheet No. 14 of 20

- 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



<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p>		<p><b>COPYRIGHT</b> This document is the property of Angelo Candalepas and Associates Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited. Note: Do not scale from drawings. Figures, dimensions, callouts, production dates, etc. shall be as stated. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.</p>	<p><b>LANDSCAPE:</b> ISTHMUS LANDSCAPE DESIGN 21 CENTRAL AVENUE, COWI NSW 2226 T: 9528 4903</p>	<p><b>HERITAGE:</b> CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BCA / ACCESS:</b> CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p><b>BASIS / ACOUSTIC ENGINEER:</b> SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2006 T: 9427 8100</p>	<p><b>STRUCTURAL ENGINEER:</b> BG&amp;E LEVEL 2, 8 WINDMILL STREET SYDNEY NSW 2000 T: 9770 3300</p>	<p><b>PLANNING:</b> JBA URBAN PLANNING CONSULTANTS LEVEL 7, 77 BERRY STREET NORTH SYDNEY NSW 2060 T: 9956 6962</p>	<p><b>ARCHITECT:</b> CANDALEPAS ASSOCIATES WENDY LEWIN</p>	<p><b>PROJECT:</b> 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD.</p>	<p><b>DRAWING:</b> ELEVATIONS SHEET 3 TOWER 2 - EAST &amp; WEST ELEVATIONS</p>	<p>DRAWING No. <b>S96 - 1303</b></p>	<p>ISSUE <b>F</b></p>
--	--	---	---	--	--	---	---	--	--	--	--	--------------------------------------	-----------------------



**NSW GOVERNMENT**  
**Planning**

Issued under the Environmental Planning and Assessment Act 1979

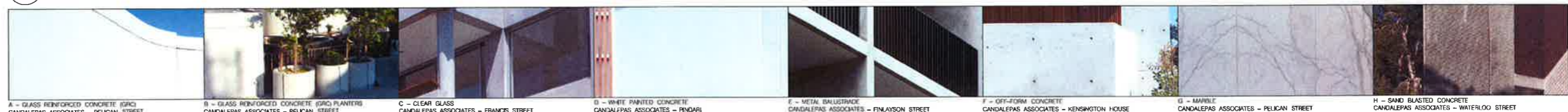
Approved Section 96 (1A) (1) (2) Modification Application  
 No. 2 granted on the 6 April 2016

in respect to MP SSD 3249

Signed.....  
 Sheet No. 15 of 20

- 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

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  
 D - WHITE PAINTED CONCRETE CANDALEPAS ASSOCIATES - RINDARI  
 E - METAL BALLUSTRADE 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

FOR DA PURPOSES ONLY  
 NOT FOR CONSTRUCTION

**COPYRIGHT**  
 This document is the property of Anolis Condalepas and Associates Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited. Note: Do not scale from drawings. If you require scaled dimensions, please refer to the original drawings. Any discrepancy shall be reported to the Architect for clarification, prior to the commencement of any work.

**LANDSCAPE:**  
 ISTHMUS LANDSCAPE DESIGN  
 21 CENTRAL AVENUE,  
 COMO NSW 2226  
 T: 9526 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

