









1 LAWSON SQUARE  
REDFERN

for  
LAWSON SQUARE PTY LTD.

CANDALEPAS  
ASSOCIATES  
+  
WENDY LEWIN

SECTION 96 APPLICATION  
ISSUE E  
26 FEBRUARY 2016

SCHEDULE OF  
KEY AMENDMENTS

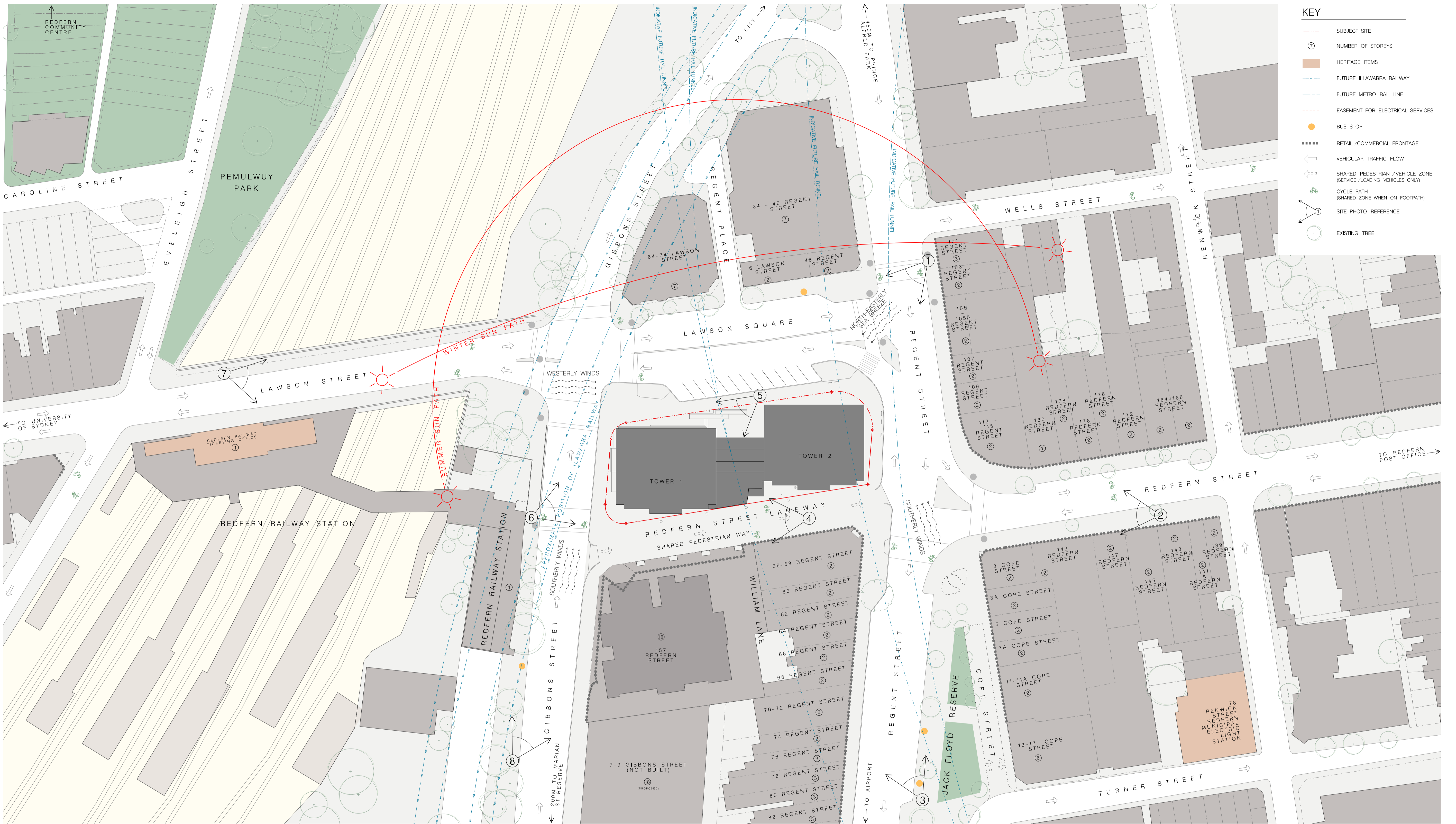
-  1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
-  2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
-  3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
-  4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
-  5 REVISED UNIT MIX & AREAS
-  6 EXISTING SUBSTATION REPLACED WITH 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	TYPICAL LEVEL 5-11 & LEVEL 12 PLANS
S96 1105	LEVEL 13-14 & TYPICAL LEVEL 15-17 PLANS
S96 1106	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



1



2



3



4



5



6



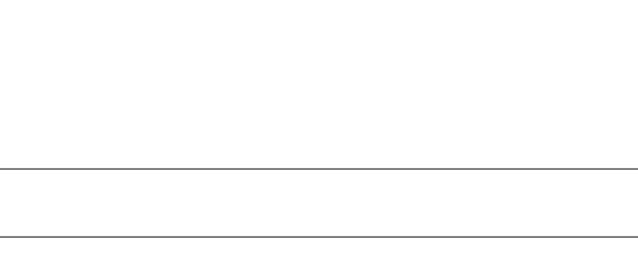
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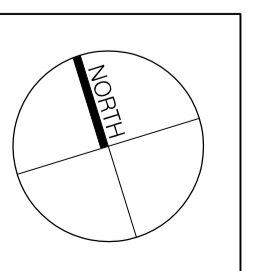
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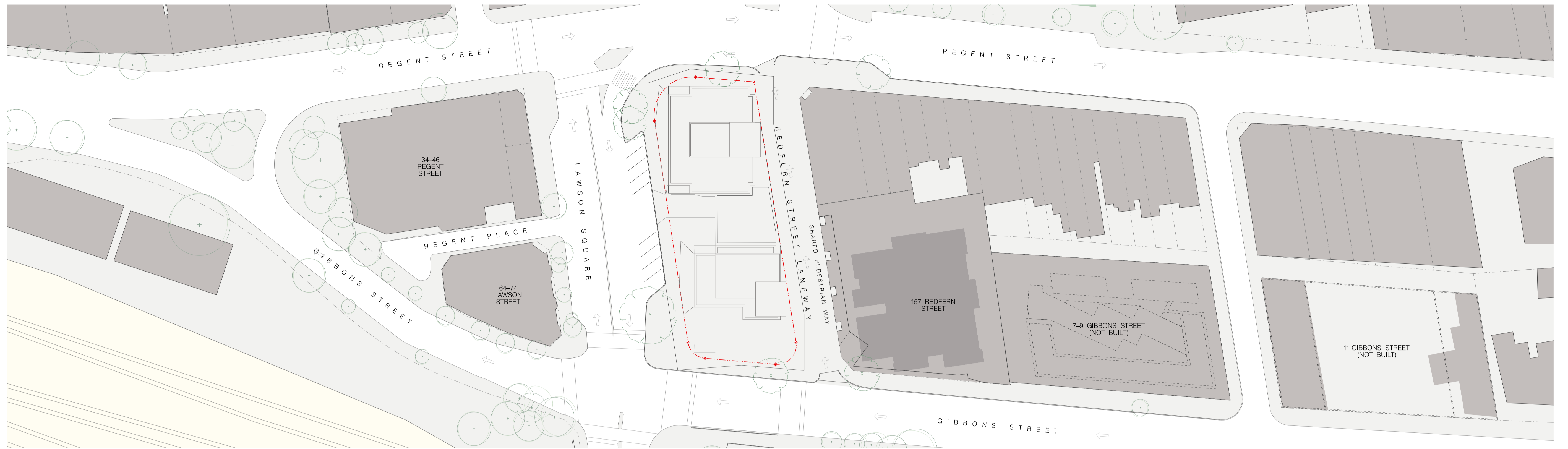
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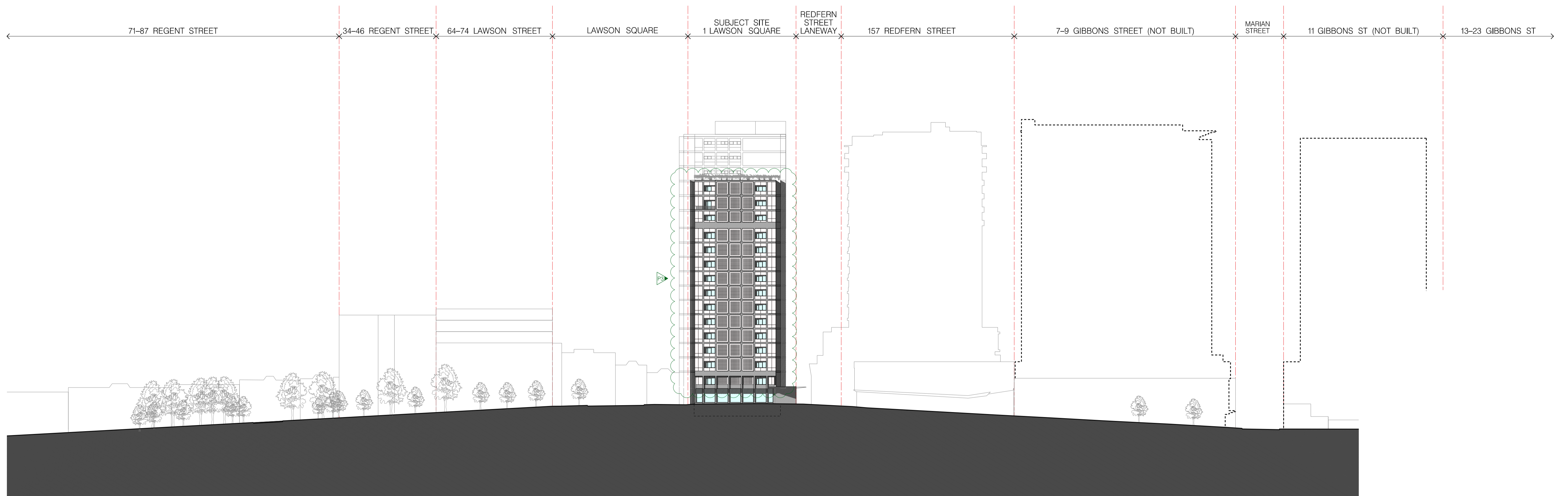
ARCHITECT:  
**CANDELEPAS ASSOCIATES + WENDY LEWIN**

PROJECT:  
**1 LAWSON SQUARE, REDFERN**  
CLIENT:  
**LAWSON SQUARE PTY LTD.**  
SCALE:  
1:500 @ A1  
DATE:  
FEBRUARY 2016  
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RY/ES  
CHECKED 1:  
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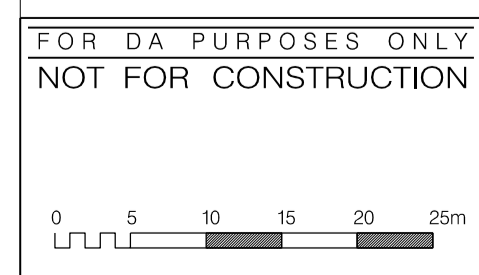
DRAWING:  
**SITE CONTEXT ANALYSIS**  
DRAWING No:  
**S96 - 1001**  
JOB No:  
**5578**  
ISSUE:  
**E**



01 REFERENCE PLAN  
1:500

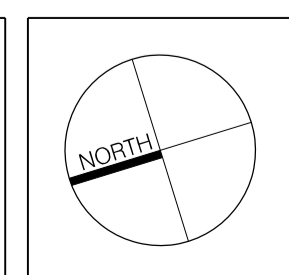


02 STREETScape CONTEXT - GIBBONS STREET ELEVATION  
1:500



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u	d	d	d

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DRAWN BY: RY/ES	CHECKED 1: FM	CHECKED 2:	APPROVED:	

DRAWING: STREETScape ELEVATION	DRAWING No: <b>S96 - 1002</b>	ISSUE <b>E</b>
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JOB No:  
**5578**



