

1 LAWSON SQUARE
REDFERN

for
LAWSON SQUARE PTY LTD.

CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

SECTION 96 APPLICATION
ISSUE G
09 MARCH 2017

SCHEDULE OF
KEY AMENDMENTS

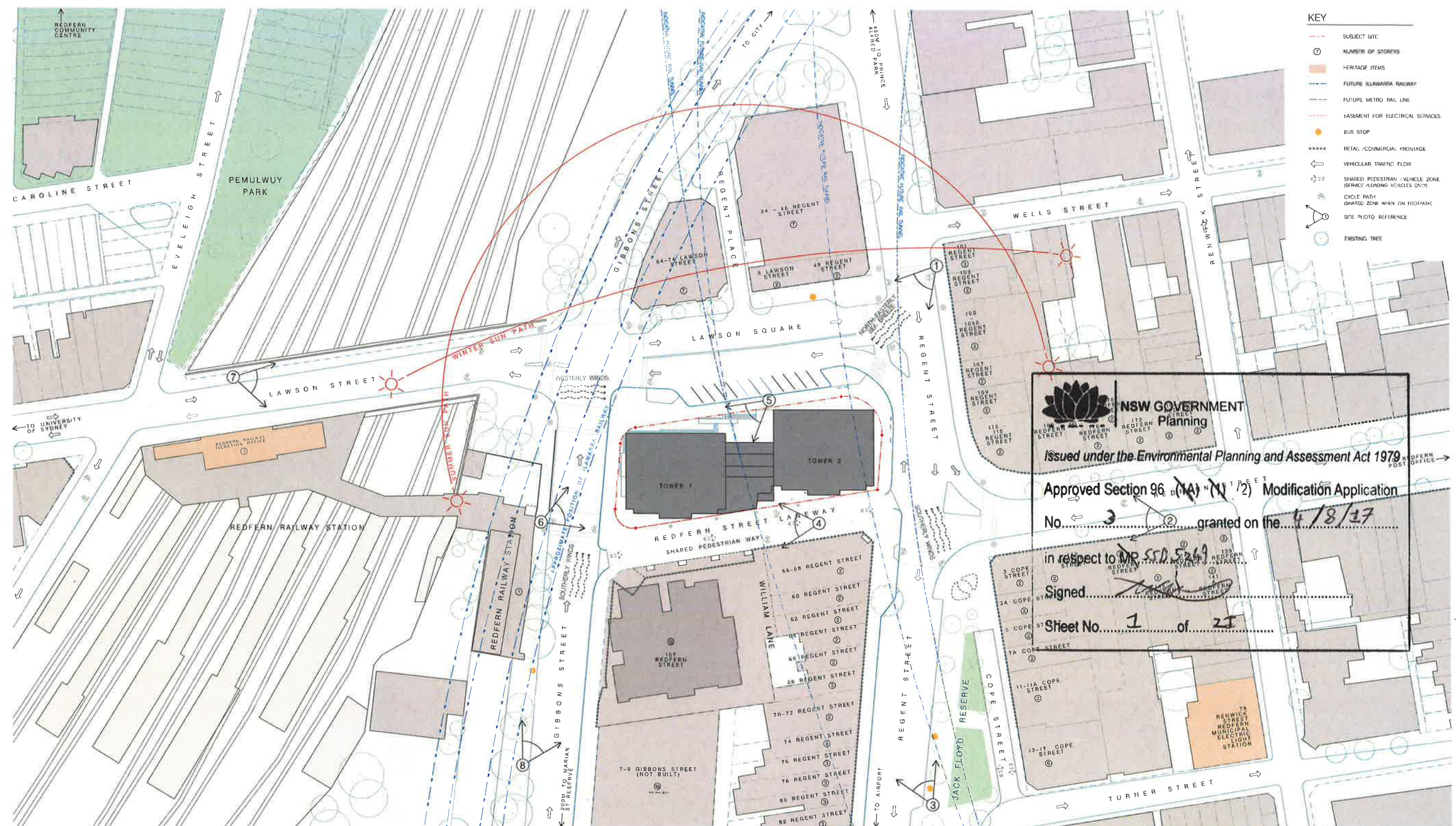
- 1 REVISED SCREENING TO FACADES
- 2 REVISED APARTMENT MIX
- 3 LEVELS 3 AND 4 CONVERTED FROM COMMERCIAL TO RESIDENTIAL USE
- 4 REVISED APARTMENT LAYOUTS
- 5 REVISED GLAZING TO COMMERCIAL LEVELS

DRAWING SCHEDULE

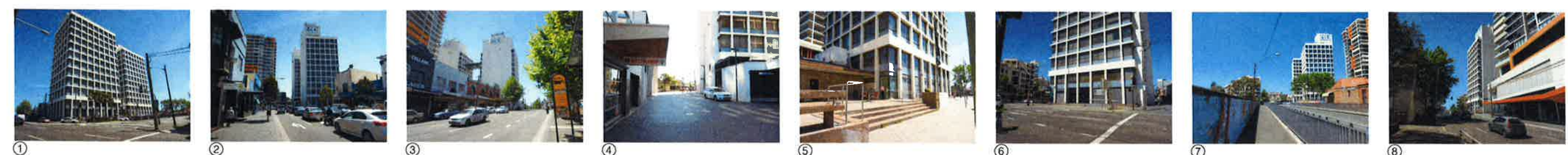
S96 0000	COVER SHEET
S06 1001	SITE CONTEXT ANALYSIS
S96 1002	STREETSCAPE ELEVATION
S96 1101	SITE PLAN
S96 1102	BASEMENT & GROUND FLOOR PLANS
S96 1103	LEVEL 1 & LEVEL 2 PLANS
S96 1104	TYPICAL LEVELS 3-4 & TYPICAL LEVELS 6-11 PLANS
S96 1105	LEVEL 12 & LEVEL 13-14 PLANS
S96 1106	LEVEL 15 & LEVEL 16-17 PLANS
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 1601	PHOTOMONTAGES - SHEET 1
S96 1602	PHOTOMONTAGES - SHEET 2
S96 1651	WASTE MANAGEMENT PLAN

BASIX Building Fabric Requirements S10.11622 (1 Lawson Square, Redfern)

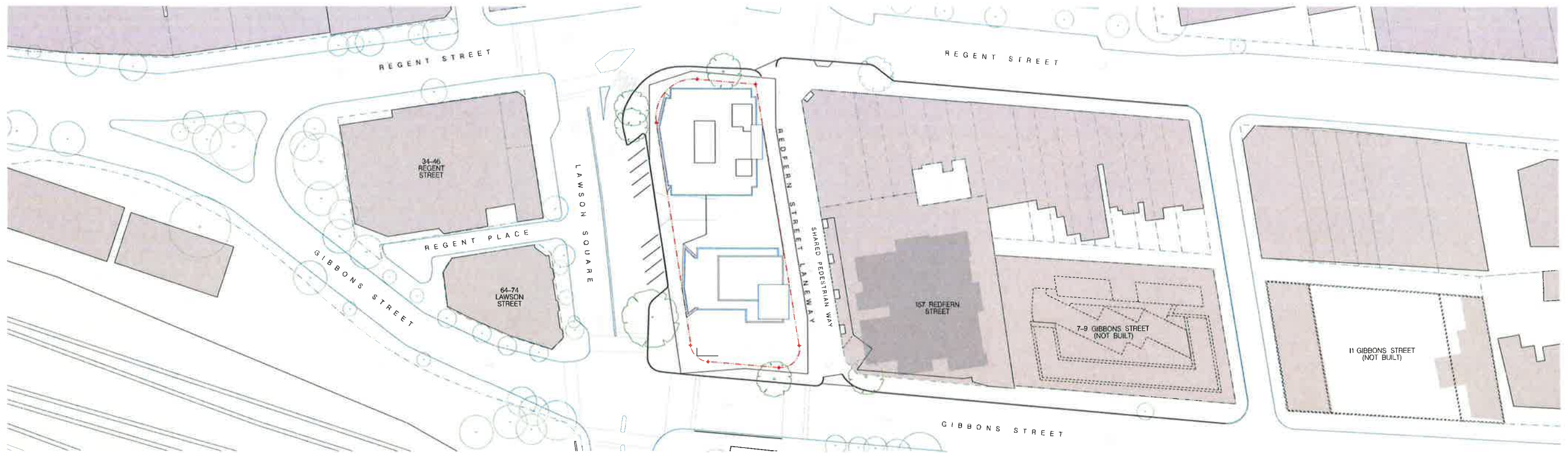
Element	Material Type	Detail
External walls	Glass reinforced concrete (GRC) panel	GRC panel + R1.5 Bulk Insulation
Internal walls	Plasterboard	Inter-tenancy walls
	Power panel + R1.5 Bulk Insulation	Inter-tenancy walls
Windows	Single glazed Clear Aluminium Frame	NFRC Glazing System (Glass+Frame) values: ⇒ U is 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