**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  
 T: 9770 3300

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

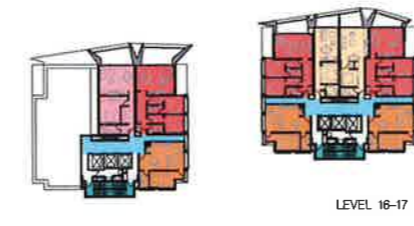
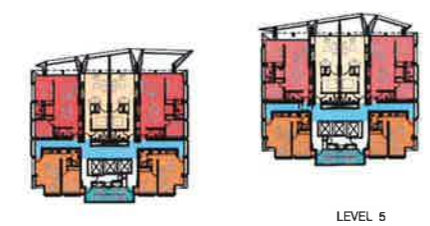
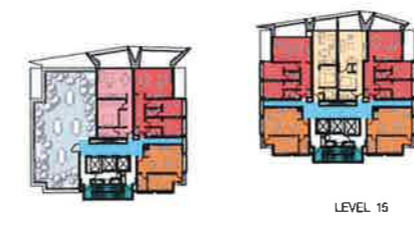
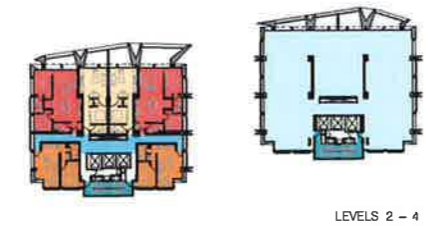
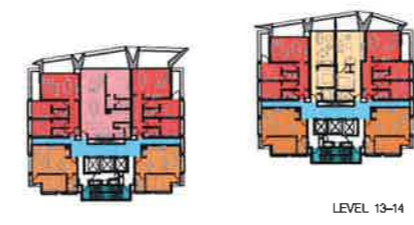
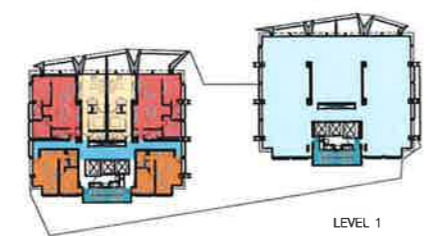
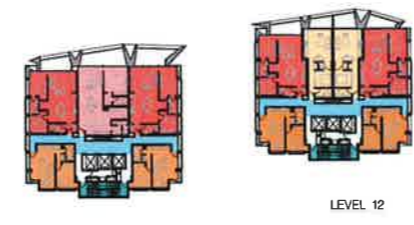
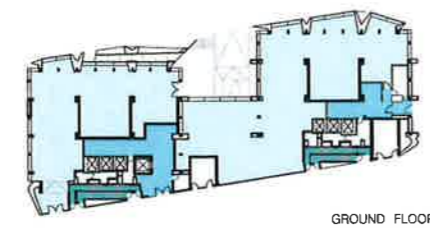
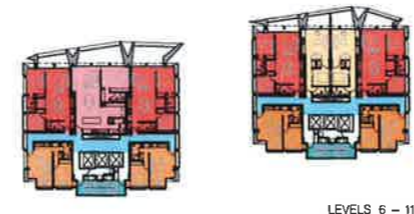
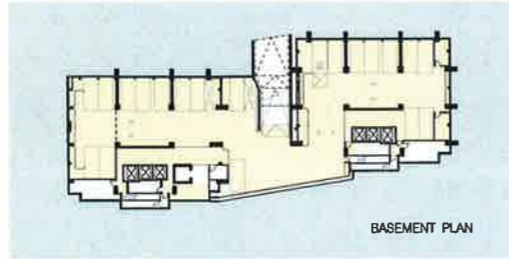
**ARCHITECT:**  
 CANDALEPAS ASSOCIATES  
 WENDY LEWIN

**PROJECT:**  
 1 LAWSON SQUARE REDFERN  
 CLIENT:  
 LAWSON SQUARE PTY LTD.

SCALE: 1:200 © JAL  
 DATE: MARCH 2016  
 DRAWN BY: RT / ES  
 CHECKED 1: FM  
 CHECKED 2:  
 APPROVED:

CAD FILE NO:  
 DRAWING No.  
 S96 - 1304

DRAWING: ELEVATIONS SHEET 4 SOUTH ELEVATION  
 JOB No. 1578  
 ISSUE T



### YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	11896.5sqm (APPROX.)	13063 sqm	12913 sqm
GROSS FLOOR AREA (GFA) *	11875.5 sqm	13063 sqm	12913 sqm
FLOOR SPACE RATIO (FSR)	7.1	7.71	7.61
HEIGHT OF BUILDING *	16 STOREYS	16 STOREYS	16 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	-	481	-	676	-	1,017
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	05	351	11	706
LEVEL 08	RESIDENTIAL	05	355	05	351	11	706
LEVEL 09	RESIDENTIAL	05	355	05	351	11	706
LEVEL 10	RESIDENTIAL	05	355	05	351	11	706
LEVEL 11	RESIDENTIAL	05	355	05	351	11	706
LEVEL 12	RESIDENTIAL	05	355	05	351	11	706
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
ROOF	RETAIL /COMMERCIAL /LOBBY	-	181	-	2,332	-	2,793
TOTAL		101	4,311	78	10,502	179	14,813