01 PUBLIC DOMAIN PLAN  
1:200

SCHEDULE OF KEY AMENDMENTS	
	1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
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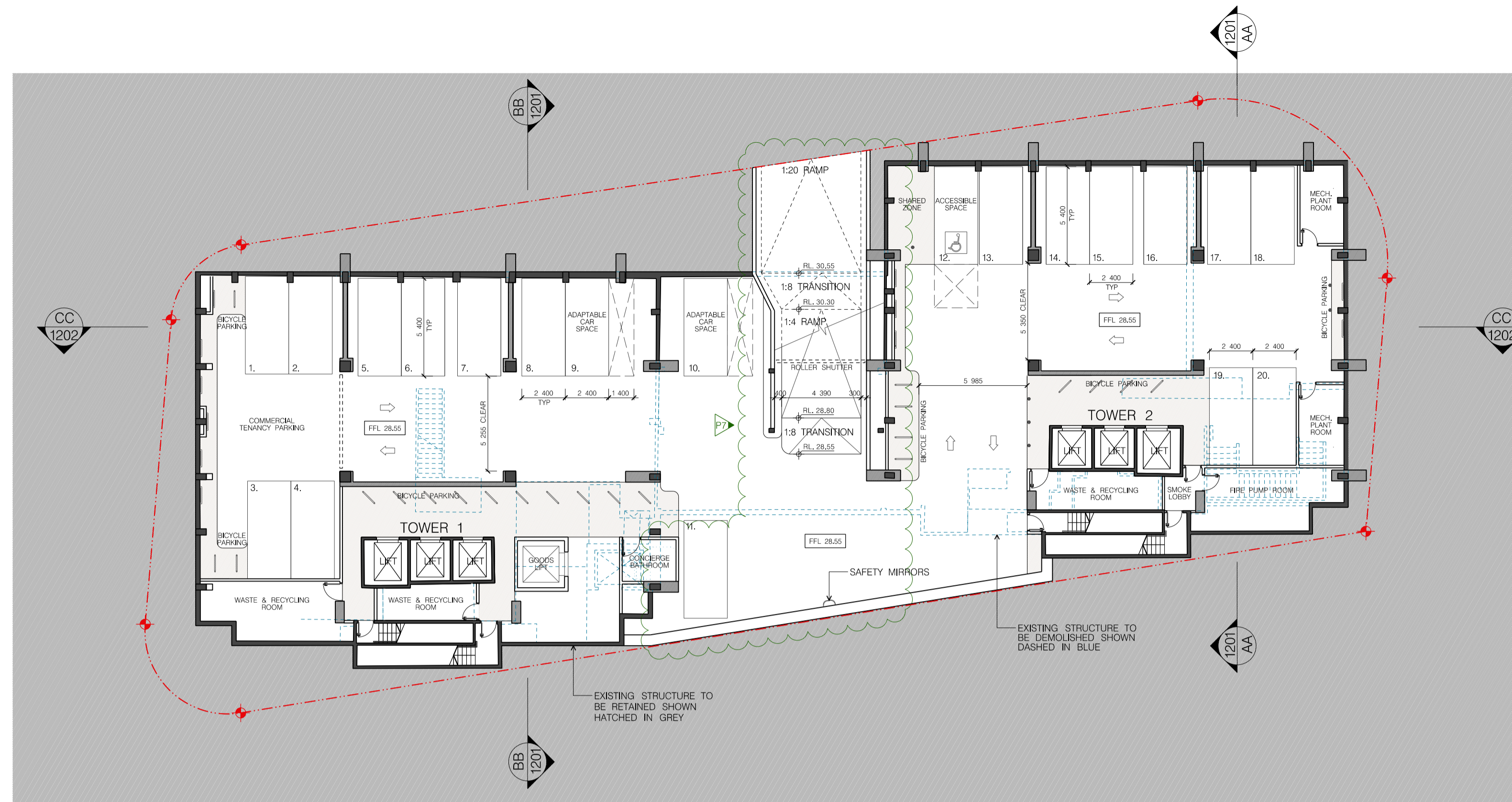
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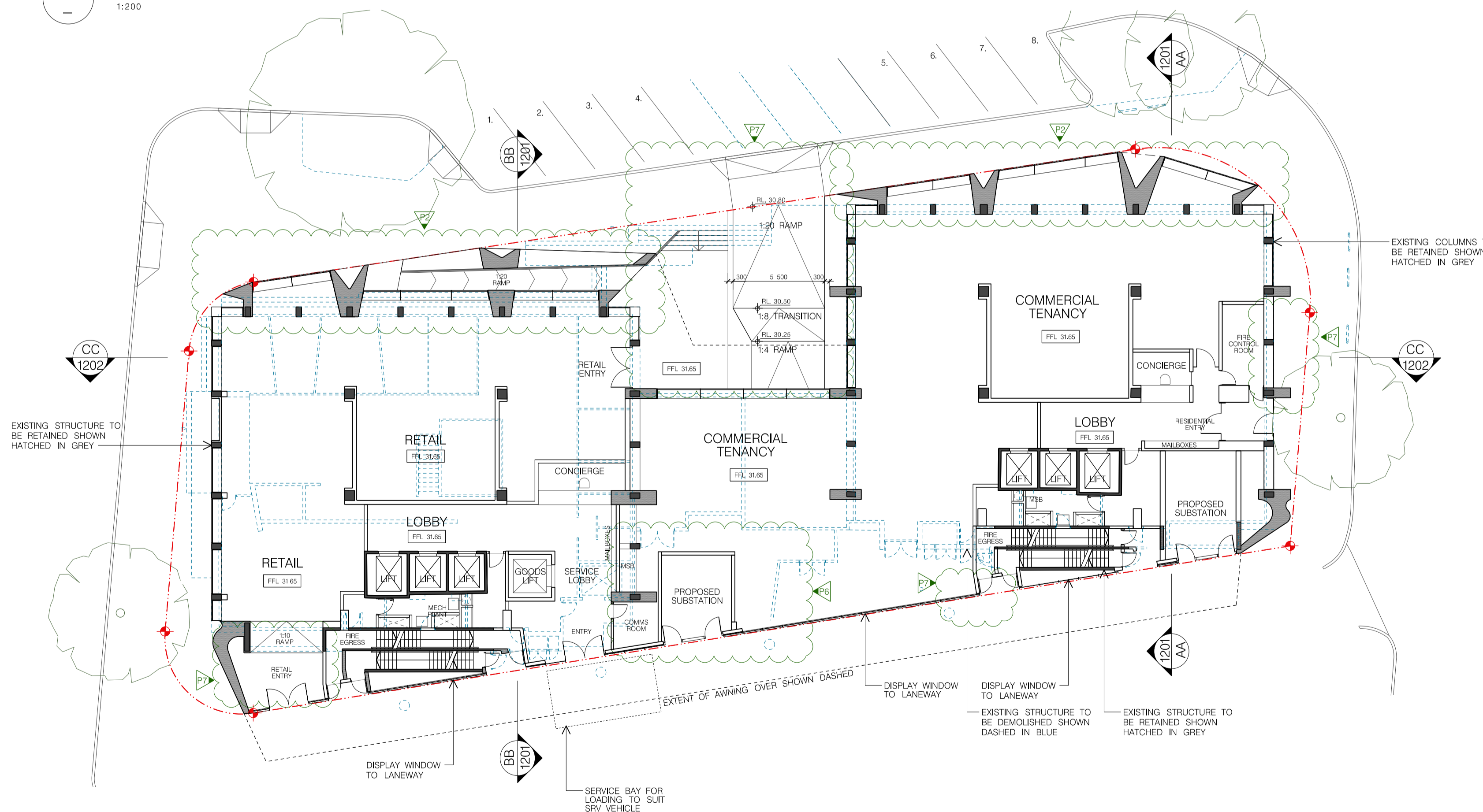
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DRAWING No:  
S96 - 1101  
ISSUE:  
E

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5578



01 BASEMENT PLAN

1:200



02 GROUND FLOOR PLAN

1:200

SCHEDULE OF KEY AMENDMENTS	
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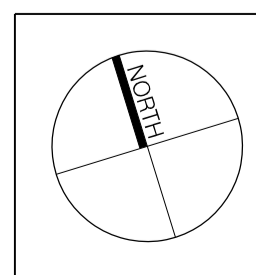
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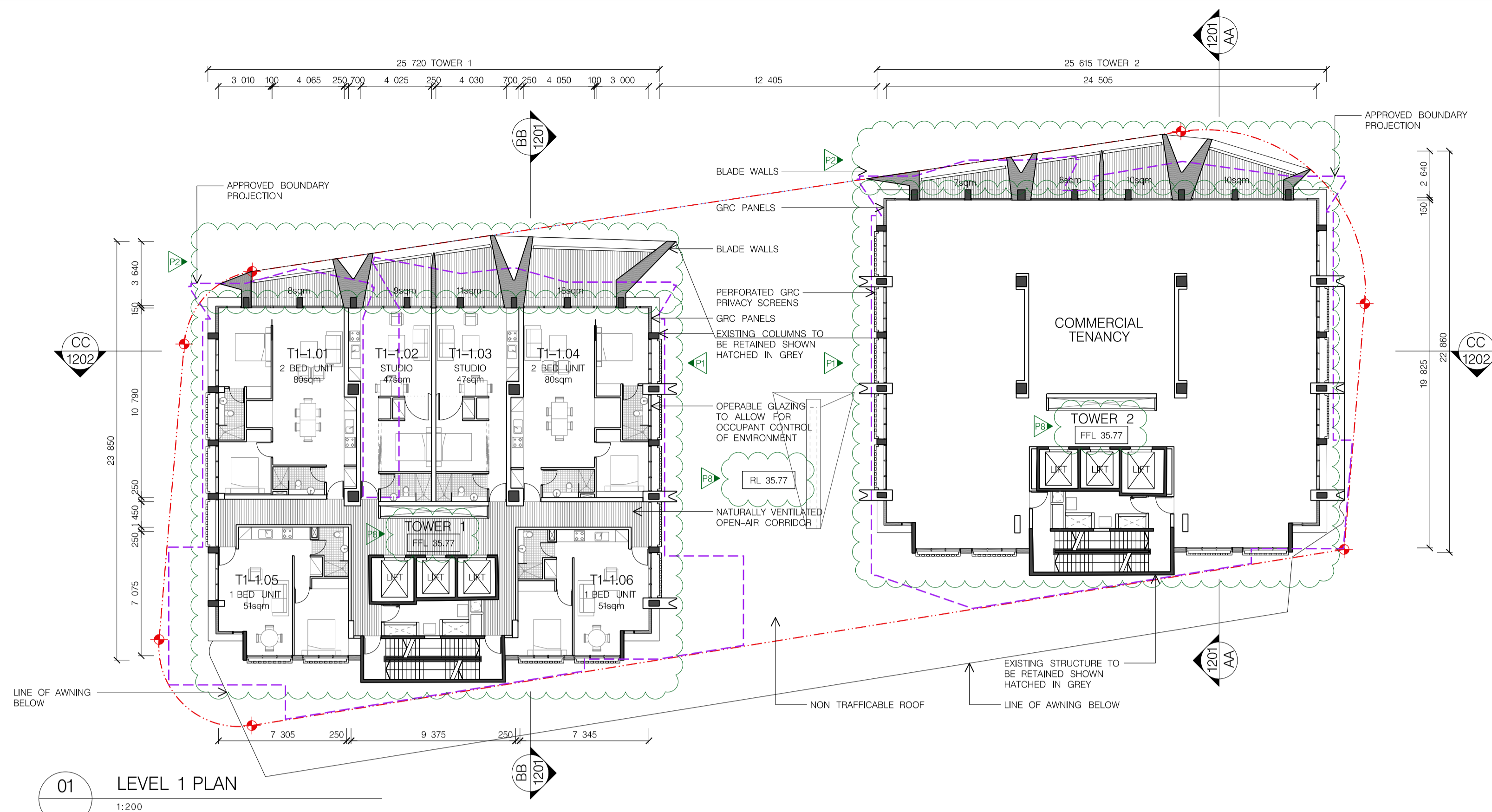
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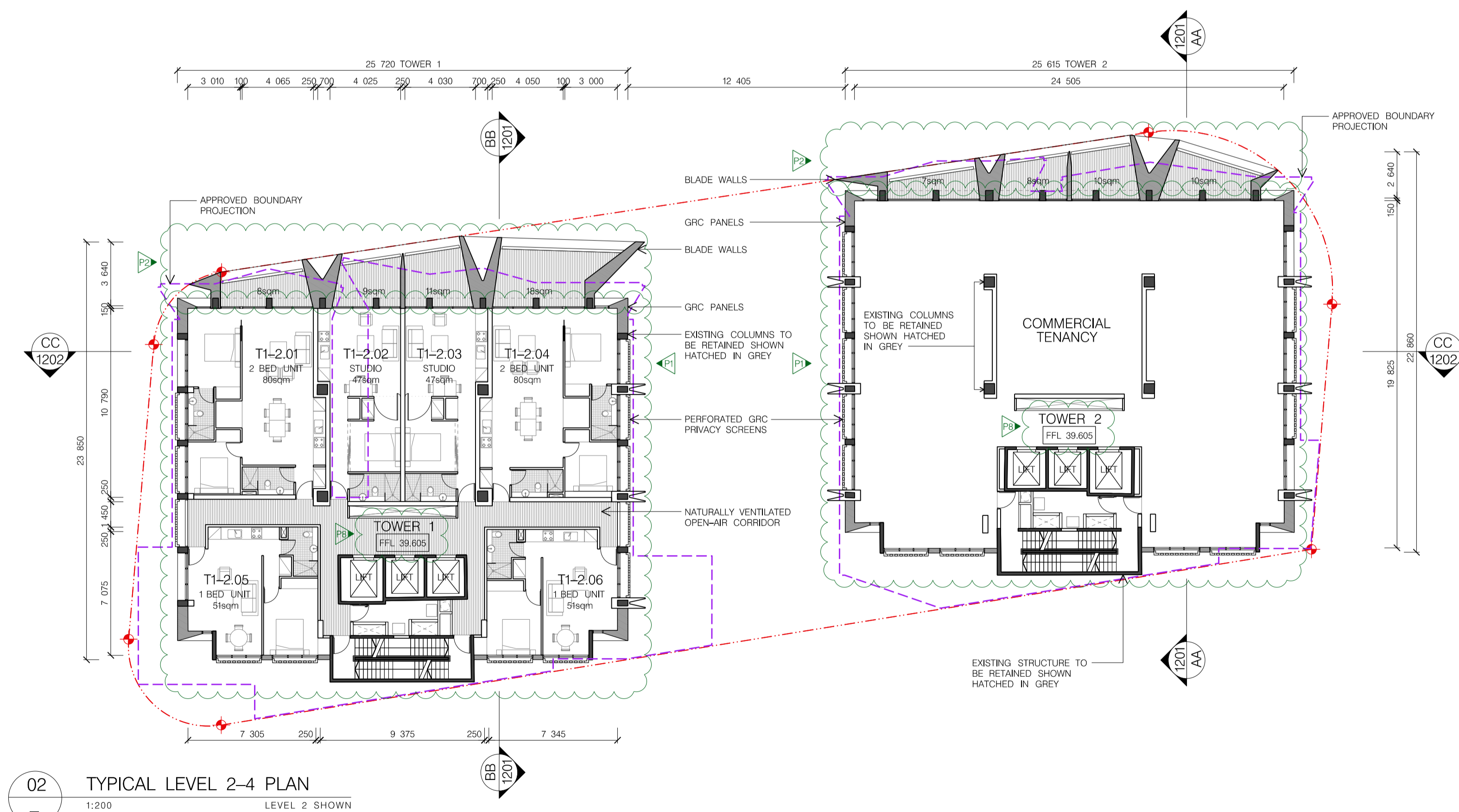
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**S96 - 1102**

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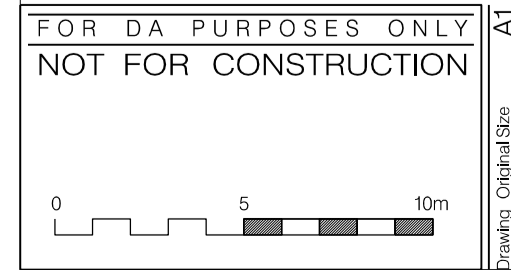
01 LEVEL 1 PLAN  
1:200



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

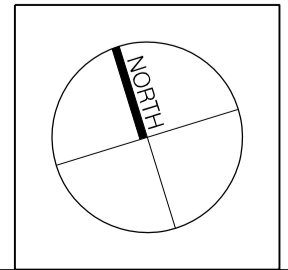
APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