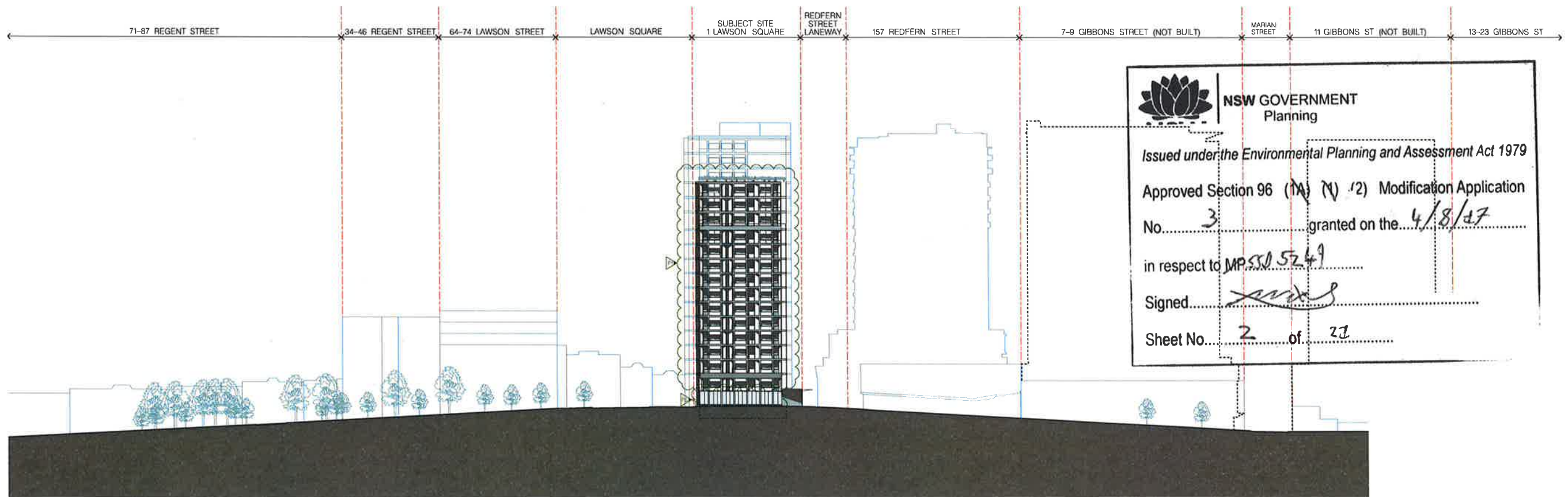
NSW GOVERNMENT
Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Section 96 (1A) (1) Modification Application
No. 3 granted on the 4/8/17
in respect to MR 550,5249
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Sheet No. 1 of 21



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01 REFERENCE PLAN
1:500



02 STREETSCAPE CONTEXT – GIBBONS STREET ELEVATION
1:500

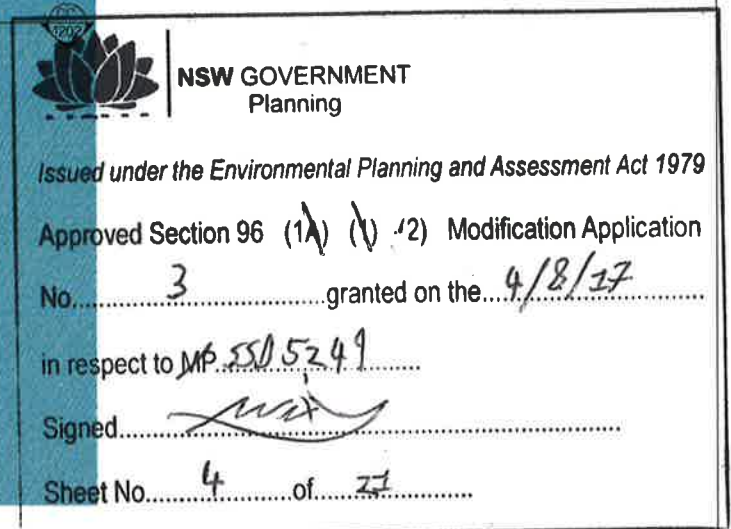
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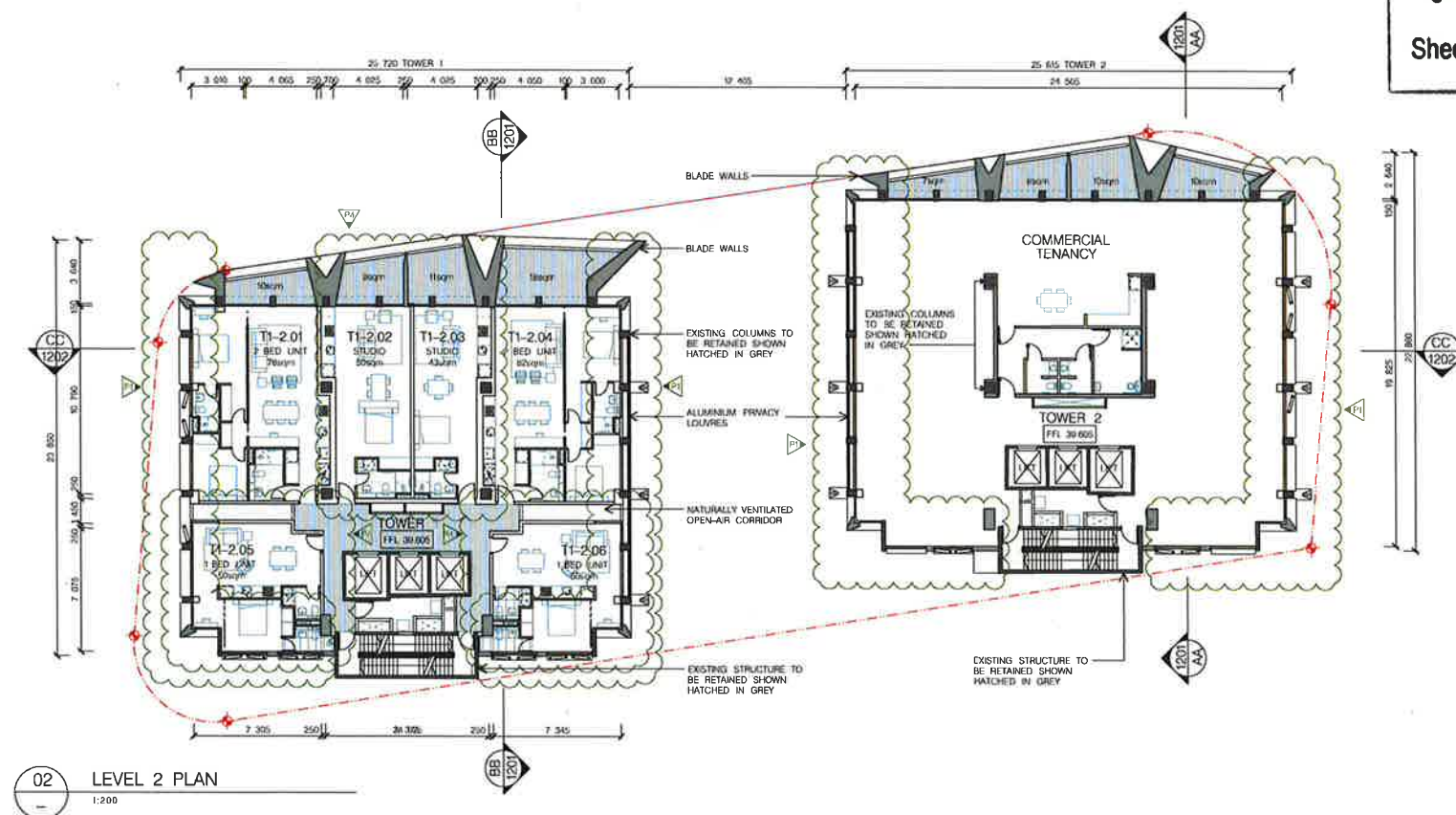
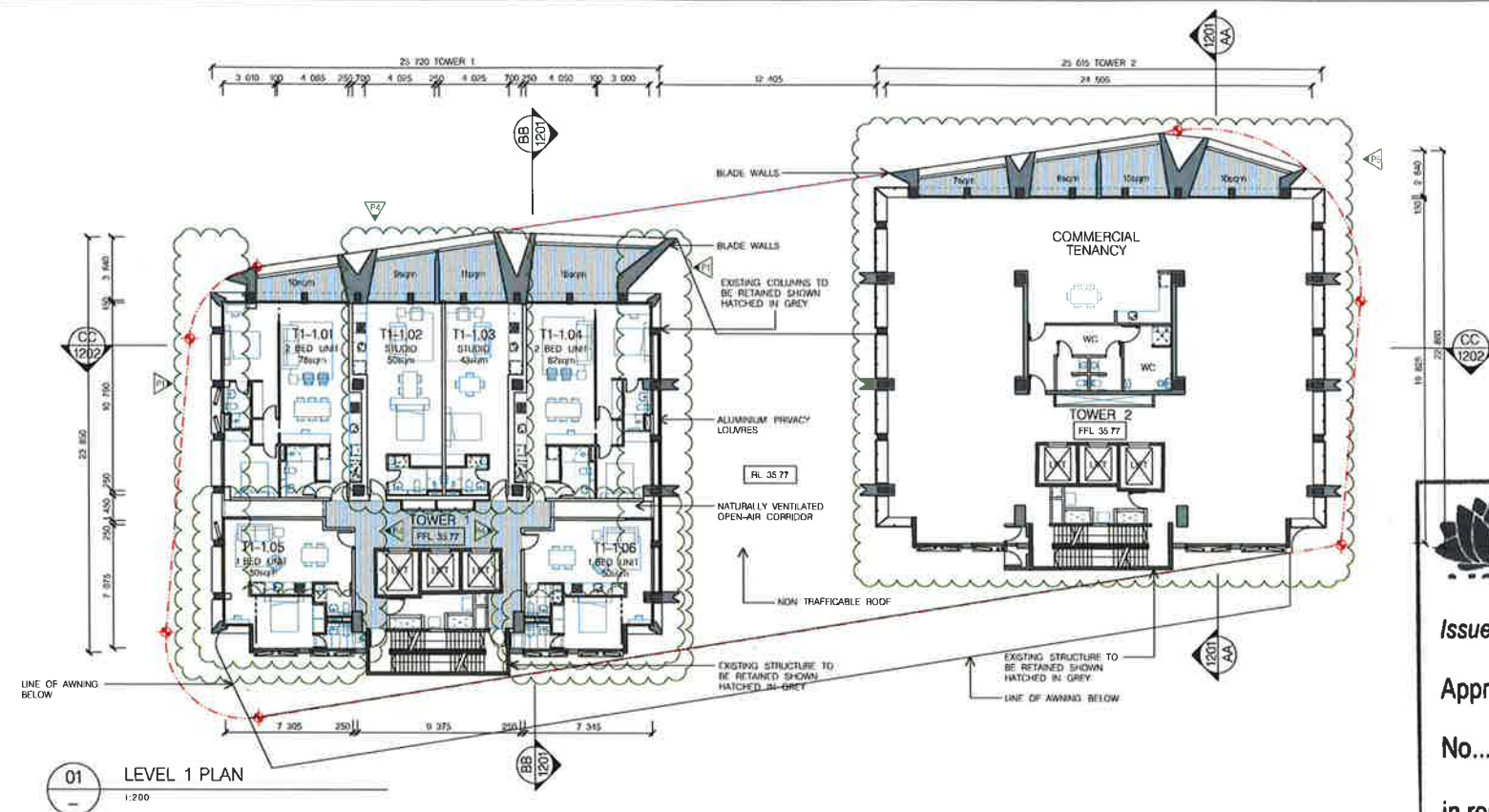
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Sheet No. 2 of 22