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application No. 2 granted on the 6 April 2016

in respect to MP 5505249

Signed [Signature]

DEFINITIONS Standard Instrument (Local Environmental Plans) Order 2006

Sheet No. 14 of 20

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

### 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:

- THE AREA OF A MEZZANINE AND
- HABITABLE ROOMS IN A BASEMENT OR AN ATTIC AND
- ANY SHOP, AUDITORIUM, CINEMA AND THE LINE IN A BASEMENT OR ATTIC.

BUT EXCLUDES:

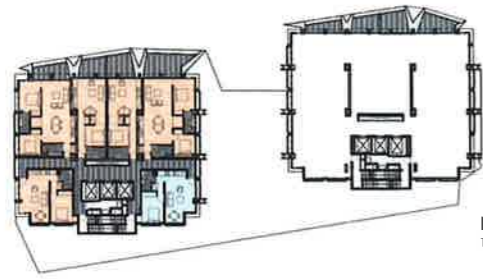
- ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS AND
- ANY BASEMENT;
- STORAGE AND
- VEHICULAR ACCESS, LOADING AREAS, DARGAGE AND SERVICES AND
- PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR EXHAUSTION AND
- CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO MORE THAN ONE CAR PARKING AND
- ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT) AND
- TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH AND
- VOCES 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	45-49sqm	36 UNITS	22%
1 BEDROOM UNIT	50-54sqm	57 UNITS	35%
1 BEDROOM UNIT+STUDY	67-96sqm	12 UNITS	8%
2 BEDROOM UNIT	73-87sqm	57 UNITS	35%
RETAIL /COMMERCIAL TERRACES			
LOBBY /CONCERGE			
TOTAL		162 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

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



LEVEL 01  
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 07  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 13  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 02  
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 08  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 14  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 03  
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 09  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 15  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 04  
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



LEVEL 10  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 16  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 05  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 11  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 17  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 06  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 12  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL

NSW GOVERNMENT  
Planning  
Issued under the Environmental Planning and Assessment Act 1979  
Approved Section 96 (1A) Modification Application  
No. 2 granted on the 6 April 2016  
in respect of MP 5249  
Signed: [Signature]  
Sheet No. 20 of 20

SOLAR ANALYSIS  
JUNE 21

DESCRIPTION	TOTAL UNITS	%
2HRS SUNLIGHT BETWEEN 9AM-3PM (MIN.)	119 UNITS	73.6%
LESS THAN 2HRS SUNLIGHT	43 UNITS	26.5%

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

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

01 UNIT SOLAR STUDY

FOR GA PURPOSES ONLY NOT FOR CONSTRUCTION

LANDSCAPE: ISTHMUS LANDSCAPE DESIGN  
HERITAGE: CITY PLAN HERITAGE  
BCA ACCESS: CITY PLAN SERVICES  
BASIC + ACOUSTIC ENGINEER: SLR CONSULTING  
STRUCTURAL ENGINEER: BG&E  
PLANNING: JBA URBAN PLANNING CONSULTANTS  
ARCHITECT: CANDALEPAS ASSOCIATES WENDY LEWIN  
PROJECT: 1 LAWSON SQUARE, REDFERN  
CLIENT: LAWSON SQUARE PTY LTD.  
SCALE: 1:500 @ A1 DATE: MARCH 2016  
DRAWN BY: [Name] CHECKED BY: [Name] APPROVED: [Name]