- SCHEDULE OF KEY AMENDMENTS**
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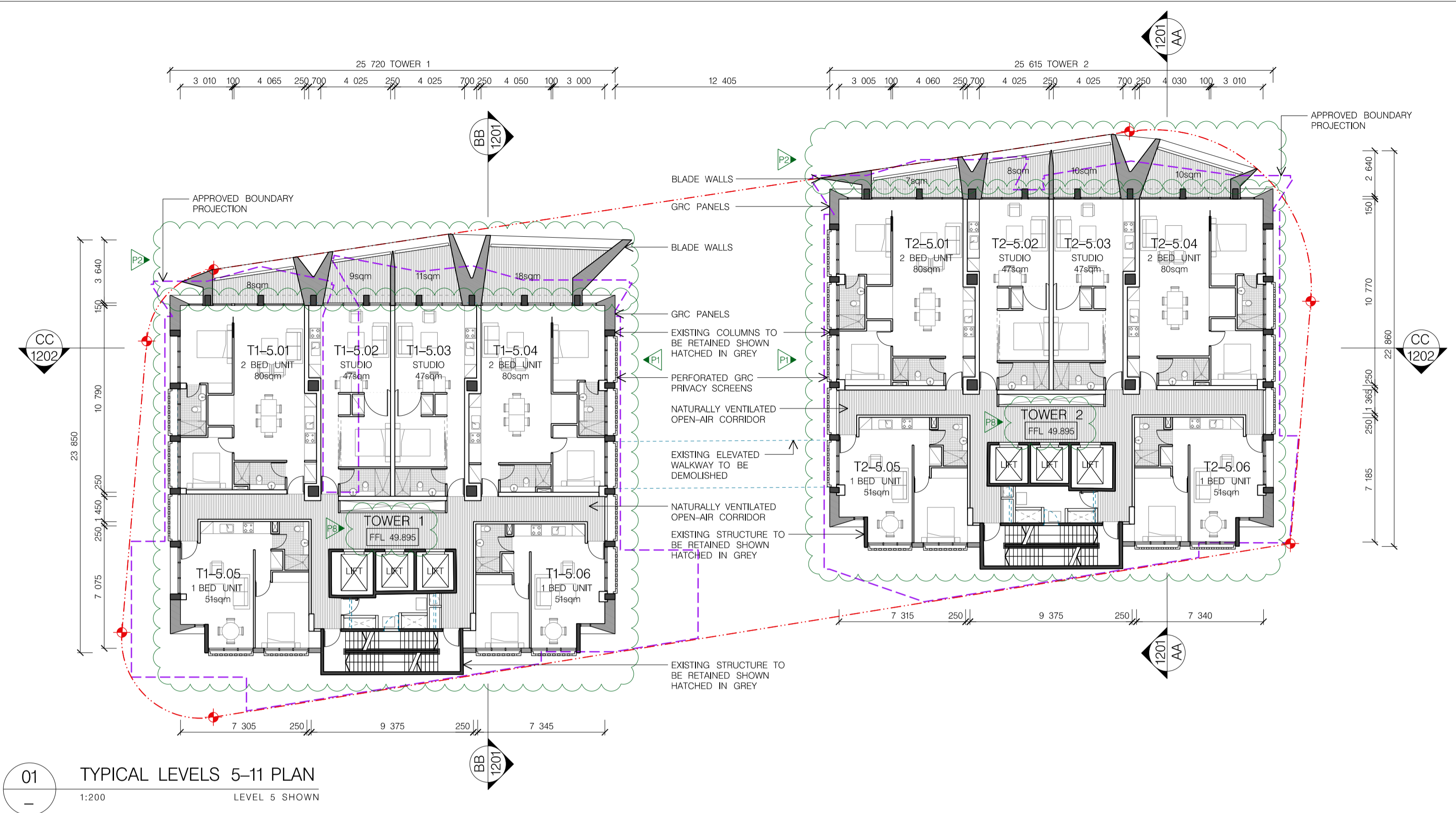
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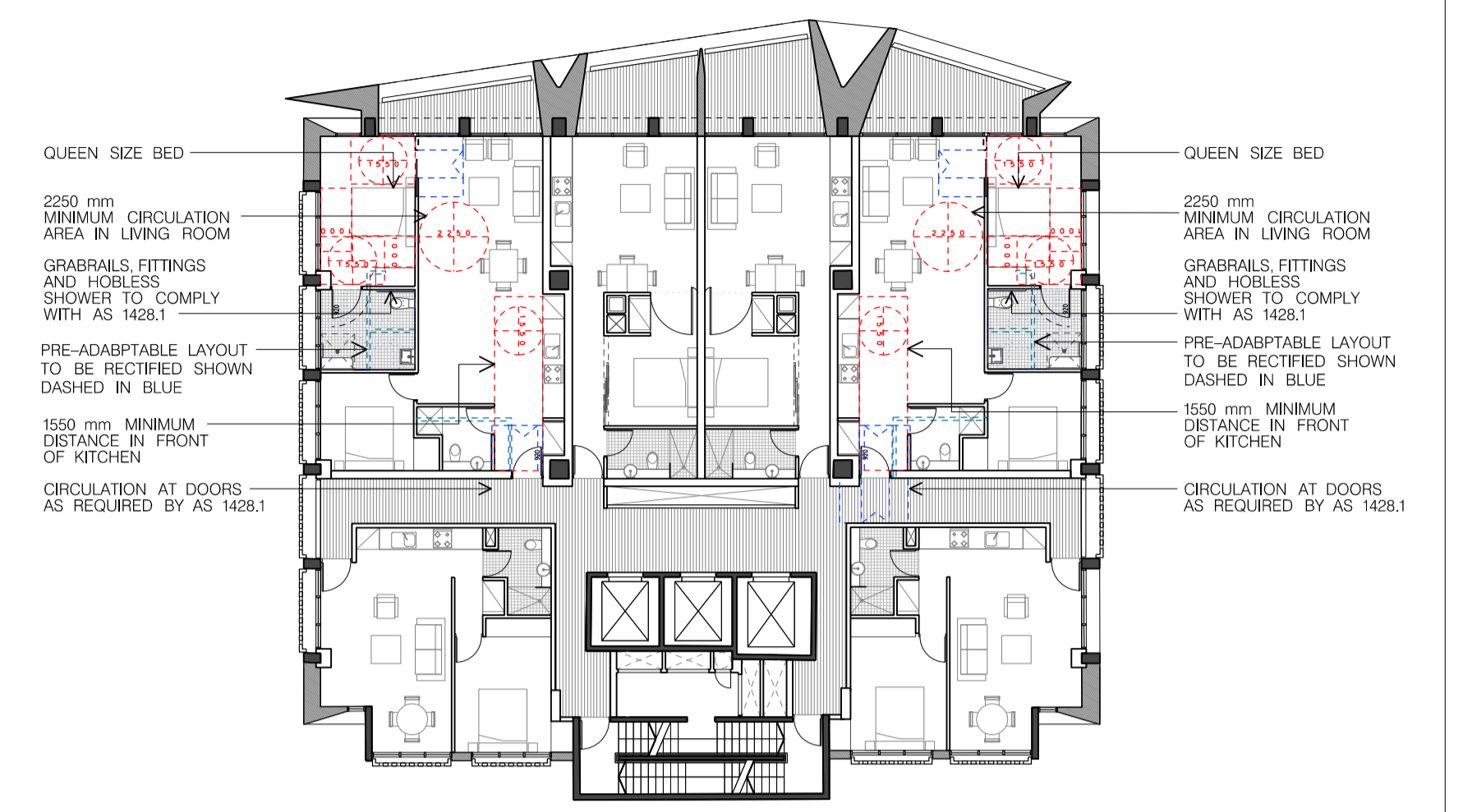
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CANDELEPAS ASSOCIATES  
+  
WENDY LEWIN

**PROJECT:**  
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**CLIENT:**  
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DATE: FEBRUARY 2016  
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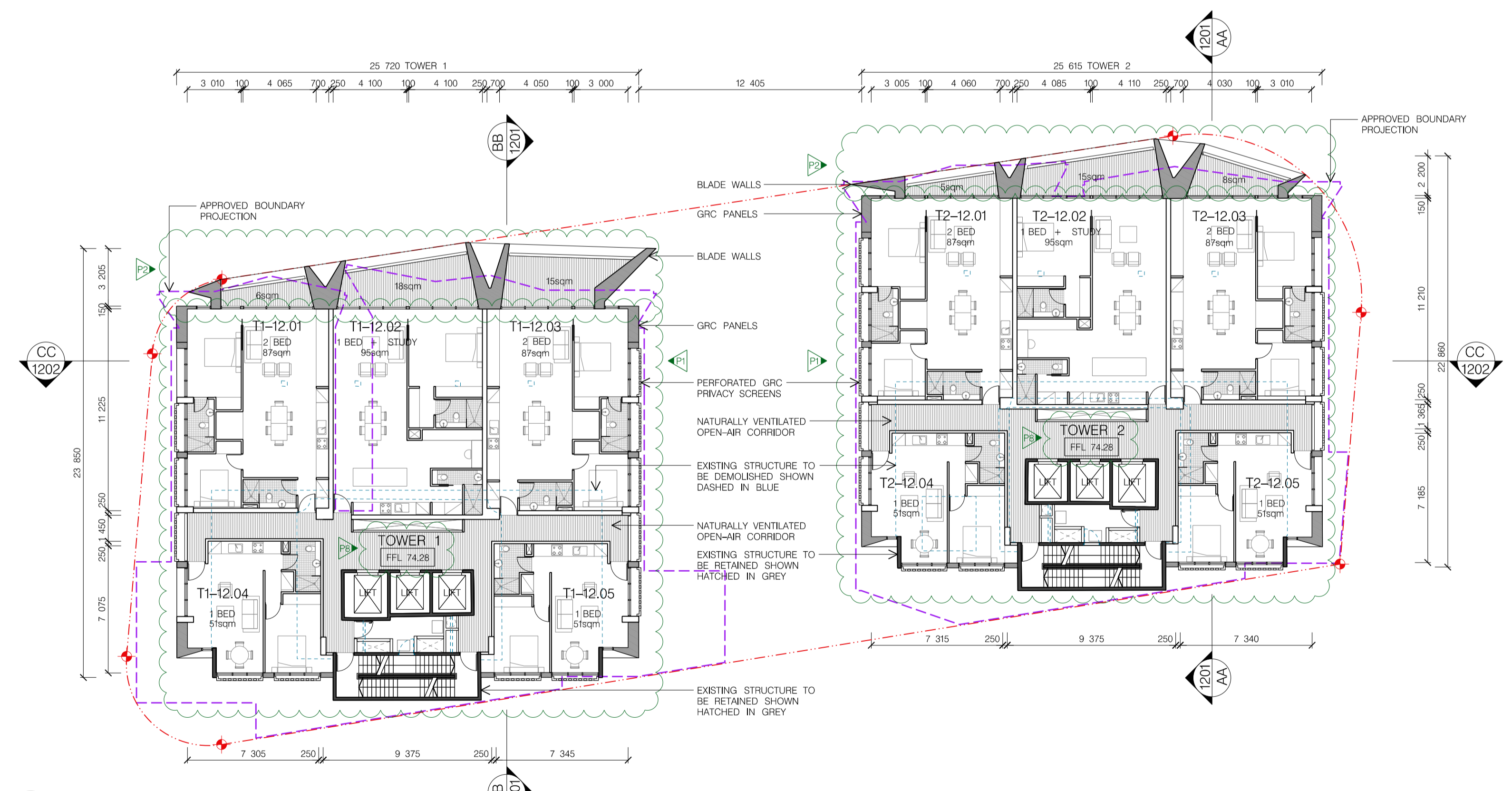
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LEVEL 1 & TYPICAL LEVEL 2-4 PLANS  
**DRAWING No:**  
S96 - 1103  
**ISSUE:**  
5578  
E



01 TYPICAL LEVELS 5-11 PLAN  
1:200 LEVEL 5 SHOWN



02 LEVELS 5-10 ADAPTABLE UNIT PLAN (TYPICAL)  
1:200



03 LEVEL 12 PLAN  
1:200

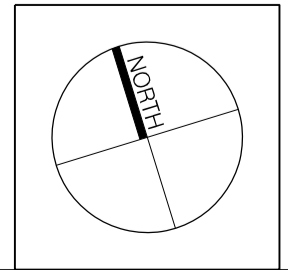
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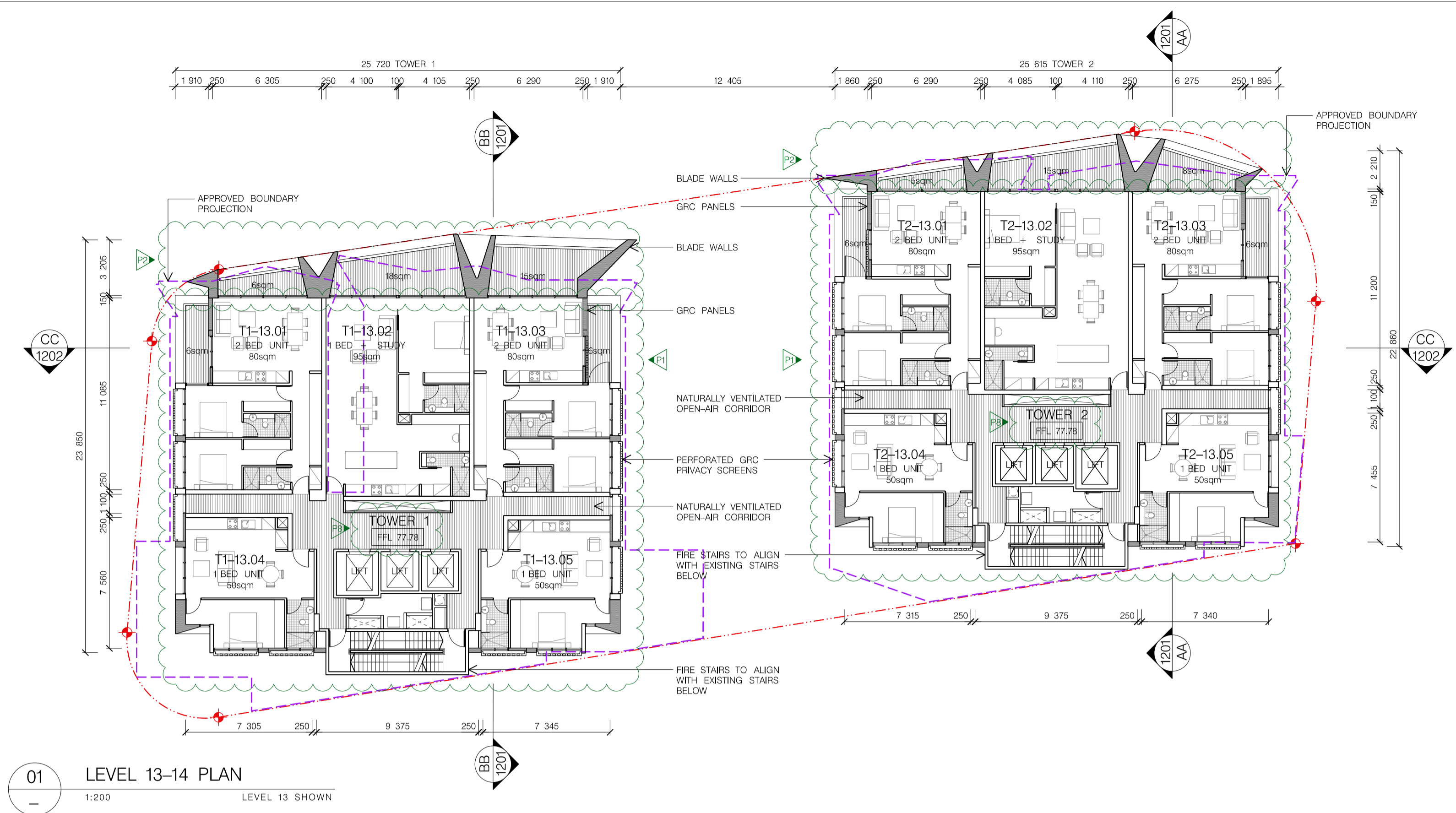
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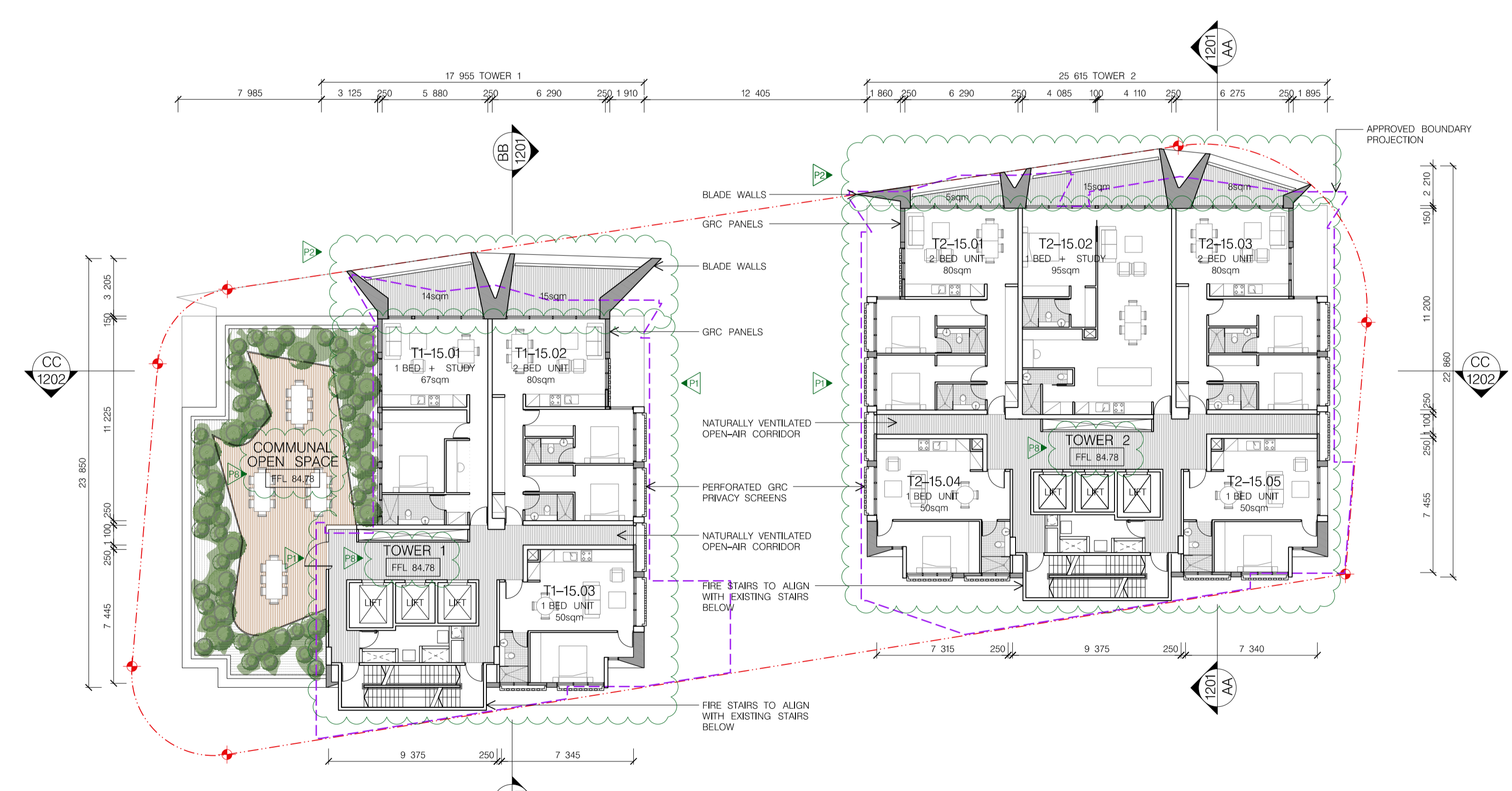
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SCALE: 1:200 @ A1  
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TYPICAL LEVEL 5-11 & LEVEL 12 PLANS  
**DRAWING No:**  
S96 - 1104  
**ISSUE:**  
5578  
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01 LEVEL 13-14 PLAN  
1:200 LEVEL 13 SHOWN