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SCHEDULE OF KEY AMENDMENTS

- ▶ 1 REVISED SCREENING TO FACADES
- ▶ 2 REVISED APARTMENT MIX
- ▶ 3 LEVELS 3 AND 4 CONVERTED FROM COMMERCIAL TO RESIDENTIAL USE
- ▶ 4 REVISED APARTMENT LAYOUTS
- ▶ 5 REVISED GLAZING TO COMMERCIAL LEVELS

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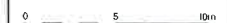
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Sheet No. 5 of 21

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09.02.17	506	153.46
03.03.16	506	153.46
16.02.16	506	153.46

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ARCHITECT
CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

PROJECT: 1 LAWSON SQUARE, REDFERN	
CLIENT: LAWSON SQUARE PTY LTD.	
SCALE 1:200 @ A1	DATE FEBRUARY 2017
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7		CAD FILE NO:
CHECKED 2	APPROVED	

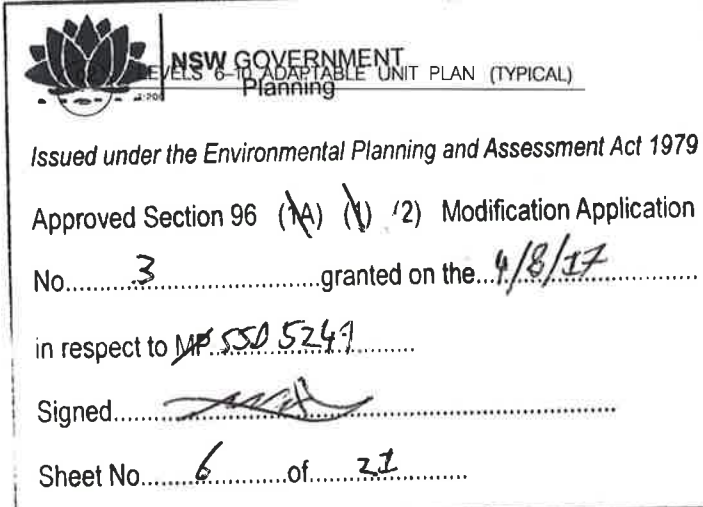
DRAWING
LEVEL 1 &
LEVEL 2 PLANS

DRAWING No.
S96 - 1103

G	ISSUE	5578	JOB No