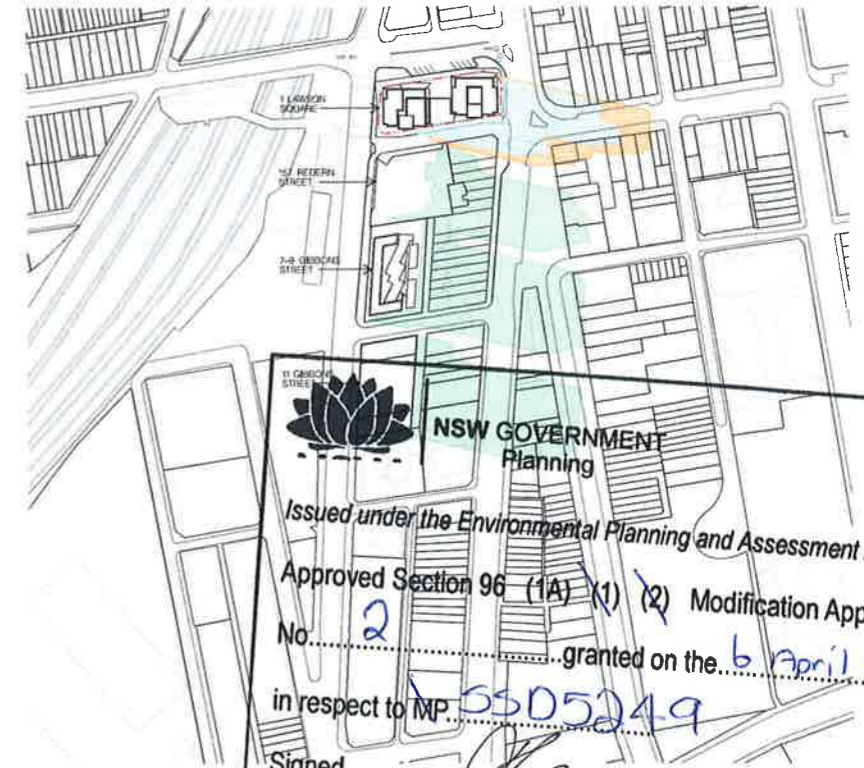
DRAWING No. S96 - 1501



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

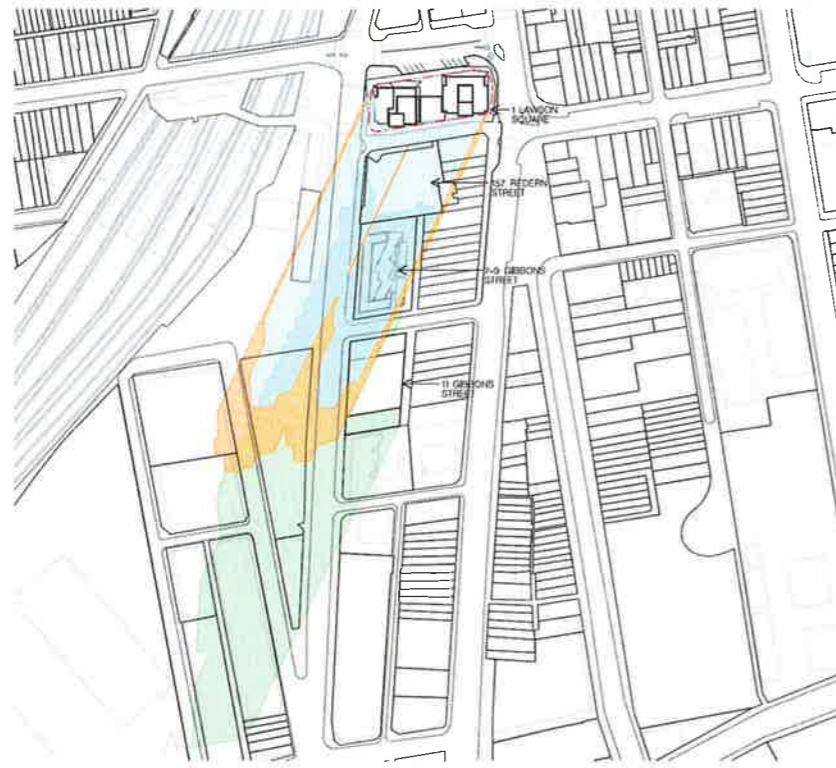


CONTEXT PLAN - MARCH 21, 12PM  
SCALE - 1:2000



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

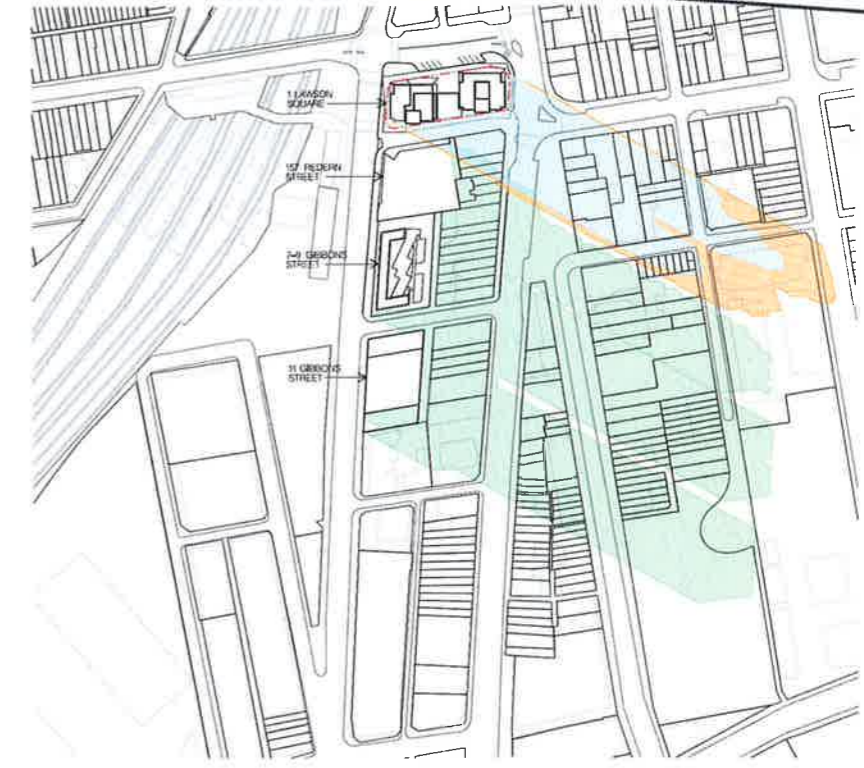
NSW GOVERNMENT  
Planning  
Issued under the Environmental Planning and Assessment Act 1979  
Approved Section 96 (1A) (1) (2) Modification Application  
No. 2 granted on the 6 April 2016  
in respect to MP 5505249  
Signed: [Signature]  
Sheet No. 18 of 20



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



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



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

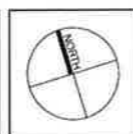
01 SHADOW ANALYSIS  
1:2000

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

FOR DA PURPOSES ONLY  
NOT FOR CONSTRUCTION

DATE: 15/03/2016  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**COPYRIGHT**  