02 LEVEL 15 PLAN  
1:200

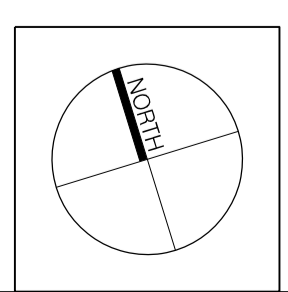
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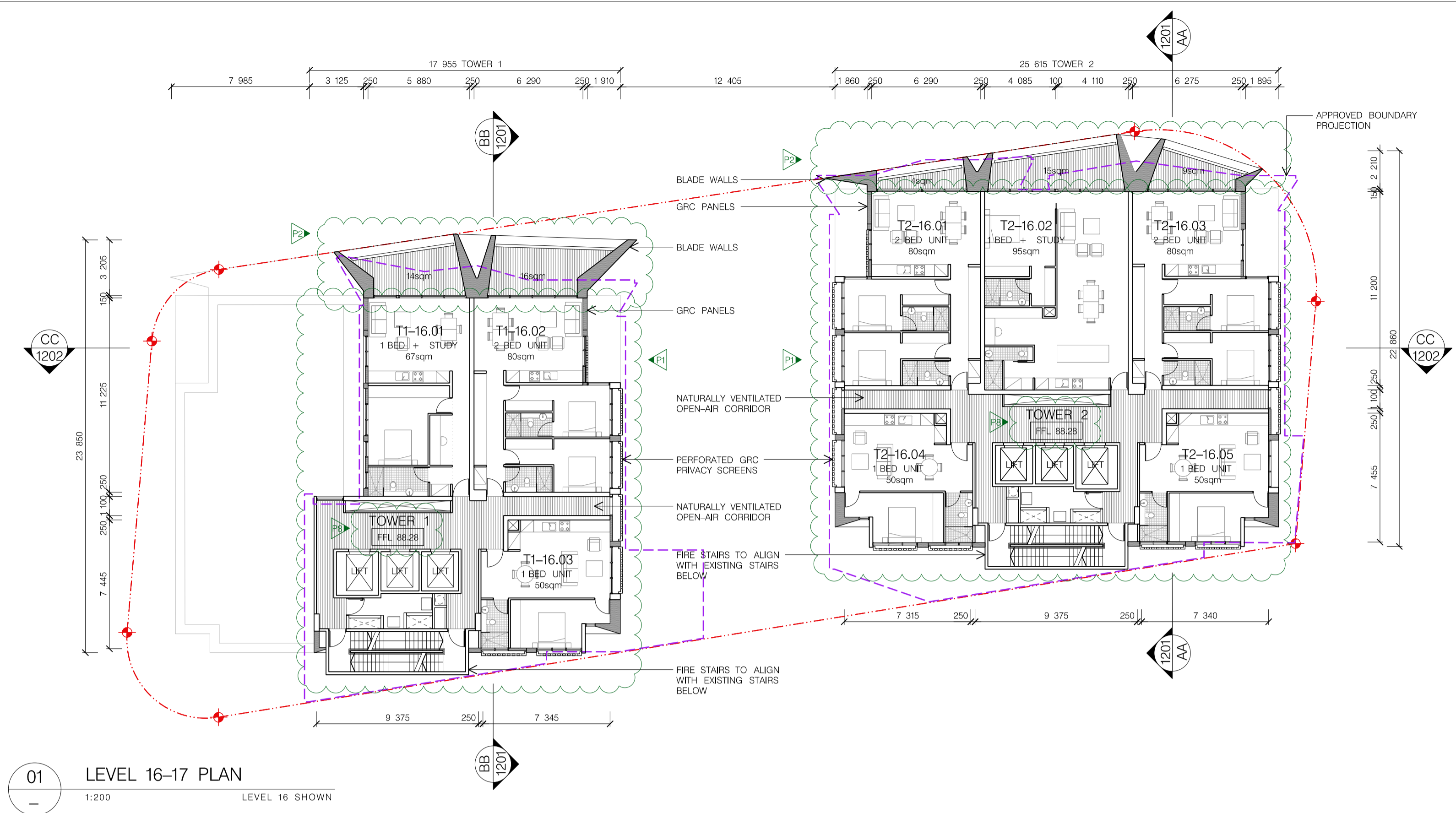
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LEVEL 2, 8 WINDMILL STREET  
SYDNEY NSW 2000  
T: 9770 3300

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

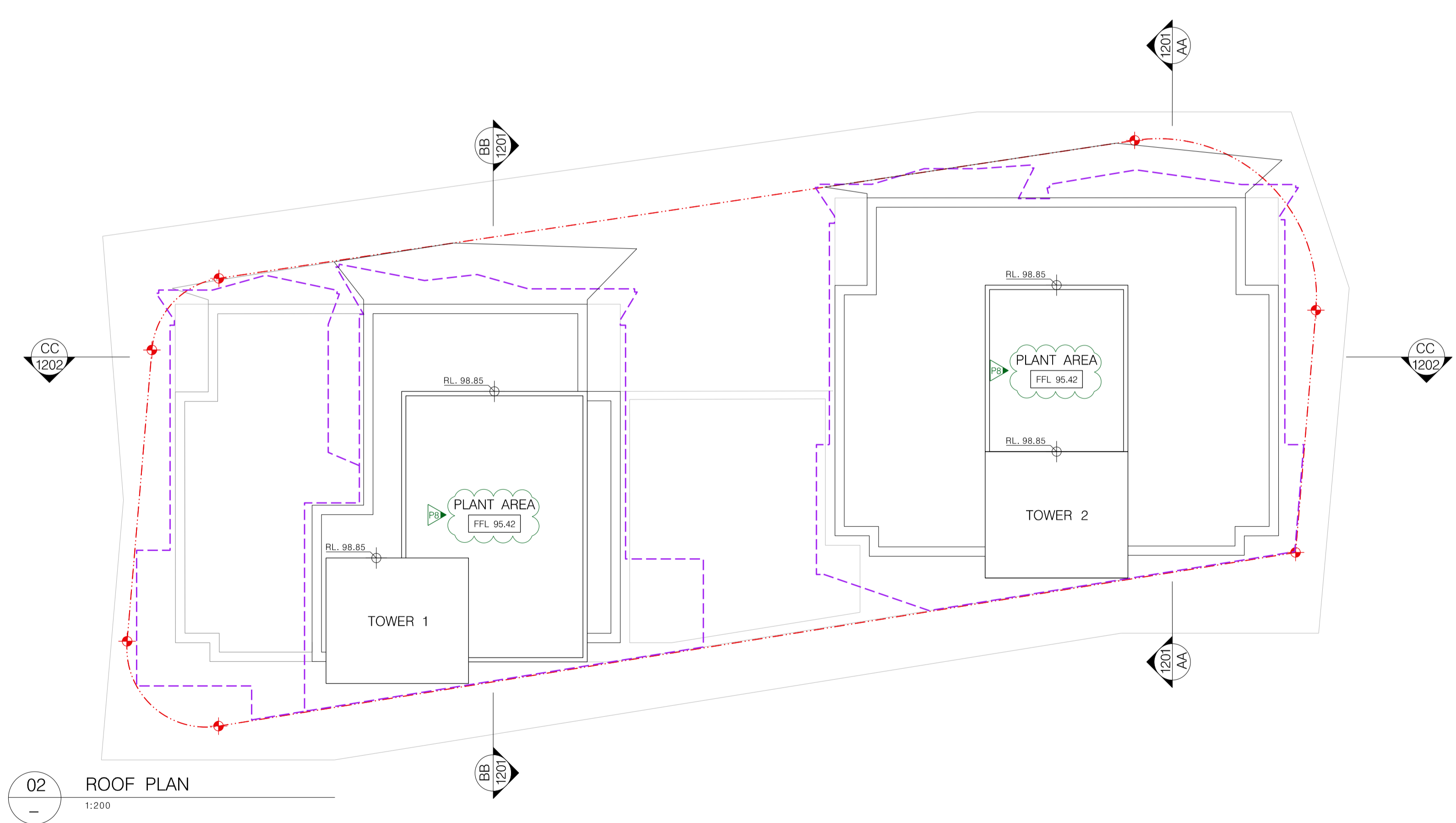
**ARCHITECT:**  
CANDALEPAS ASSOCIATES  
+  
WENDY LEWIN

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

**DRAWING:**  
LEVEL 13 - 14 & LEVEL 15 PLANS  
**DRAWING No:**  
S96 - 1105  
**ISSUE:**  
5578  
E



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



02 ROOF PLAN  
1:200

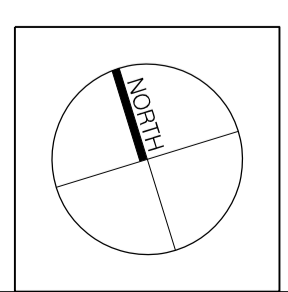
APPROVED BUILDING ENVELOPE (SSD5249 MOD1)

- 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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26/02/2016 SHB Issue  
22/01/2016 Storage Modification  
16/03/2016 SHB Issue  
11/05/16 SHB 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

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

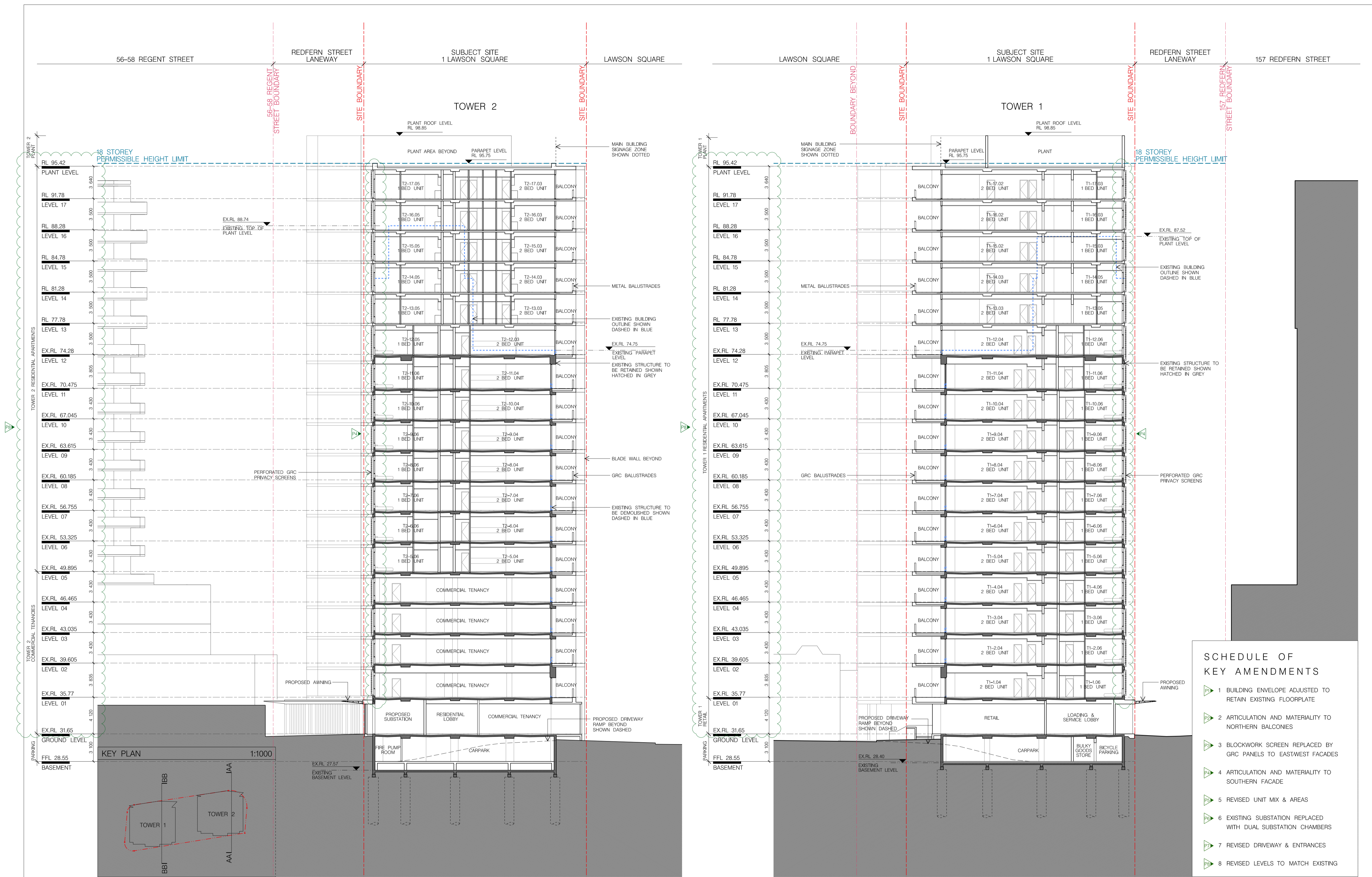
**STRUCTURAL ENGINEER:**  
BG&E  
LEVEL 2, 8 WINDMILL STREET  
SYDNEY NSW 2000 1:200  
T: 9770 3300

**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: FEBRUARY 2016  
DRAWN BY: RY/ES  
CHECKED 1: FM  
CHECKED 2:  
APPROVED:

**DRAWING:**  
LEVEL 16-17 & ROOF PLAN  
**DRAWING No:**  
S96 - 1106  
**ISSUE:**  
E  
JOB No: 15178



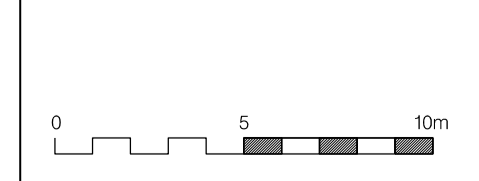
**SCHEDULE OF KEY AMENDMENTS**

- 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 AA  
1:200

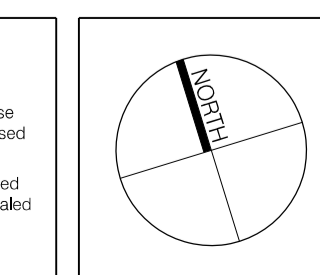
02 SECTION BB  
1:200

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26/02/24 S96 Issue  
22/01/24 Storage Modification  
15/03/24 S96 Issue  
11/05/24 S96 Issue  
11/05/24 S96 Issue  
11/05/24 S96 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 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**