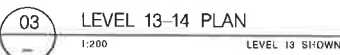
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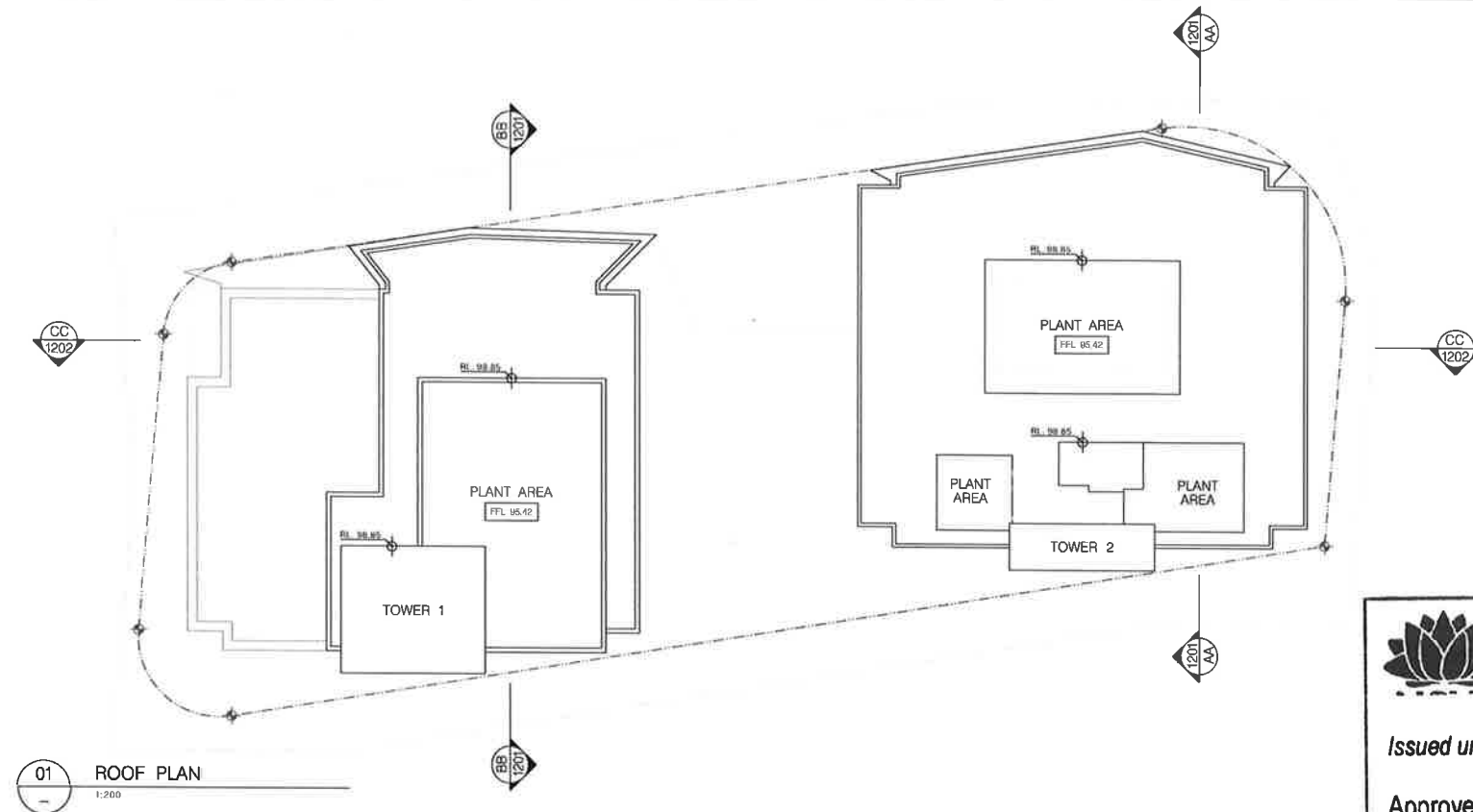


03 TYPICAL LEVELS 6-11 PLAN
1:200 LEVEL 6 SHOWN

SCHEDULE OF KEY AMENDMENTS

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-  5 REVISED GLAZING TO COMMERCIAL LEVELS





01 ROOF PLAN
1:200



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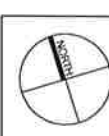
- ▶ 1 REVISED SCREENING TO FACADES
- ▶ 2 REVISED APARTMENT MIX
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- ▶ 5 REVISED GLAZING TO COMMERCIAL LEVELS

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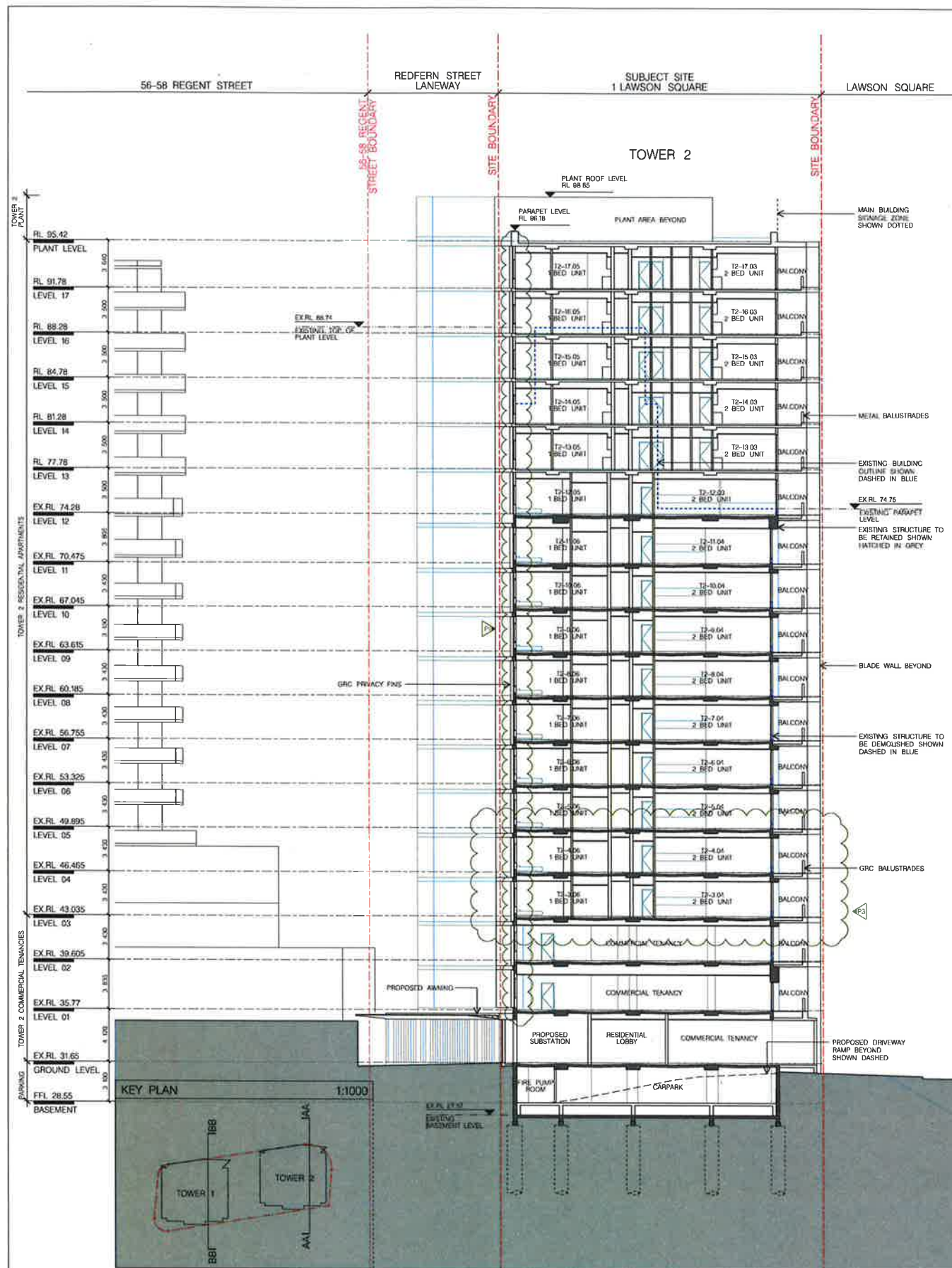
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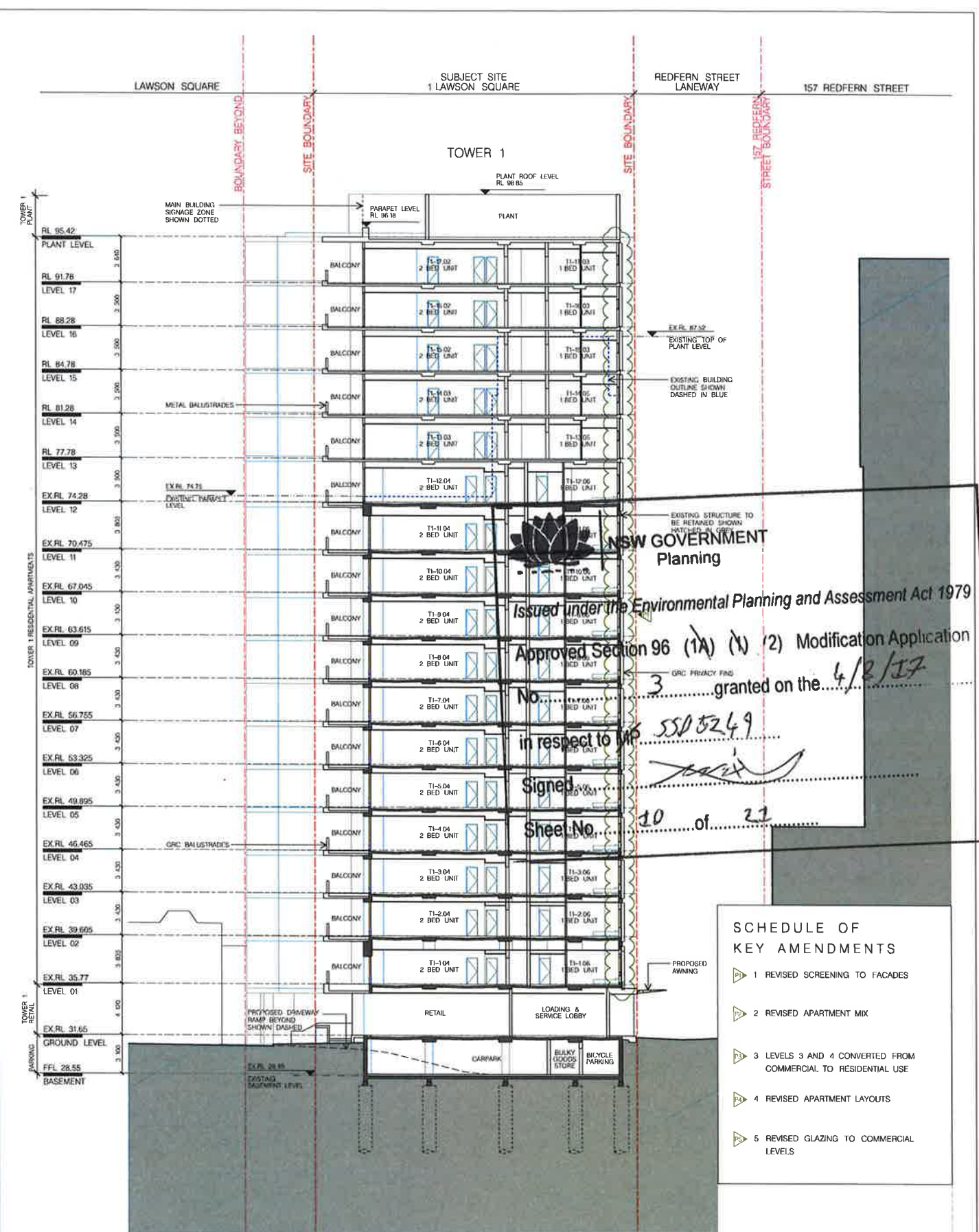
ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
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FEBRUARY 2017
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RY/ES
CHECKED 1:
FM
CHECKED 2:
APPROVED:

DRAWING:
ROOF PLAN
DRAWING NO.:
S96 - 1107
ISSUE:
G



01 SECTION AA
1:200

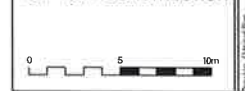


02 SECTION BB
1:200

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Sheet No. 10 of 22

- SCHEDULE OF KEY AMENDMENTS
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CHECKED BY: JY/JES
APPROVED BY: JY/JES

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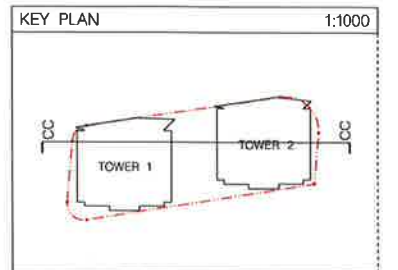
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ARCHITECT:
CANDALEPAS ASSOCIATES
+ WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
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SCALE:
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DATE:
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JY/JES
CAD FILE NO:
APPROVED:

DRAWING SECTIONS - SHEET 1 OF 2
SECTIONS AA & BB
DRAWING No.
S96 - 1201
ISSUE
G

109 REGENT STREET SUBJECT SITE - 1 LAWSON SQUARE GIBBONS STREET REDFERN RAILWAY STATION



NSW GOVERNMENT Planning

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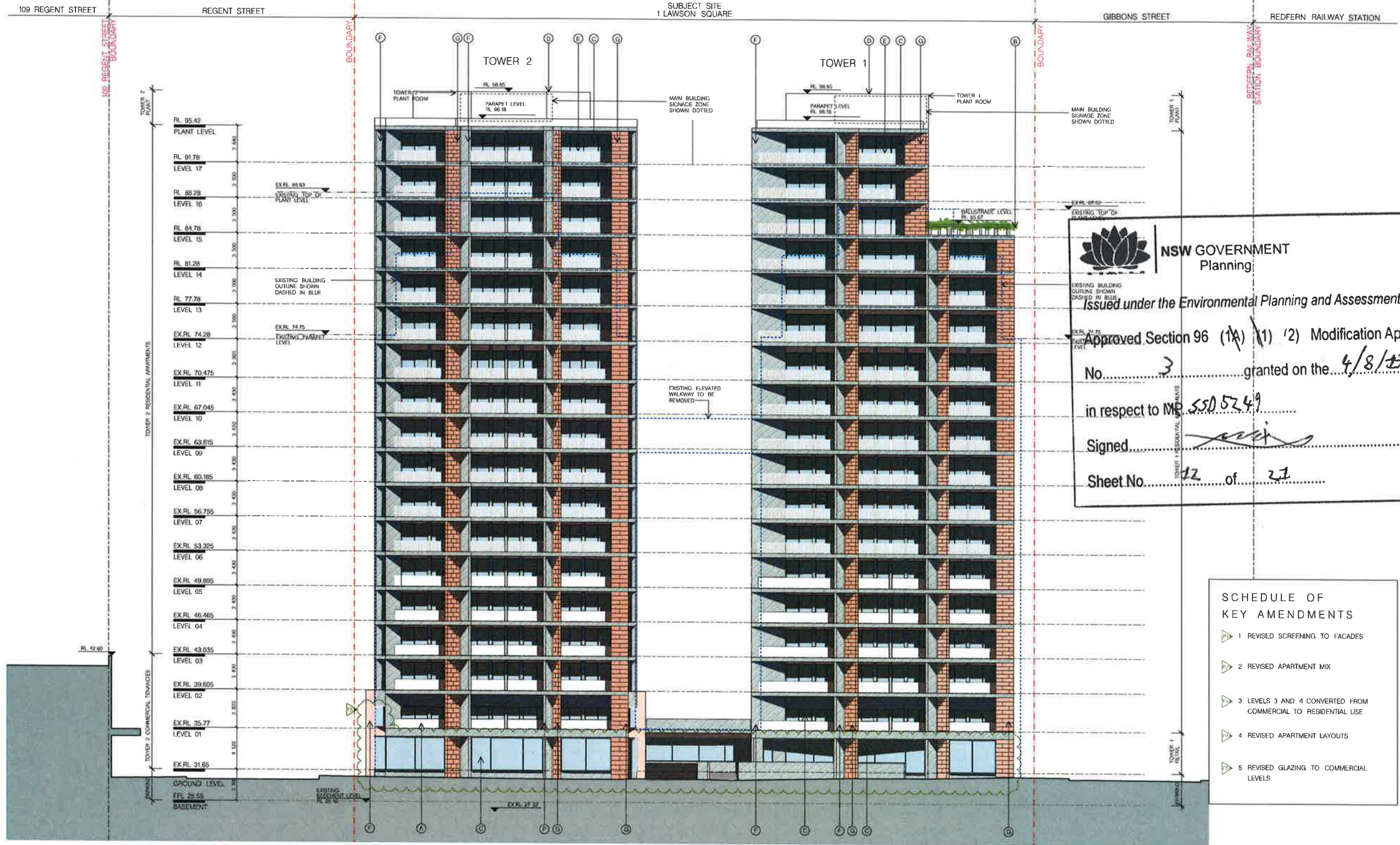
in respect to MP 5505249

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Sheet No. 11 of 21

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- 1 REVISED SCREENING TO FACADES
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01 SECTION CC 1:200



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 - FRANKS STREET
D - PRINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARIPARTMENTS
E - METAL BLINDSHADE CANDALEPAS ASSOCIATES - FINLAYSON STREET
F - OFF-FORM CONCRETE CANDALEPAS ASSOCIATES - KENSINGTON HOUSE
G - MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET
H - TEXTURED PARTED CONCRETE CANDALEPAS ASSOCIATES - PINDARIPARTMENTS
I - ALUMINUM PRIVACY LOUVRES IAN MOORE ARCHITECTS - ALBANI