This document is the property of Angus Condon and Associates Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.  
Note: The materials from this drawing, figures, diagrams, schedules, procedures, text, tables, etc. are the property of Angus Condon and Associates Pty Ltd. Any reproduction of this drawing without the prior written consent of Angus Condon and Associates Pty Ltd is prohibited.



LANDSCAPE:  
ISTHMUS LANDSCAPE DESIGN  
21 CENTRAL AVENUE,  
COMO NSW 2266  
T: 9578 4903

HERITAGE:  
CITY PLAN HERITAGE  
LEVEL 1, 364 KENT STREET  
SYDNEY NSW 2009  
T: 8270 3500

BCA / ACCESS:  
CITY PLAN SERVICES  
LEVEL 1, 364 KENT STREET  
SYDNEY NSW 2009  
T: 8270 3500

BASIX + ACOUSTIC ENGINEER:  
SLR CONSULTING  
2 LINCOLN STREET  
LANE CODE 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: 9656 6962

ARCHITECT:  
CANDALEPAS ASSOCIATES  
WENDY LEWIN

PROJECT:  
1 LAWSON SQUARE, REDFERN  
CLIENT:  
LAWSON SQUARE PTY LTD.  
SCALE:  
1:2000 @ A1  
DATE:  
MARCH 2016  
DRAWN BY:  
JFM  
CHECKED BY:  
JFM  
CHECKED BY:  
JFM  
APPROVED BY:  
[Signature]