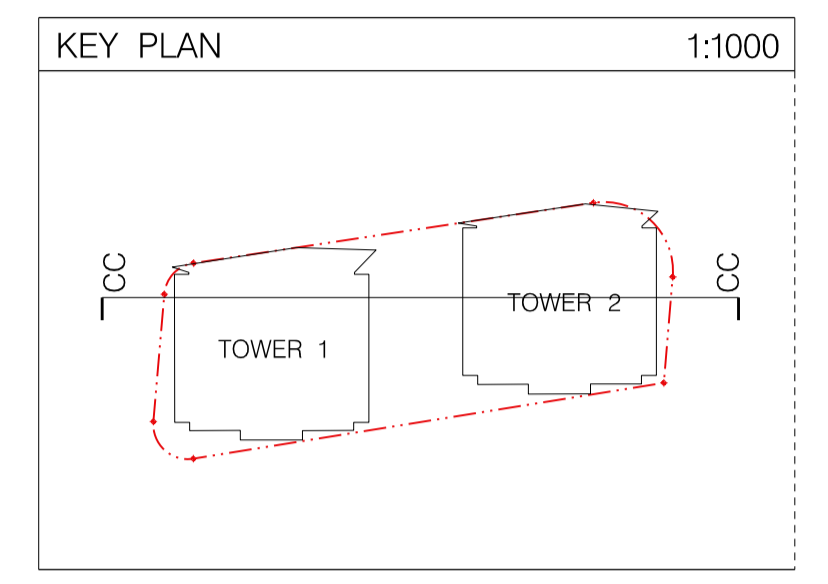
PROJECT:  
**1 LAWSON SQUARE, REDFERN**  
CLIENT:  
**LAWSON SQUARE PTY LTD.**

SCALE:  
1:200 @ A1  
DATE:  
FEBRUARY 2016  
DRAWN BY:  
RY/ES  
CHECKED 1:  
FM  
CHECKED 2:  
APPROVED:

CAD FILE NO:  
DRAWING No:  
**S96 - 1201**

DRAWING:  
SECTIONS - SHEET 1  
SECTIONS AA & BB  
ISSUE:  
**E**

JOB No:  
**5578**

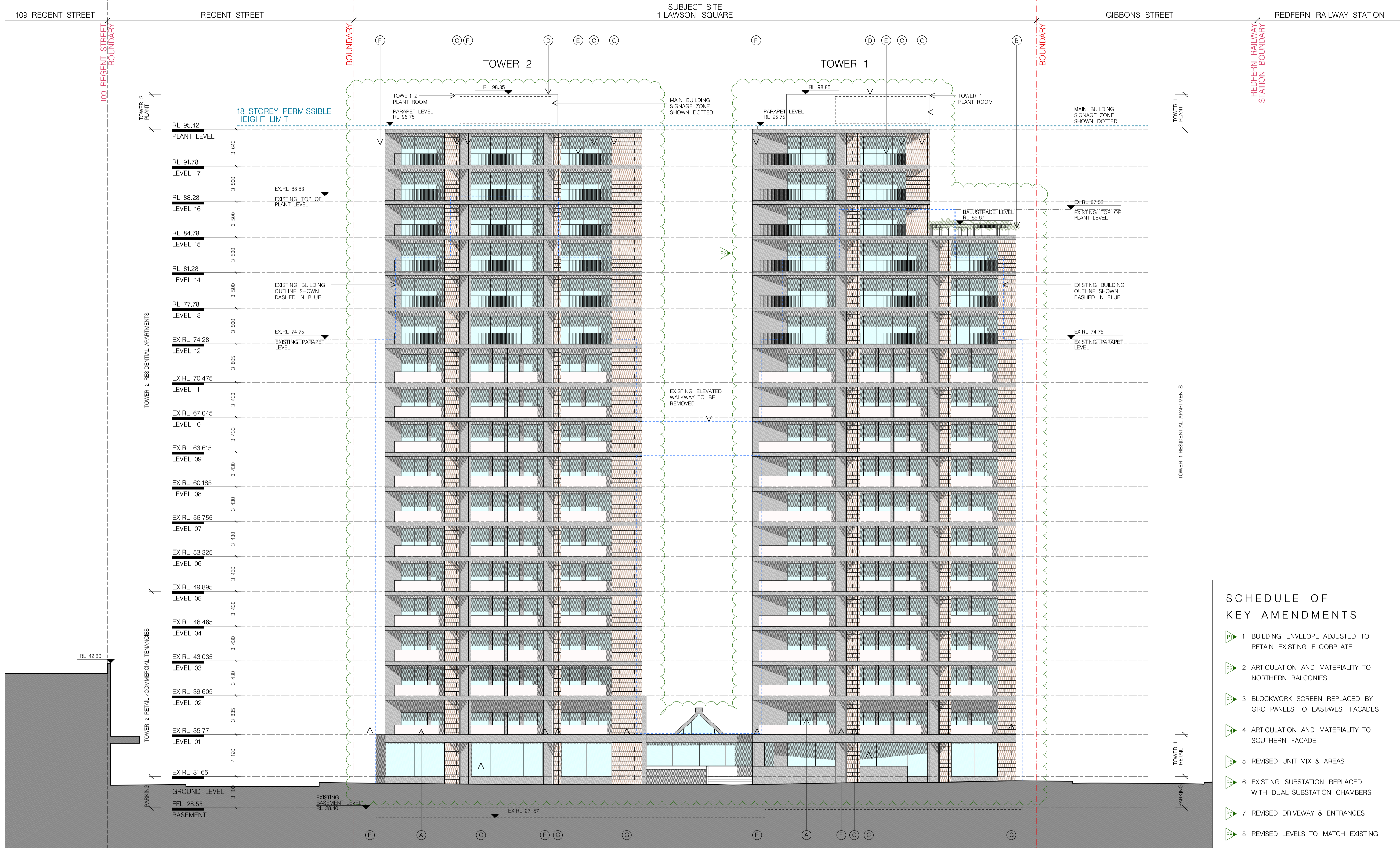


**SCHEDULE OF KEY AMENDMENTS**

- 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
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- 5 REVISED UNIT MIX & AREAS
- 6 EXISTING SUBSTATION REPLACED WITH DUAL SUBSTATION CHAMBERS
- 7 REVISED DRIVEWAY & ENTRANCES
- 8 REVISED LEVELS TO MATCH EXISTING

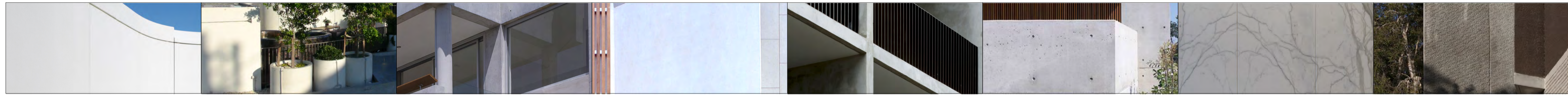
01 SECTION CC  
1:200

<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p>	<p>26/02/24 S96 Issue 22/01/24 Storage Modification 15/03/23 S96 Issue 11/05/22 S96 Issue</p>	<p><b>COPYRIGHT</b> This document is the property of Angela Caridoglio 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. Figured dimensions shall take precedence over scaled 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, COMO NSW 2226 T: 9528 4903</p>	<p>HERITAGE: CITY PLAN HERITAGE LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p>BCA /ACCESS: CITY PLAN SERVICES LEVEL 1, 364 KENT STREET SYDNEY NSW 2000 T: 8270 3500</p>	<p>BASIS + ACOUSTIC ENGINEER: SLR CONSULTING 2 LINCOLN STREET LANE COVE SYDNEY NSW 2006 T: 9427 8100</p>	<p>STRUCTURAL ENGINEER: BG&amp;E LEVEL 2, 8 WINDMILL STREET SYDNEY NSW 2000 T: 9770 3300</p>	<p>PLANNING: JBA URBAN PLANNING CONSULTANTS LEVEL 7, 77 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. SCALE: 1:200 @ A1 DRAWN BY: RY/ES</p>	<p>DATE: FEBRUARY 2016 CHECKED 1: FM</p>	<p>CAD FILE NO: APPROVED:</p>	<p>DRAWING No: S96 - 1202</p>	<p>ISSUE 5578 E</p>



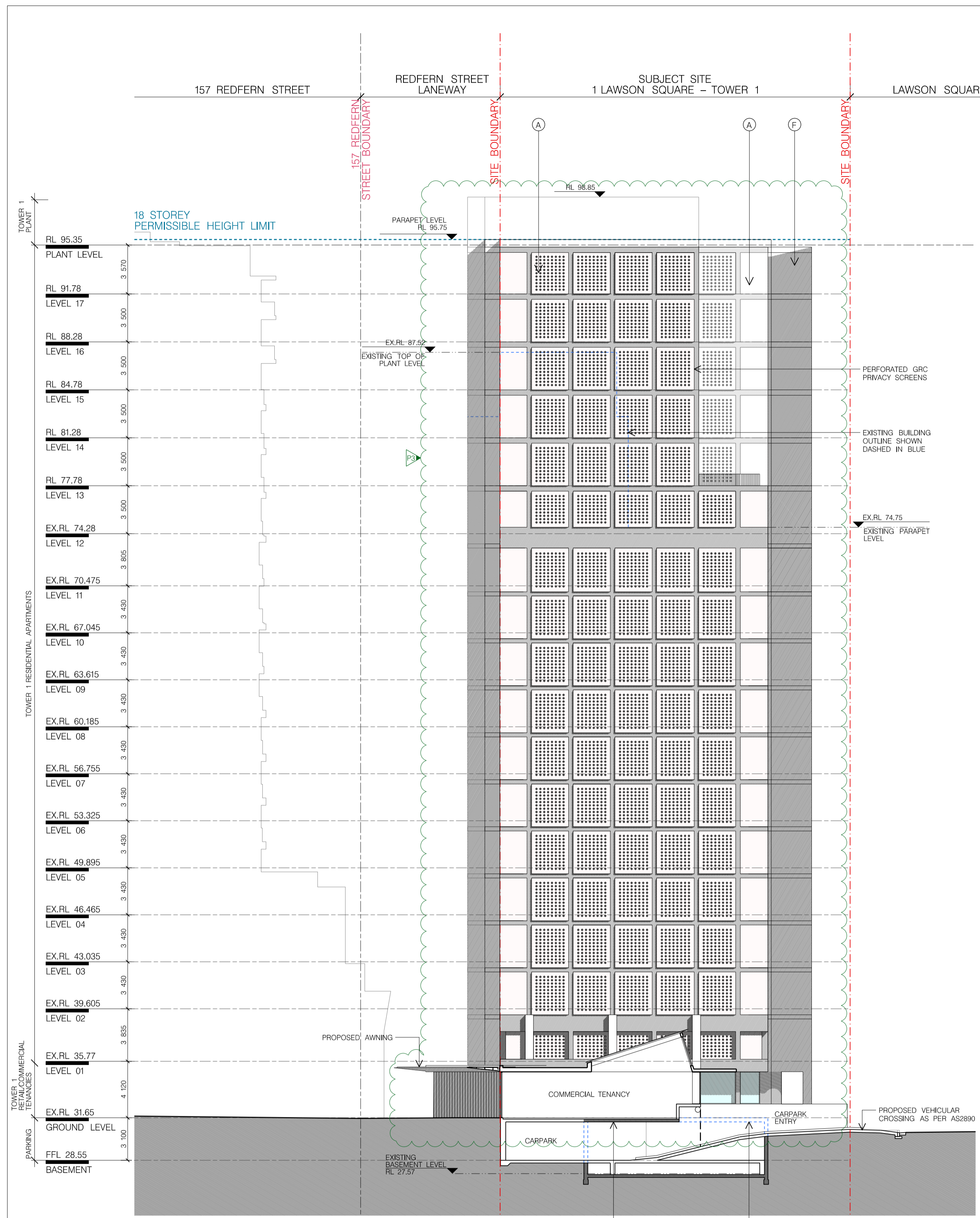
SCHEDULE OF KEY AMENDMENTS	
1	BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
2	ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
3	BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
4	ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
5	REVISED UNIT MIX & AREAS
6	EXISTING SUBSTATION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

01 NORTH ELEVATION  
1:200

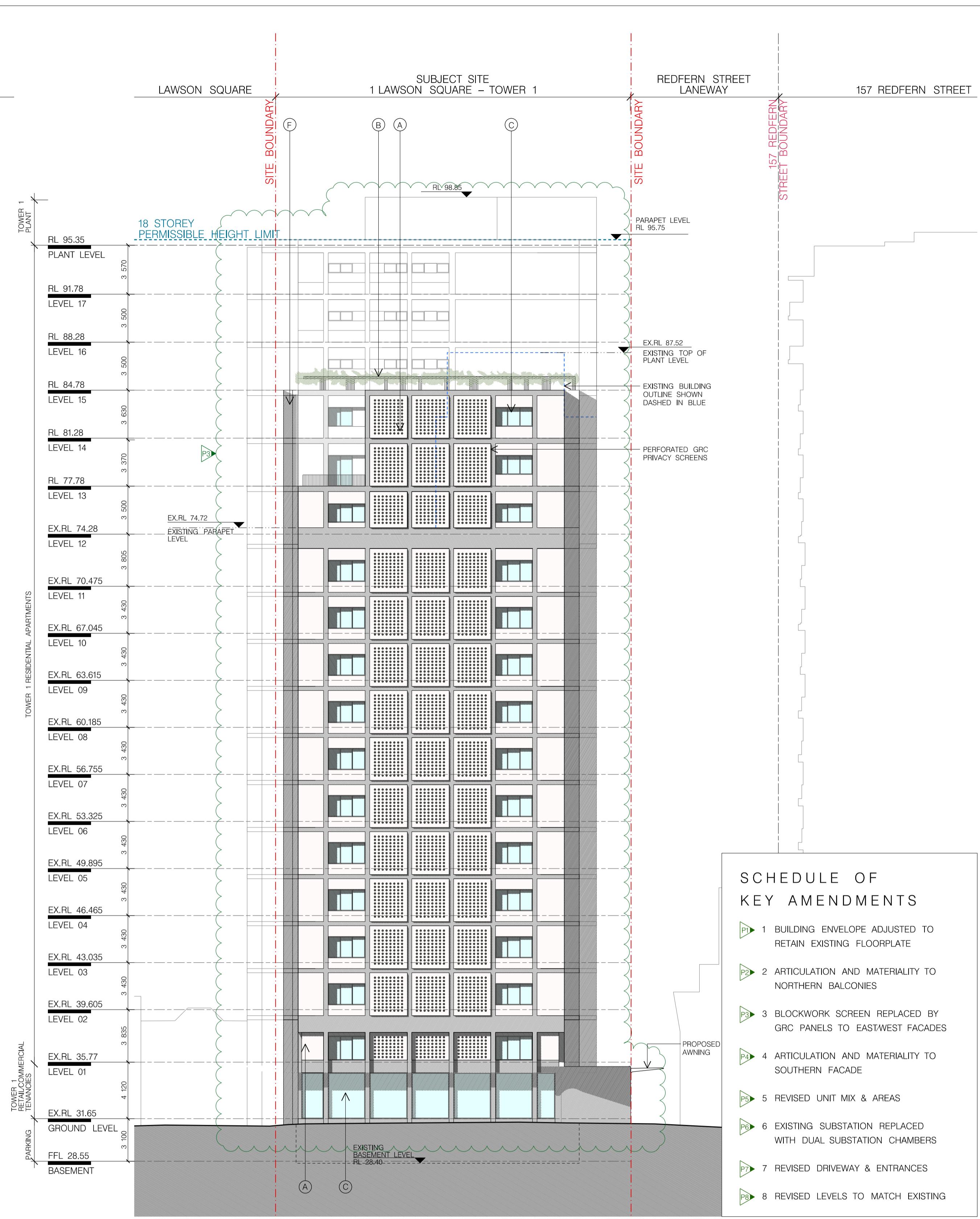


A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET  
 B - GLASS REINFORCED CONCRETE (GRC) PLANTERS CANDALEPAS ASSOCIATES - PELICAN STREET  
 C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET  
 D - WHITE PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI  
 E - METAL BALUSTRADE 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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01 TOWER 1 EAST ELEVATION  
1:200