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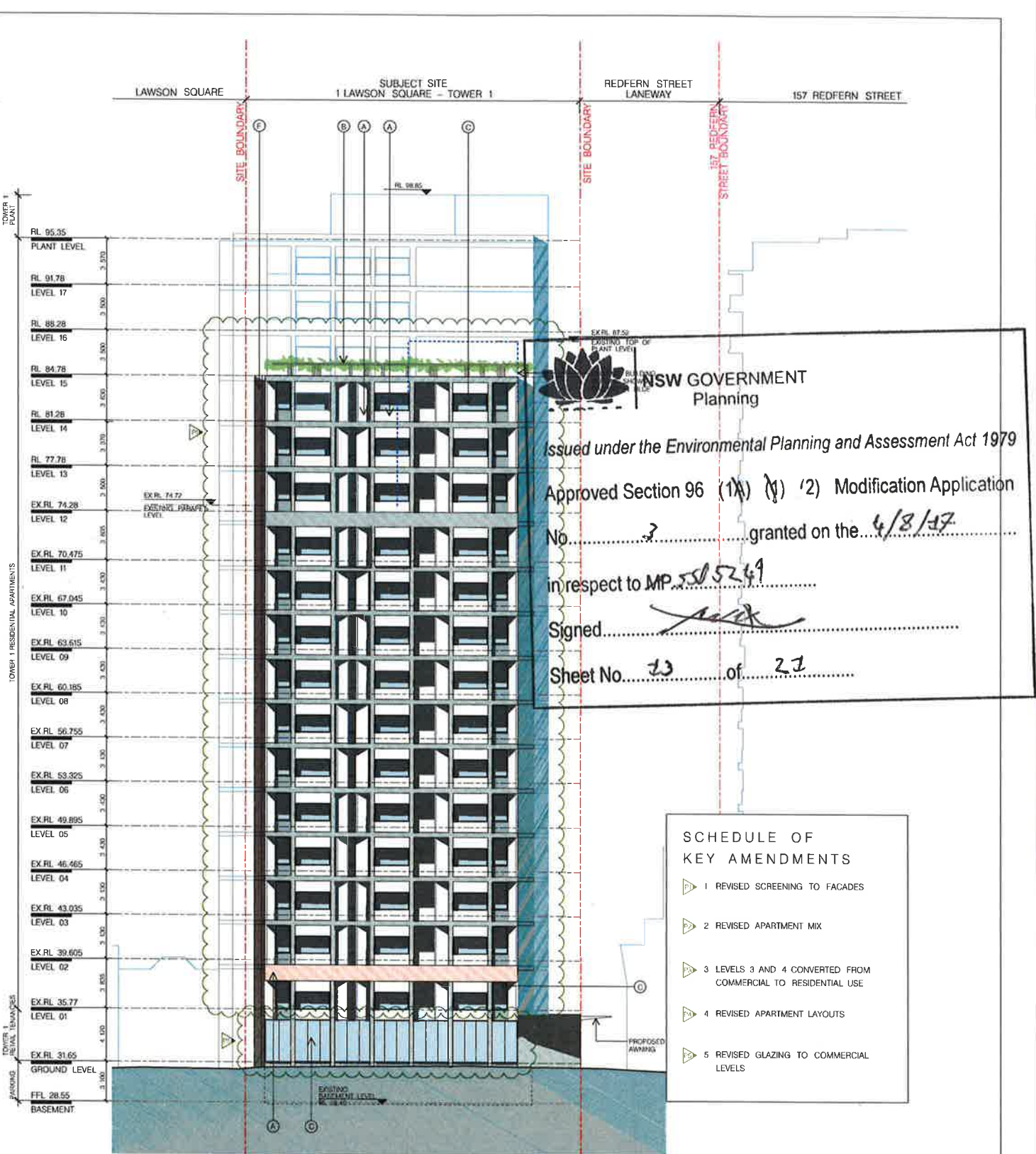
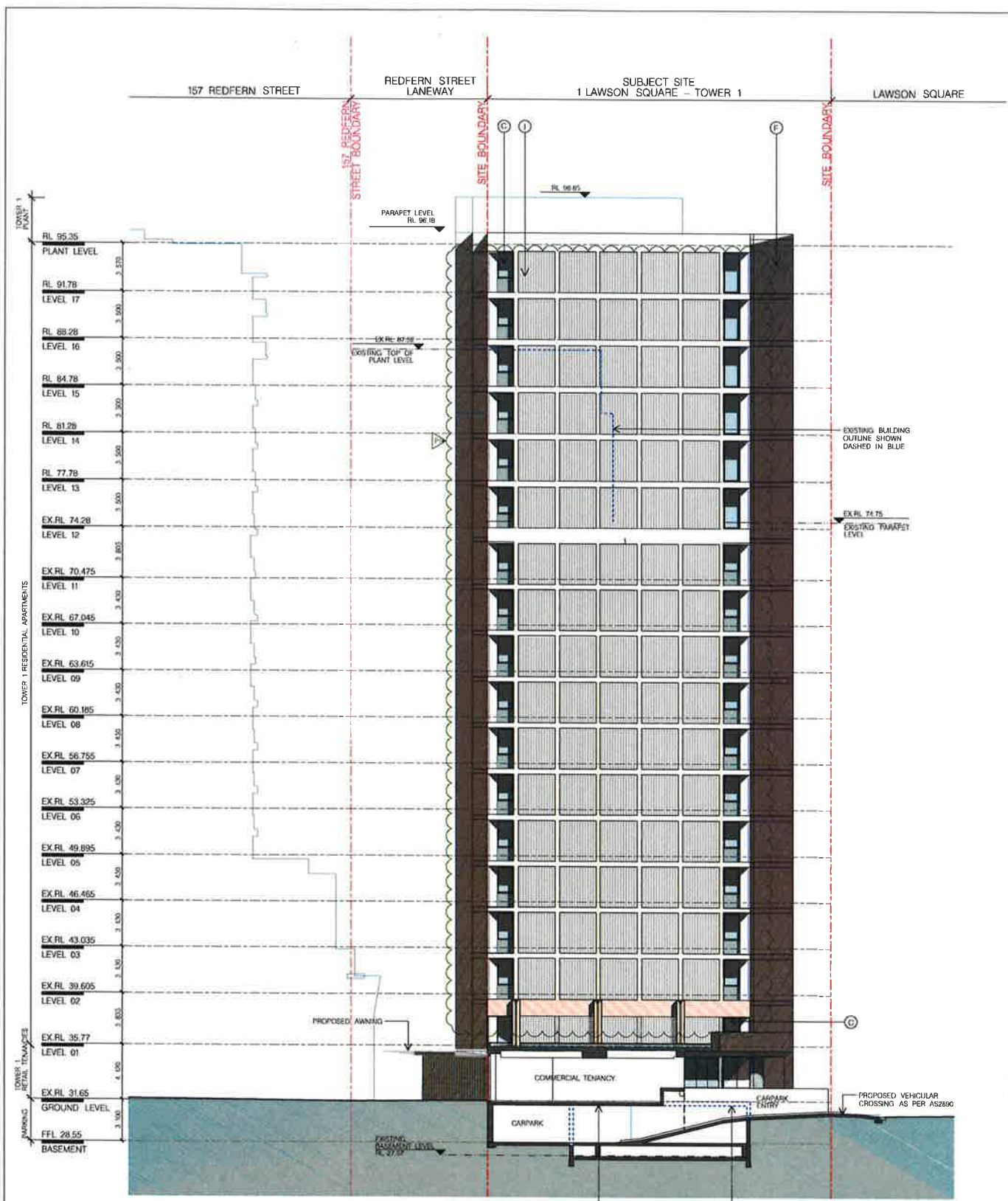
STRUCTURAL ENGINEER:
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PROJECT:
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CLIENT:
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ELEVATIONS SHEET 1
NORTH ELEVATION
DRAWING No.
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01 TOWER 1 EAST ELEVATION

1:200

02 TOWER 1 WEST 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 - PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI/APARTMENTS

E - METAL BALUSTRADE CANDALEPAS ASSOCIATES - FINLAYSON STREET

F - OFF-FORM CONCRETE CANDALEPAS ASSOCIATES - KENSINGTON HOUSE

G - MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET

H - TEXTURED PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARI/APARTMENTS

I - ALUMINUM PRIVACY LOUVRES IAN MOORE ARCHITECTS - ALTAR

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by the Architect or approved by the Architect.