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



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



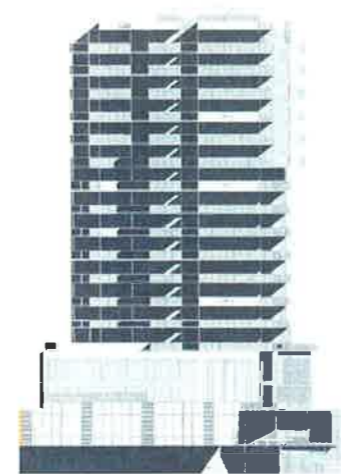
NORTH ELEVATION - MARCH 21, 10:30AM  
1:500



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



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



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



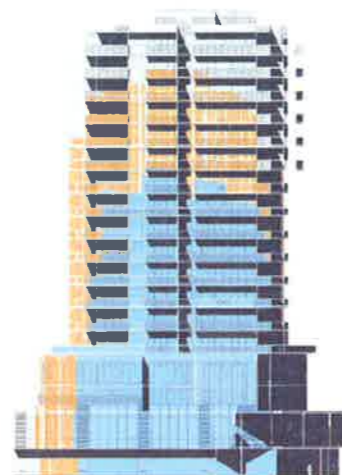
EAST ELEVATION - MARCH 21, 10:30AM  
1:500



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



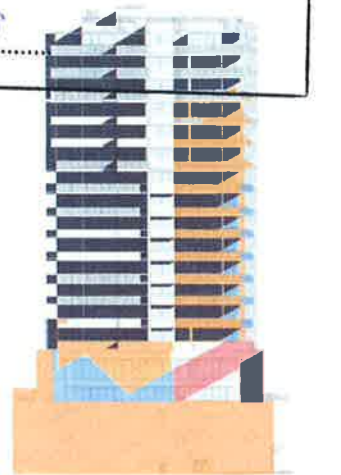
NORTH ELEVATION - JUNE 21, 1:30PM  
1:500




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



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



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

 **NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) ~~(1)~~ ~~(2)~~ Modification Application  
No. 2 granted on the 6 April 2016

in respect to MP SSD 5249

Signed [Signature]

Sheet No. 19 of 20

**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 MOD1  
GRANTED 25/02/2011

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION	DRAWING NO. S96 - 1503 ISSUE F	PROJECT: 1 LAWSON SQUARE, REDFERN CLIENT: LAWSON SQUARE PTY LTD. SCALE: 1:200 @ A1 DRAWN BY: FM CHECKED BY: FM	DATE: MARCH 2015 CAD FILE NO: APPROVED:	ARCHITECT: <b>CANDELPAS ASSOCIATES + WENDY LEWIN</b>	PLANNING: <b>JBA URBAN PLANNING CONSULTANTS</b> LEVEL 7/77 BERRY STREET NORTH SYDNEY NSW 2060 T: 9556 6967	STRUCTURAL ENGINEER: <b>BQ&amp;E</b> LEVEL 2/8 WINDMILL STREET SYDNEY NSW 2000 T: 9770 3300	BASIX / ACOUSTIC ENGINEER: <b>SLR CONSULTING</b> 2 LINCOLN STREET LAKE COBE SYDNEY NSW 2066 T: 9127 8100	RCA / ACCESS: <b>CITY PLAN SERVICES</b> LEVEL 1/384 KENT STREET SYDNEY NSW 2000 T: 8270 3300	HERITAGE: <b>CITY PLAN HERITAGE</b> LEVEL 1/384 KENT STREET SYDNEY NSW 2000 T: 8270 3300	LANDSCAPE: <b>ISTHMUS LANDSCAPE DESIGN</b> 21 GENERAL AVENUE COMOG NSW 2226 T: 0528 4903	COPYRIGHT: This document is the property of Argyle Consultants and Associates Pty Ltd. The drawing shall only be used for the purpose for which it was prepared. Unauthorised use of this drawing is prohibited. Note: Do not scale from drawings. Revised drawings shall have revision numbers. Unauthorised use of this drawing is prohibited.
		DRAWING NO. S96 - 1503 ISSUE F									