02 TOWER 1 WEST ELEVATION  
1:200

- SCHEDULE OF KEY AMENDMENTS**
- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
  - 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
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  - 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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26/02/24 5:06 Issue  
22/01/24 Storage Modification  
15/03/23 5:06 Issue  
11/05/22 5:06 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 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.**

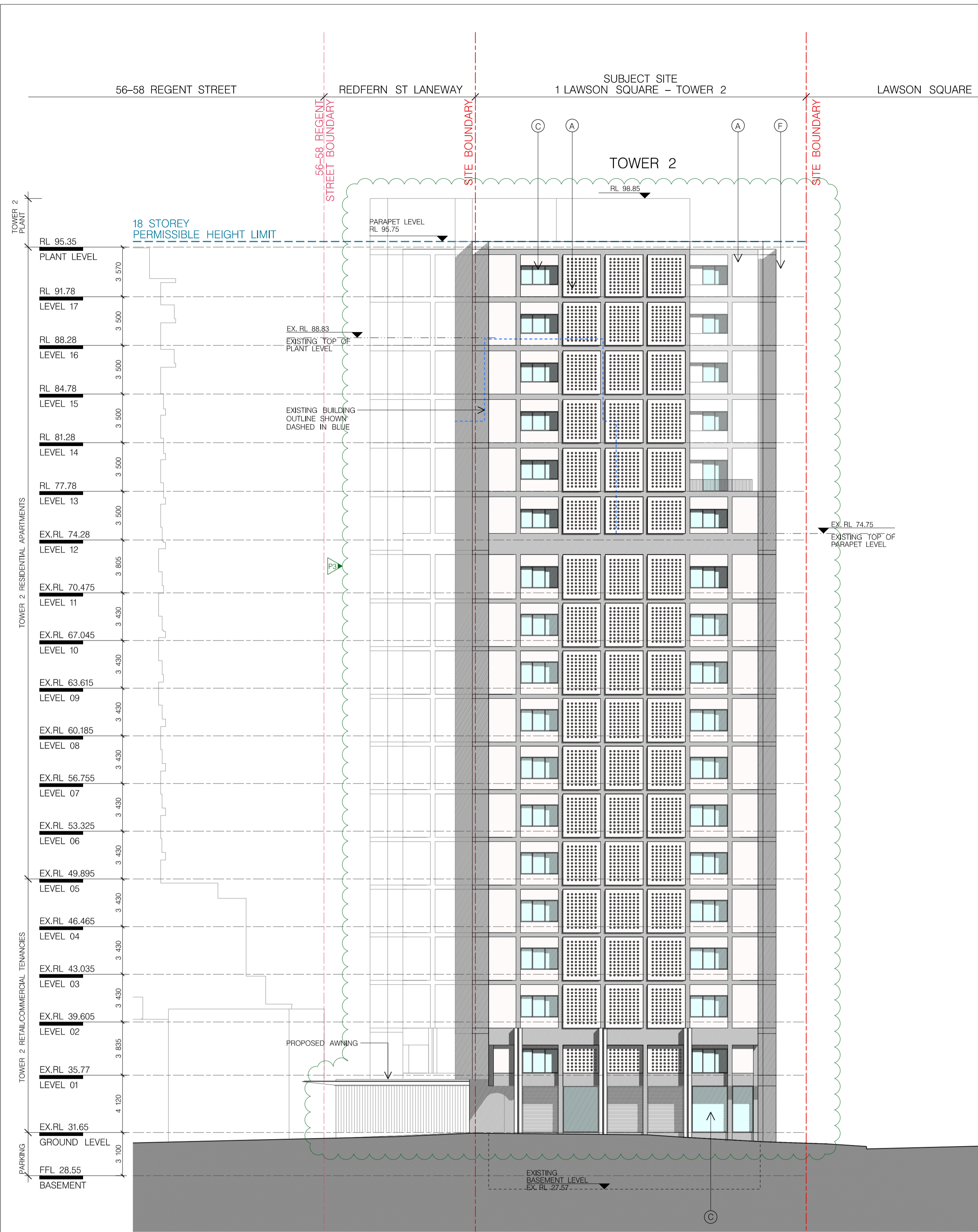
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1:200 @ A1  
DRAWN BY:  
RY/ES

DATE:  
FEBRUARY 2016  
CHECKED 1:  
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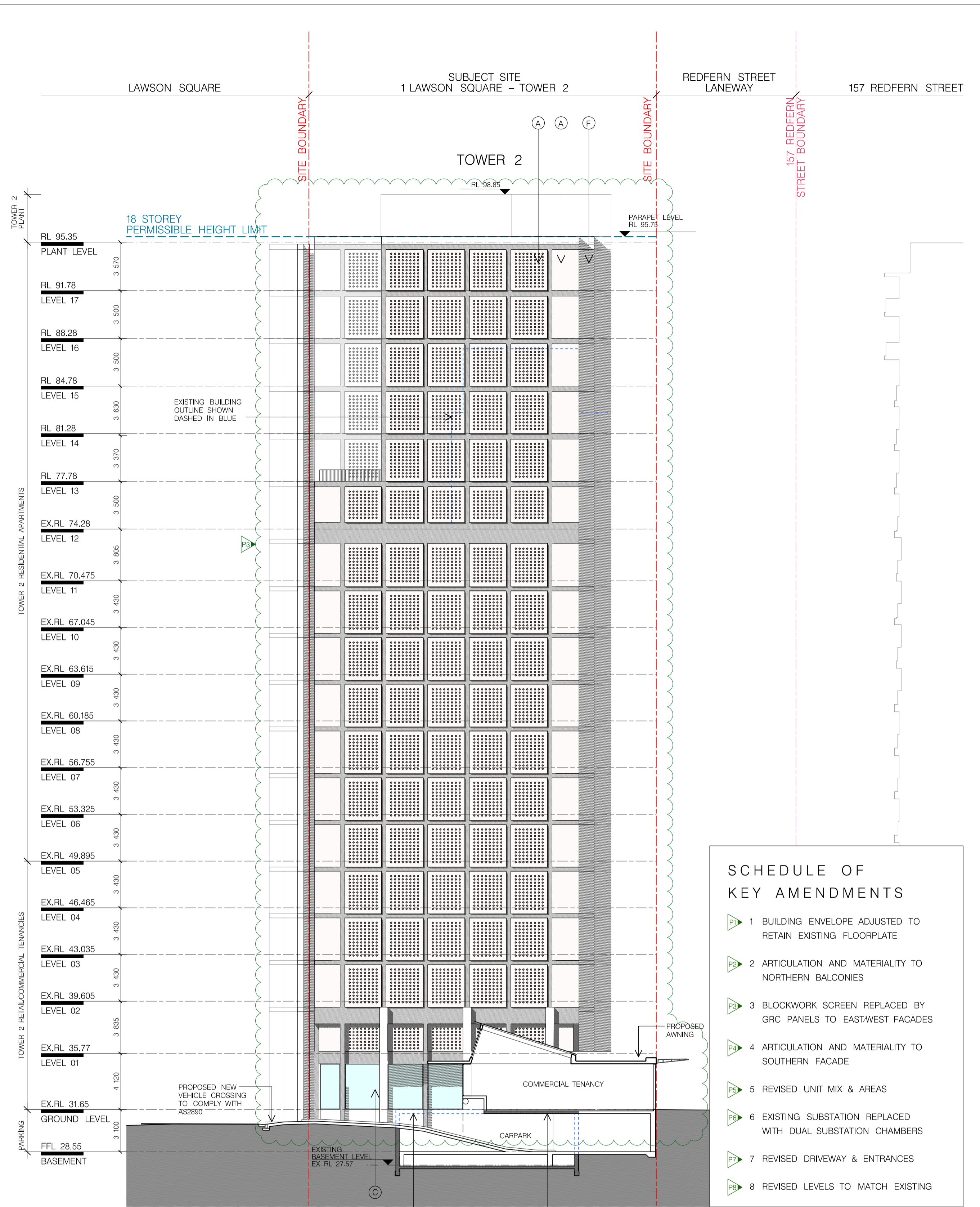
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APPROVED:

DRAWING:  
**ELEVATIONS SHEET 2  
TOWER 1 - EAST &  
WEST ELEVATIONS**  
DRAWING No:  
**S96 - 1302**

ISSUE  
**5578**  
E



01 TOWER 2 EAST ELEVATION  
1:200



02 TOWER 2 WEST ELEVATION  
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



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NOT FOR CONSTRUCTION

Rev	Date	Description
1	26/02/24	Issue
2	22/04/24	Storage Modification
3	15/03/24	Issue
4	11/05/24	Issue

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Note: Do not scale from drawings. Figured dimensions shall take precedence over scaled dimensions. 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: 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:  
**CANDELEPAS ASSOCIATES + WENDY LEWIN**

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

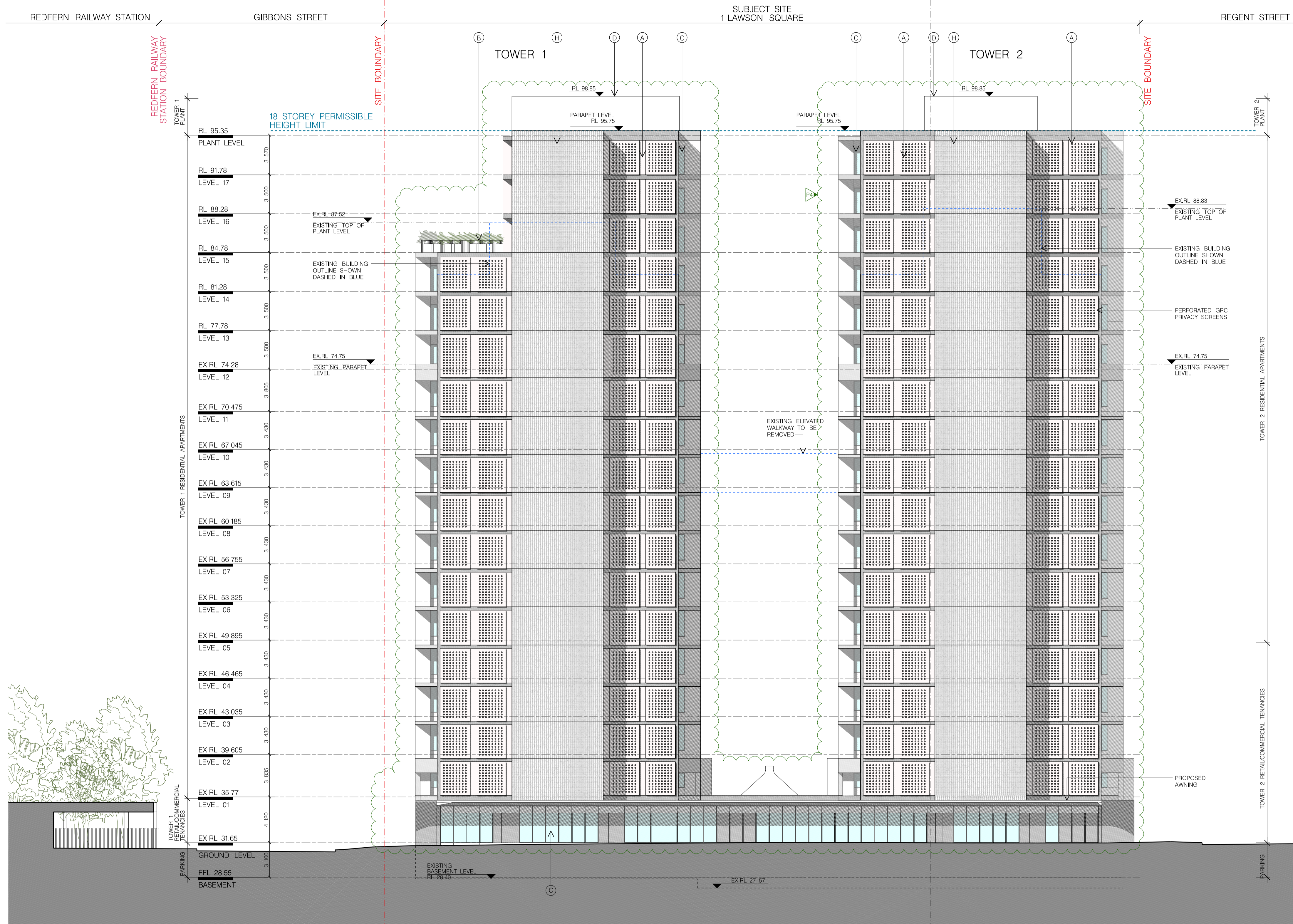
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1:200 @ A1  
DRAWN BY:  
RY/ES

DATE:  
FEBRUARY 2016  
CHECKED 1:  
FM

CAD FILE NO:  
CHECKED 2:  
APPROVED:

DRAWING:  
**ELEVATIONS SHEET 3  
TOWER 2 - EAST &  
WEST ELEVATIONS**  
DRAWING No:  
**S96 - 1303**

ISSUE  
**5578**  
E



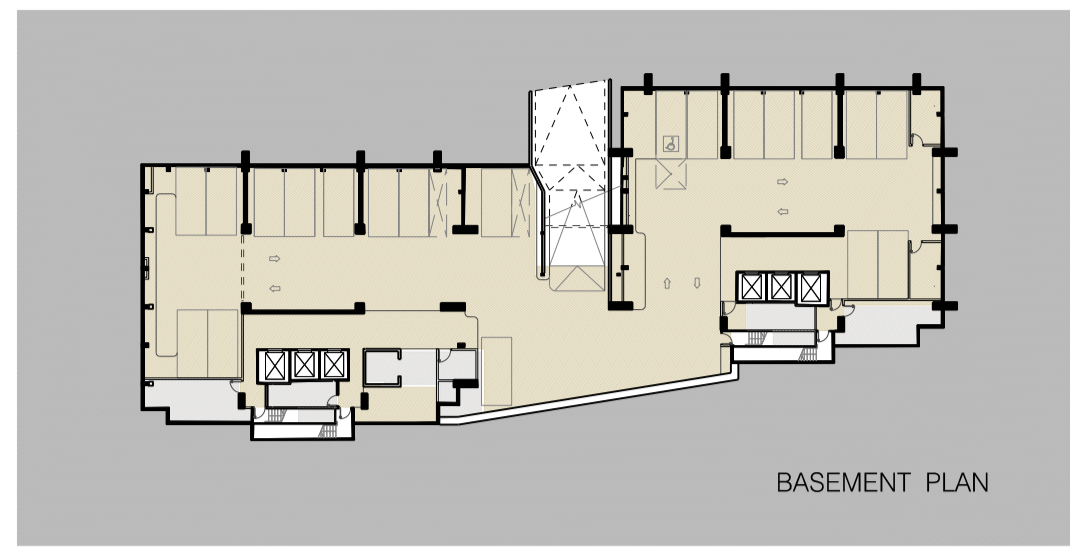
- ### SCHEDULE OF KEY AMENDMENTS
- 1 BUILDING ENVELOPE ADJUSTED TO RETAIN EXISTING FLOORPLATE
  - 2 ARTICULATION AND MATERIALITY TO NORTHERN BALCONIES
  - 3 BLOCKWORK SCREEN REPLACED BY GRC PANELS TO EASTWEST FACADES
  - 4 ARTICULATION AND MATERIALITY TO SOUTHERN FACADE
  - 5 REVISED UNIT MIX & AREAS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

01 SOUTH ELEVATION  
1:200

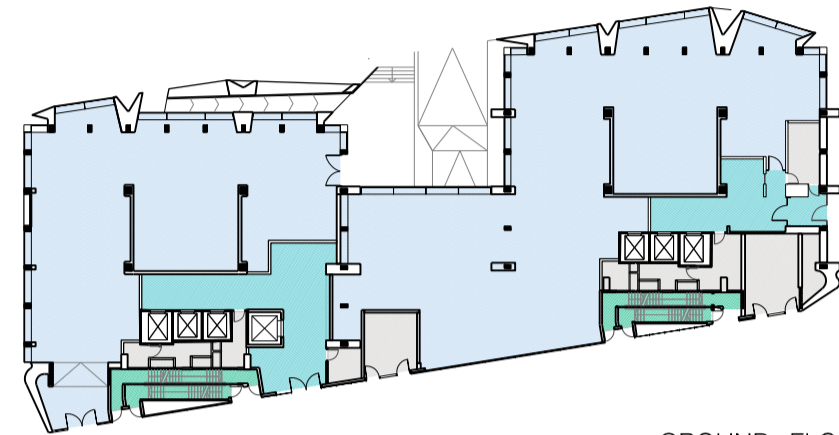


A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET  
 B - GLASS REINFORCED CONCRETE (GRC) PLANTERS CANDALEPAS ASSOCIATES - PELICAN STREET  
 C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET  
 D - WHITE PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI  
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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

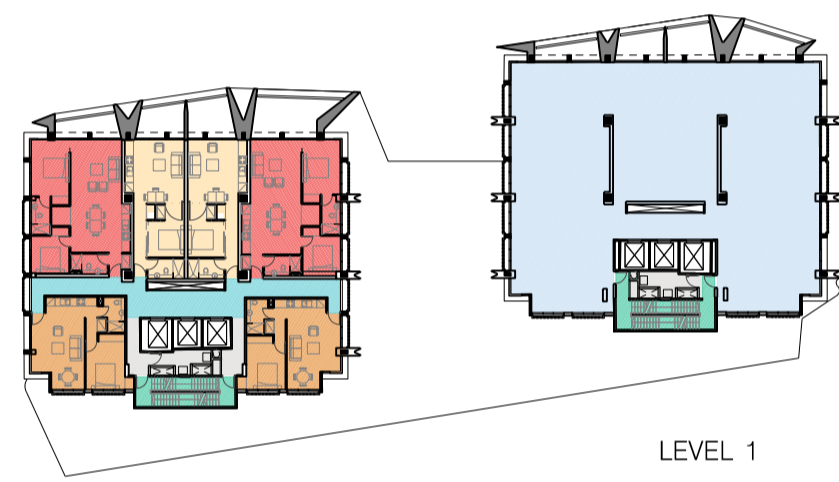
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			DRAWING No: <b>S96 - 1304</b> ISSUE: <b>E</b>									



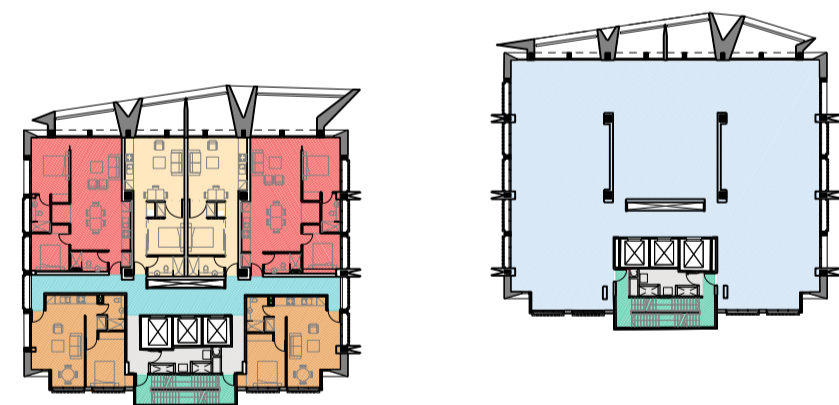
BASEMENT PLAN



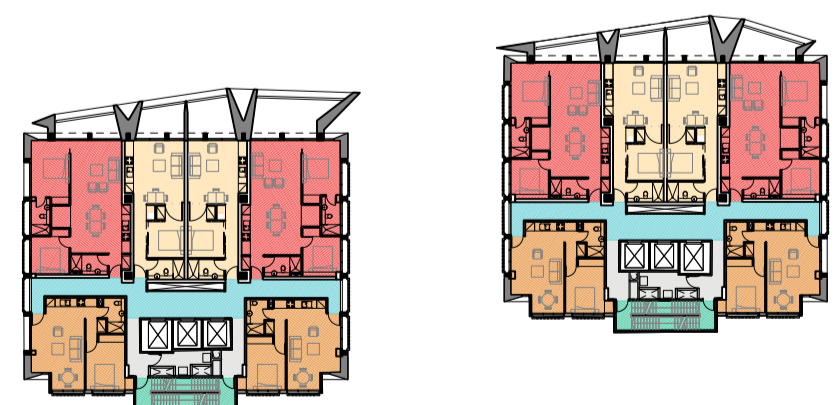
GROUND FLOOR



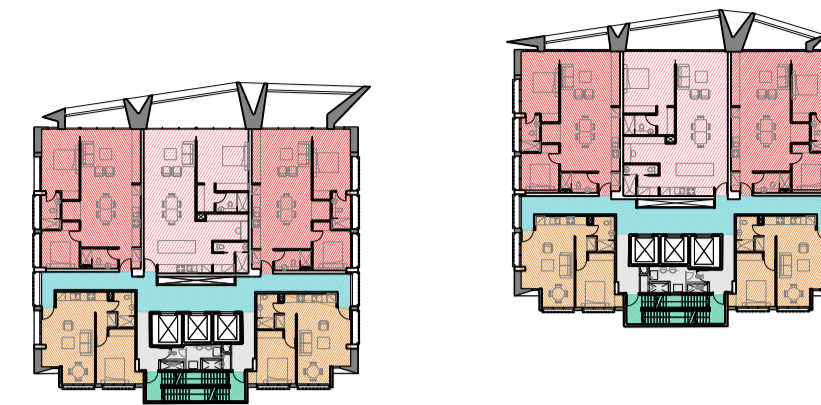
LEVEL 1



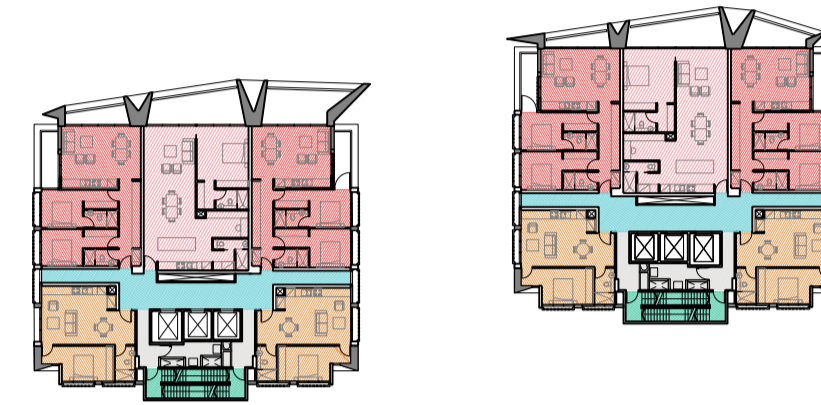
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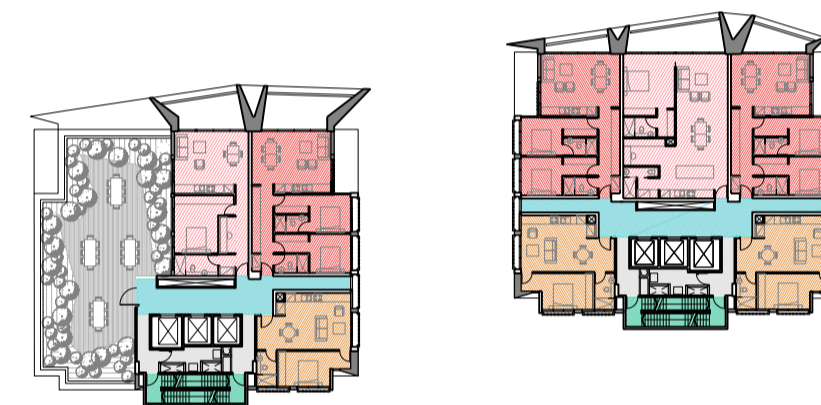
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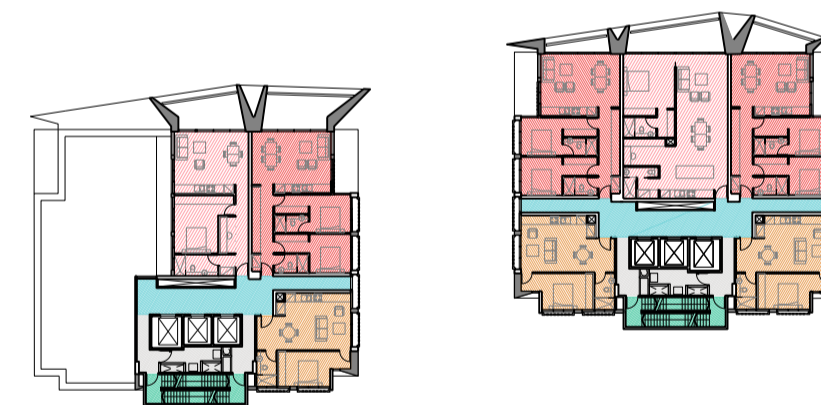
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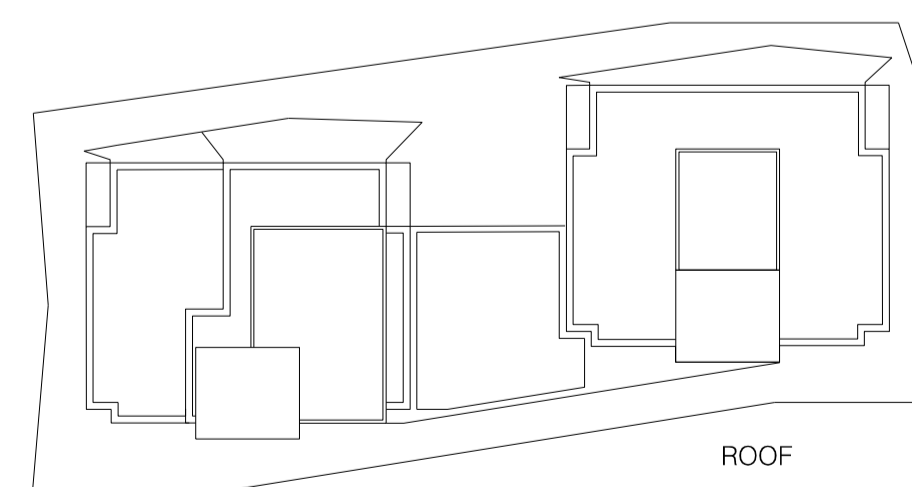
LEVEL 13-14



LEVEL 15



LEVEL 16-17



ROOF

**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

**YIELD ANALYSIS**

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	12,977 sqm
FLOOR SPACE RATIO (FSR)	7:1	7.7:1	7.65:1
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	355	-	429	06	784
LEVEL 02	COMMERCIAL /RESIDENTIAL	06	355	-	429	06	784
LEVEL 03	COMMERCIAL /RESIDENTIAL	06	355	-	429	06	784
LEVEL 04	COMMERCIAL /RESIDENTIAL	06	355	-	429	06	784
LEVEL 05	RESIDENTIAL	06	355	06	355	12	710
LEVEL 06	RESIDENTIAL	06	355	06	355	12	710
LEVEL 07	RESIDENTIAL	06	355	06	355	12	710
LEVEL 08	RESIDENTIAL	06	355	06	355	12	710
LEVEL 09	RESIDENTIAL	06	355	06	355	12	710
LEVEL 10	RESIDENTIAL	06	355	06	355	12	710
LEVEL 11	RESIDENTIAL	06	355	06	355	12	710
LEVEL 12	RESIDENTIAL	05	370	05	370	10	740
LEVEL 13	RESIDENTIAL	05	354	05	354	10	708
LEVEL 14	RESIDENTIAL	05	354	05	354	10	708
LEVEL 15	RESIDENTIAL	03	197	05	353	08	550
LEVEL 16	RESIDENTIAL	03	197	05	353	08	550
LEVEL 17	RESIDENTIAL	03	197	05	353	08	550
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	461	-	2,332	-	2,793
	RESIDENTIAL	90	5,574	72	4,622	162	10,196
	TOTAL	90	6,035	72	6,954	162	12,989

**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 OVERRRUNS, 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.

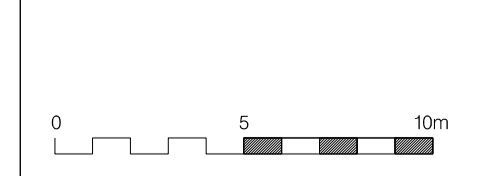
**LEGEND**

AREAS INCLUDED IN GFA CALCULATIONS	UNIT AREAS	TOTAL UNITS	UNIT MIX
STUDIO APARTMENT	47sqm	36 UNITS	22%
1 BEDROOM UNIT	49-50sqm	57 UNITS	35%
1 BEDROOM UNIT + STUDY	67-95sqm	12 UNITS	8%
2 BEDROOM UNIT	80-88sqm	57 UNITS	35%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCERGE			
TOTAL		162 UNITS	100%

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

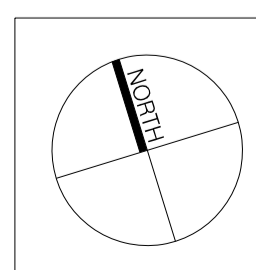
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Drawing: Original/Size: A1

26/02/2016 S96 Issue  
 22/01/2016 Storage Modification  
 16/03/2016 S96 Issue  
 11/05/2016 S96 Issue  
 11/05/2016 S96 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 2066  
 T: 9427 8100

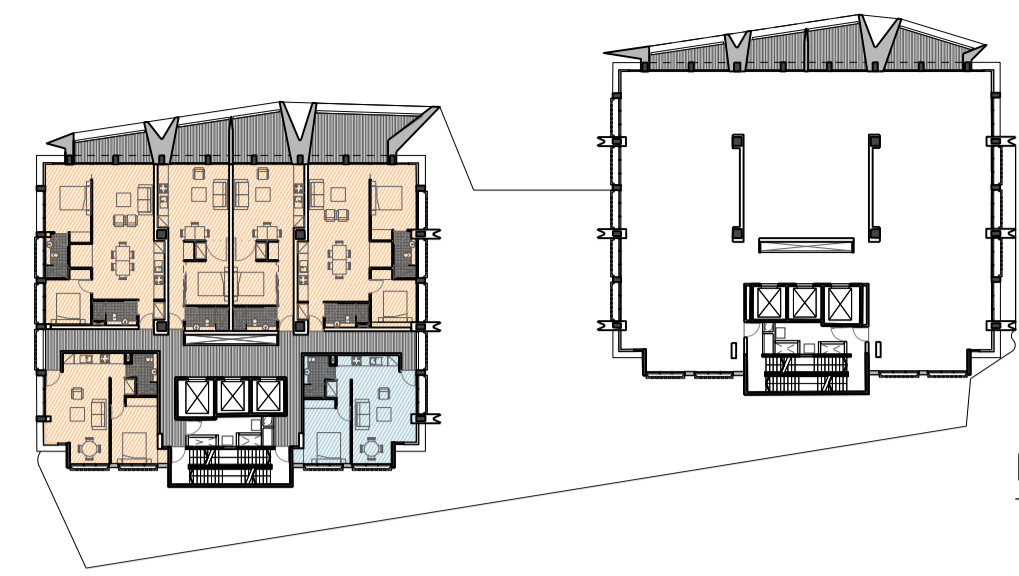
STRUCTURAL ENGINEER:  
**BG&E**  
 LEVEL 2, 8 WINDMILL STREET  
 SYDNEY NSW 2000  
 T: 9770 3300

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: 1:800 @ A1  
 DATE: FEBRUARY 2016  
 DRAWN BY: RY/ES  
 CHECKED 1: FM  
 CHECKED 2:  
 APPROVED:

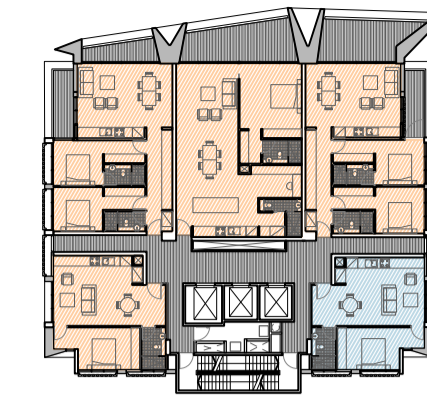
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**AREA CALCULATIONS**  
 DRAWING No:  
**S96 - 1401**  
 ISSUE  
**E**  
 JOB No:  
**15178**



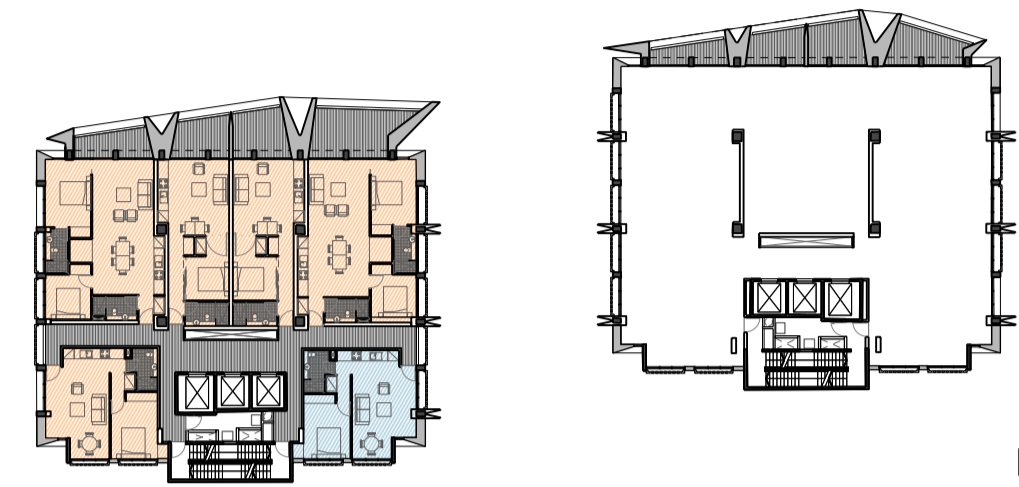
LEVEL 01  
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LEVEL 07  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 13  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



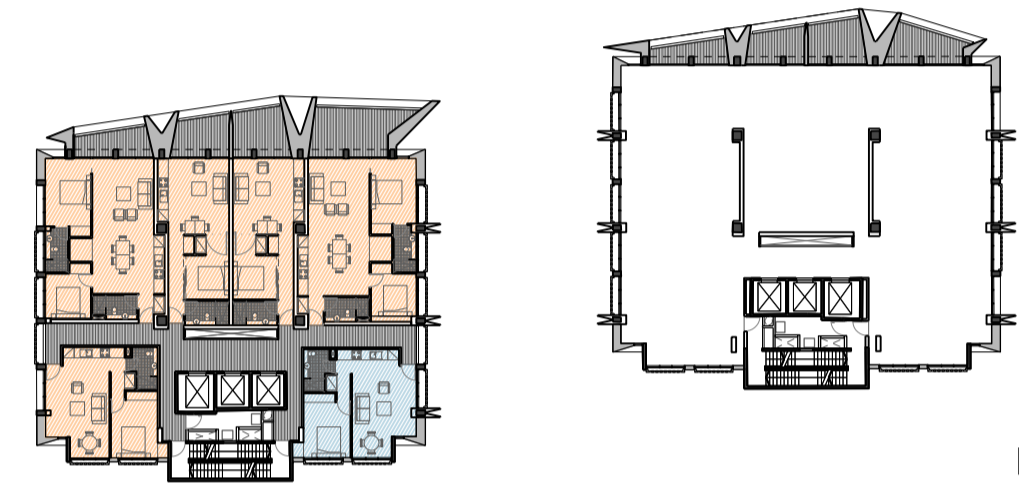
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LEVEL 08  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 14  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



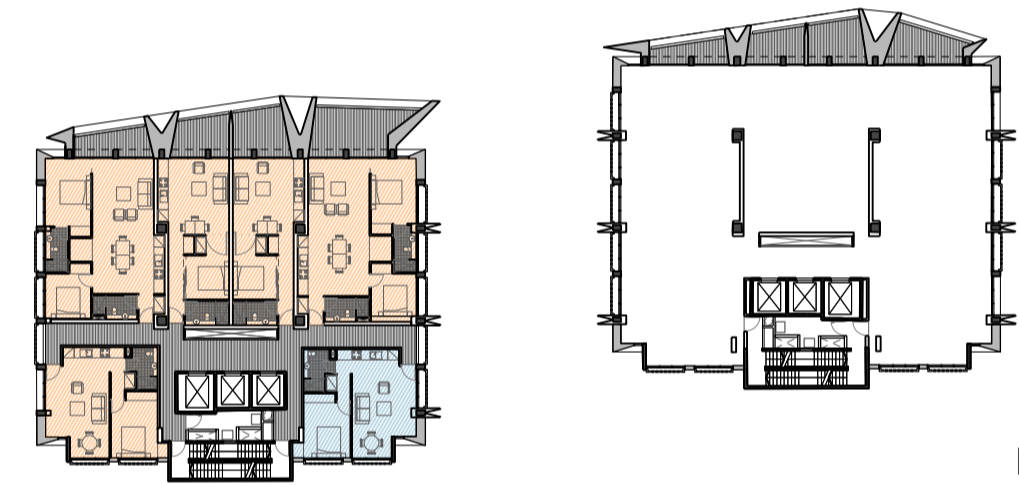
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LEVEL 09  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 15  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



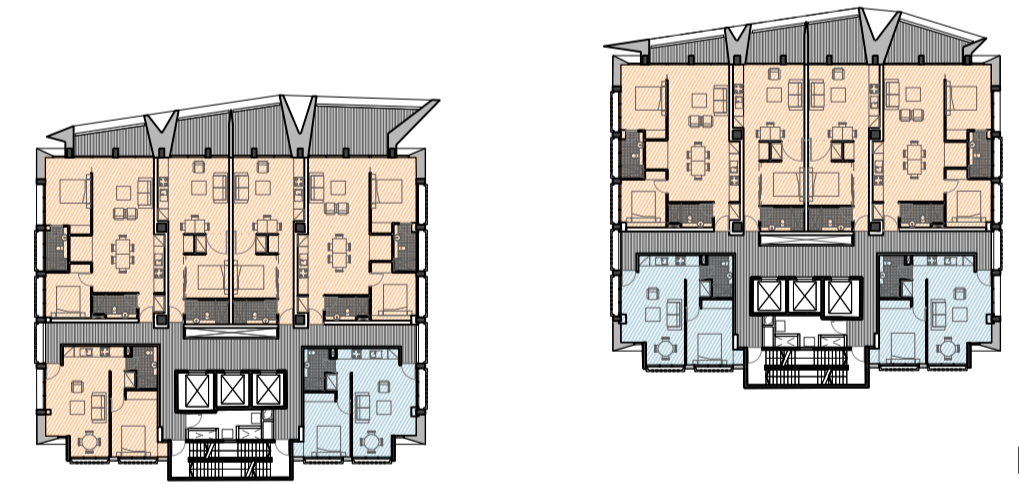
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LEVEL 10  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



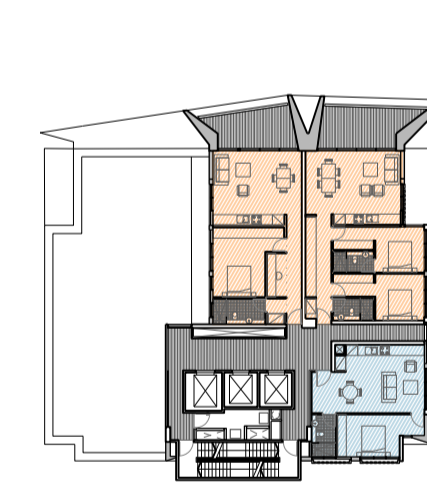
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TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



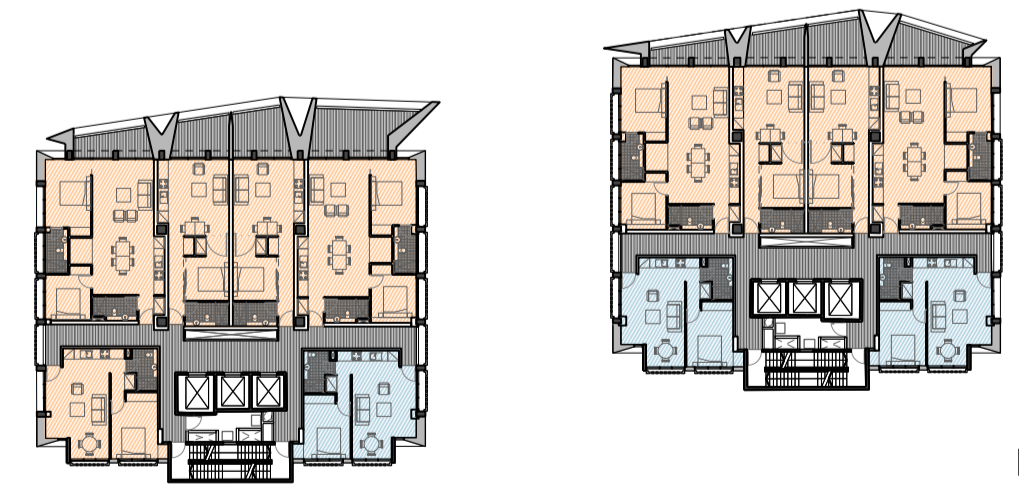
LEVEL 05  
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



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

**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

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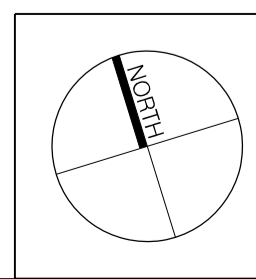
01 UNIT SOLAR STUDY  
1:500

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22/01/16 Storage Modification  
15/03/16 S96 Issue  
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BASIX + ACOUSTIC ENGINEER:  
**SLR CONSULTING**  
2 LINCOLN STREET  
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STRUCTURAL ENGINEER:  
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LEVEL 2, 8 WINDMILL STREET  
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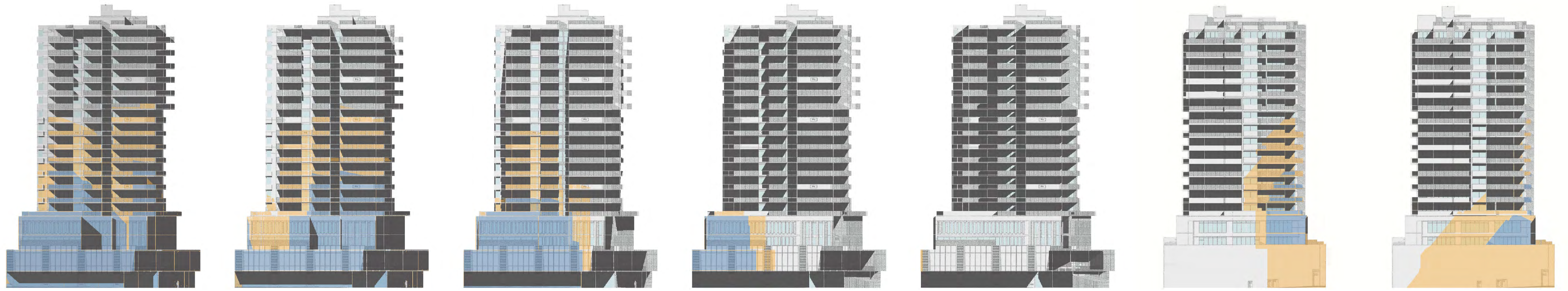
PLANNING:  
**JBA URBAN PLANNING CONSULTANTS**  
LEVEL 7, 77 BERRY STREET  
NORTH SYDNEY NSW 2060  
T: 9956 6962

ARCHITECT:  
**CANDELEPAS ASSOCIATES + WENDY LEWIN**

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

DRAWING:  
**UNIT SOLAR STUDY**  
DRAWING No:  
**S96 - 1501**  
JOB No:  
**15178**  
ISSUE:  
**E**





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

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

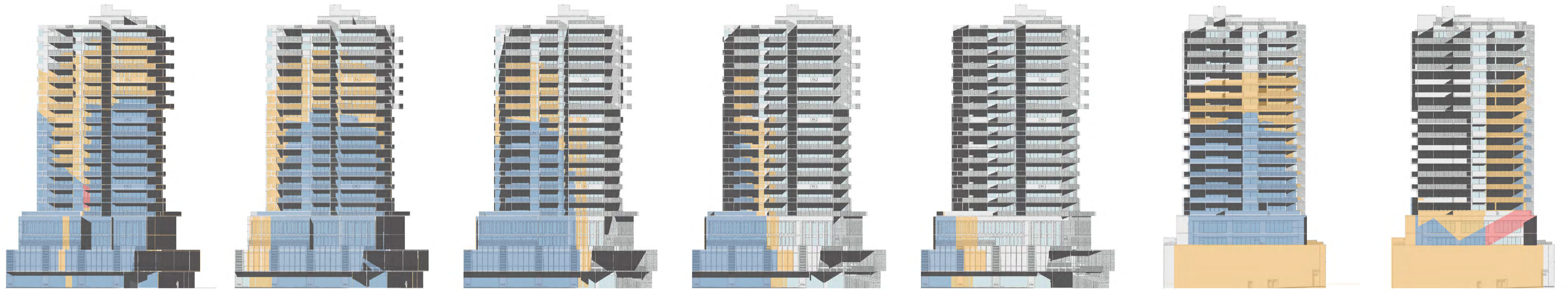
NORTH ELEVATION - MARCH 21, 12:00PM  
1:500

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

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26/02/16 S06 Issue  
22/01/16 Storage Modification  
15/03/16 S06 Issue  
11/05/16 S06 Issue

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SCALE:  
1:2000 @ A1  
DATE:  
FEBRUARY 2016  
DRAWN BY:  
RY/ES  
CHECKED 1:  
FM  
CHECKED 2:  
APPROVED:

DRAWING:  
**OVERSHADOWING ANALYSIS - SHEET 1**  
DRAWING No:  
**S96 - 1503**  
JOB No:  
**15178**  
ISSUE:  
**E**