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ARCHITECT:
CANDALEPAS
ASSOCIATES
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN

CLIENT:
LAWSON SQUARE PTY LTD.

SCALE:
1:200 @ A1

DATE:
FEBRUARY 2017

CAD FILE NO:
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RY/JS

CHECKED 1:
FM

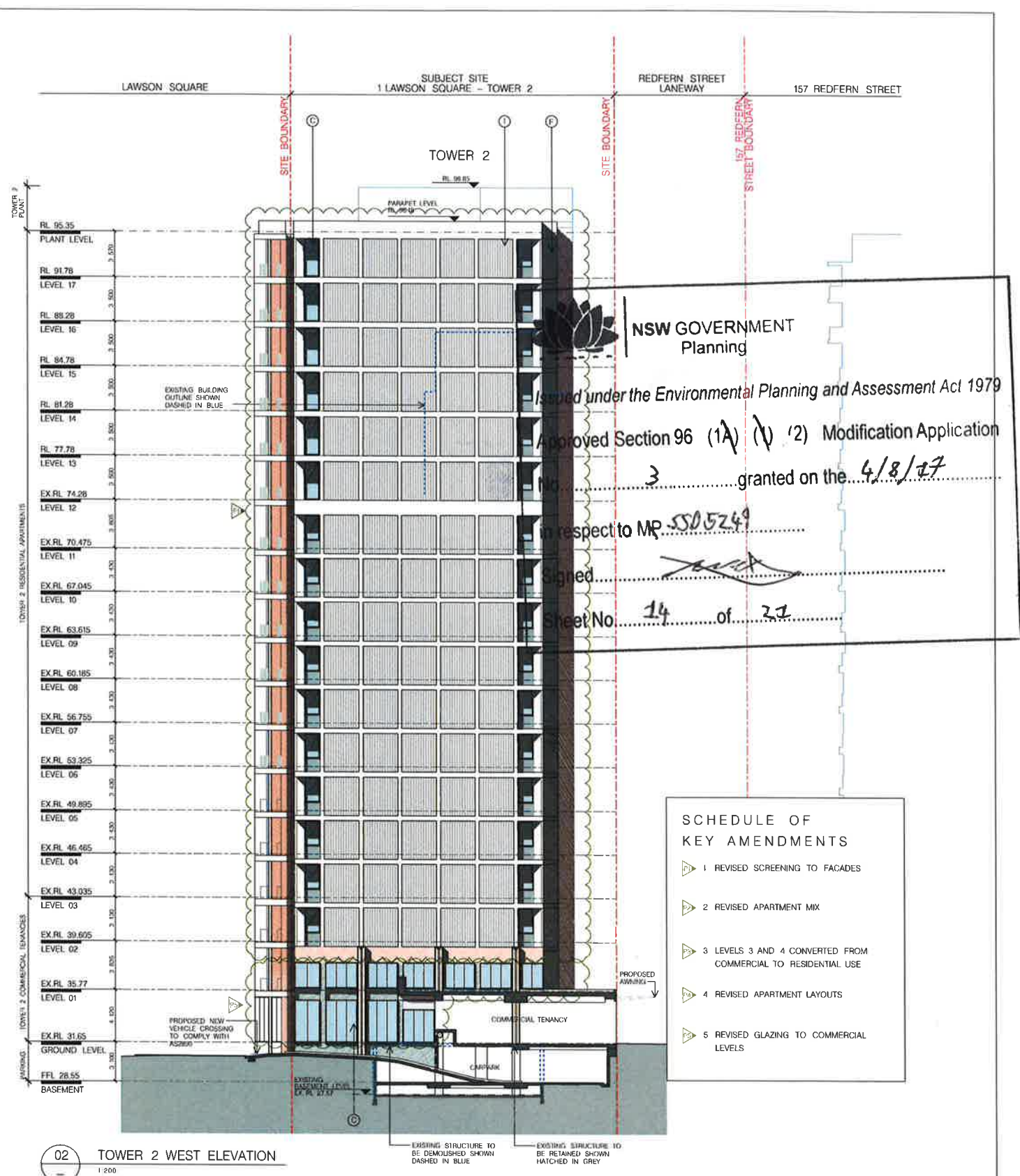
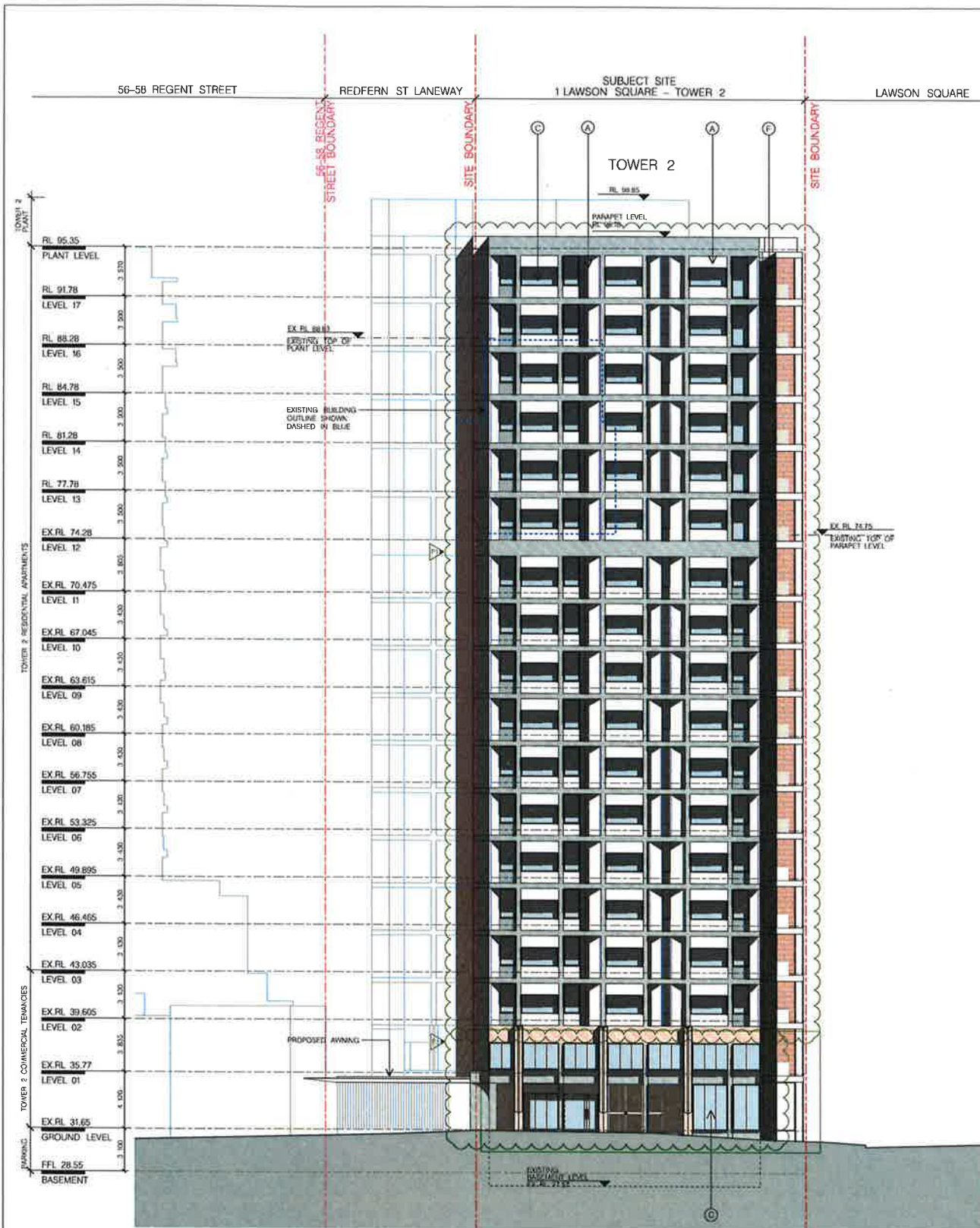
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APPROVED:
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DRAWING ELEVATIONS SHEET 2
TOWER 1 - EAST &
WEST ELEVATIONS

DRAWING No.
S96 - 1302

ISSUE
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NSW GOVERNMENT Planning

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In respect to MP 5505249

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Sheet No. 14 of 27

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CITY PLAN HERITAGE
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T: 9270 3500

BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 361 KENT STREET SYDNEY NSW 2000
T: 9270 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: 0770 3300

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET NORTH SYDNEY NSW 2060
T: 0656 6962

ARCHITECT:
CANDALEPAS ASSOCIATES
WENDY LEWIN

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

SCALE:
1:200 @ A1

DATE:
FEBRUARY 2017

CAD FILE NO.:

DRAWN BY:
RY/ES

CHECKED 1:
PM

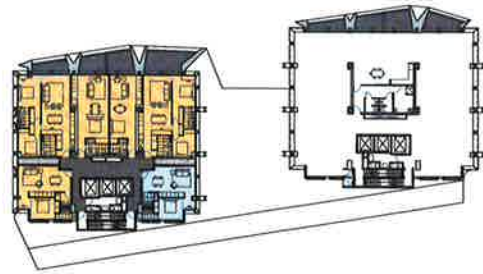
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APPROVED:

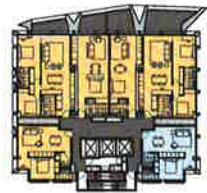
DRAWING ELEVATIONS SHEET 3 TOWER 2 - EAST & WEST ELEVATIONS

DRAWING No.:
S96 - 1303

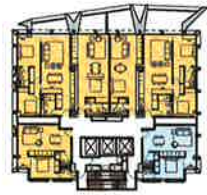
ISSUE:
G



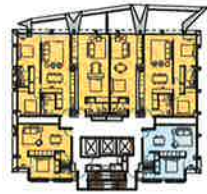
LEVEL 01
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



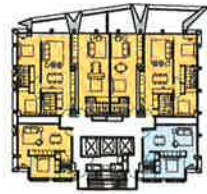
LEVEL 02
TOWER 1 RESIDENTIAL - TOWER 2 COMMERCIAL



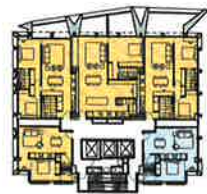
LEVEL 03
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 04
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



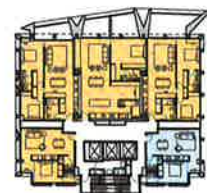
LEVEL 05
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



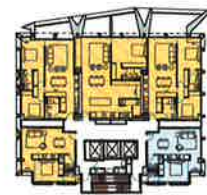
LEVEL 06
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 07
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



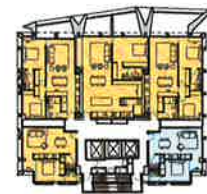
LEVEL 08
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 09
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 10
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



LEVEL 11
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



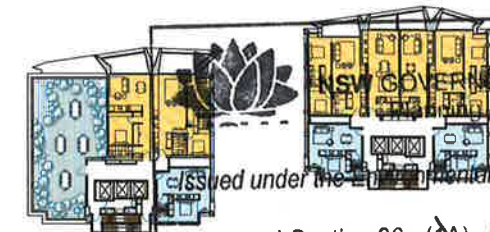
LEVEL 12
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



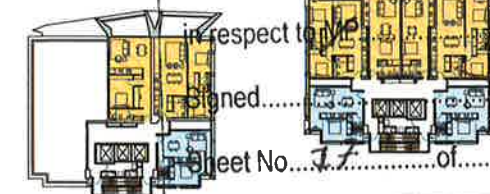
LEVEL 13
TOWER 1 RESIDENTIAL - TOWER 2 RESIDENTIAL



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	%
2 HOURS SUNLIGHT BETWEEN 9AM-3PM (MIN)	110 UNITS	73.5%
LESS THAN 2 HOURS SUNLIGHT	43 UNITS	26.5%

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

NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Section 96 (1A) Modification Application
No. 3 granted on the 4/8/17
in respect to
Signed
Sheet No. 17 of 22

SCHEDULE OF KEY AMENDMENTS

- 1 REVISED SCREENING TO FACADES
- 2 REVISED APARTMENT MIX
- 3 LEVELS 3 AND 4 CONVERTED FROM COMMERCIAL TO RESIDENTIAL USE
- 4 REVISED APARTMENT LAYOUTS
- 5 REVISED GLAZING TO COMMERCIAL LEVELS

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

NSW GOVERNMENT
Planning

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Approved Section 96 (1A) (1) (2) Modification Application
No. 3 granted on the 4/8/27

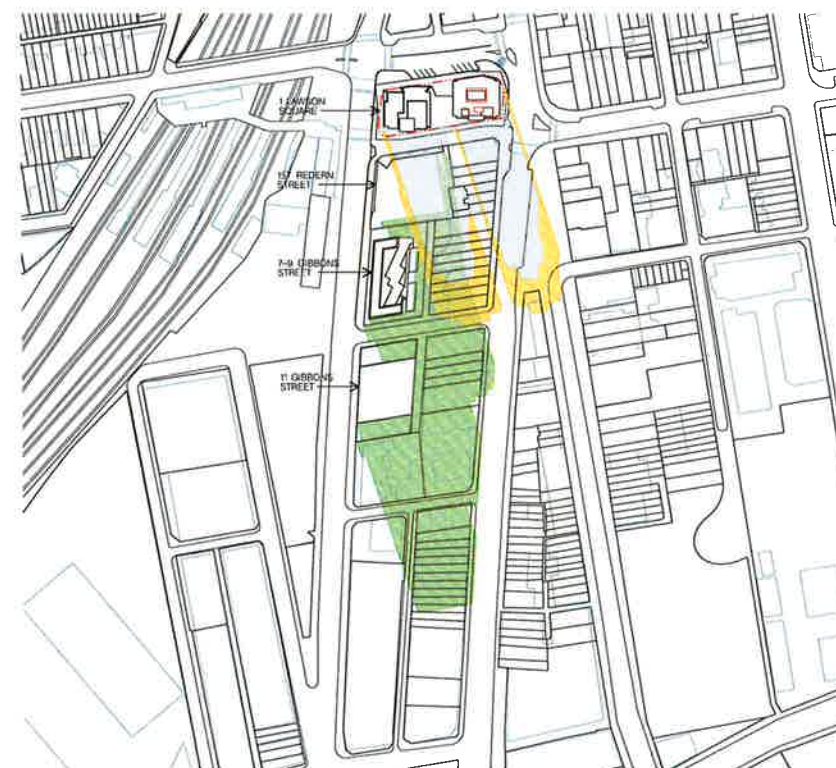
in respect to MP 150524

Signed [Signature]

Sheet No. 18 of 22



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



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



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

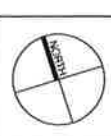
01 SHADOW ANALYSIS
1:2000

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

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS
1. 10/10/2024
2. 10/10/2024
3. 10/10/2024
4. 10/10/2024
5. 10/10/2024
6. 10/10/2024
7. 10/10/2024
8. 10/10/2024
9. 10/10/2024
10. 10/10/2024

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dimensions shall take precedence over
dimensions. Any discrepancy shall be
referred to the Architect for clarification
prior to the commencement of any work.



LANDSCAPE
ISTHMUS
LANDSCAPE DESIGN
21 CENTRAL AVENUE
COMO NSW 2225
T: 0528 7905

HERITAGE
CITY PLAN
HERITAGE
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 9270 3500

RCA ACCESS
CITY PLAN
SERVICES
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 9270 3500

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

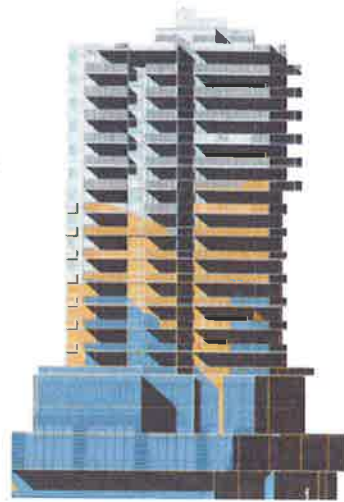
STRUCTURAL ENGINEER
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3300

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

ARCHITECT
CANDALEPAS
ASSOCIATES
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:2000 @ A1
DATE:
FEBRUARY 2017
DRAWN BY:
WJ/JS
CHECKED 1:
PM
CHECKED 2:
APPROVED:

DRAWING SOLAR & SHADOW
STUDIES
DRAWING No.
S96 - 1502
ISSUE
G



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



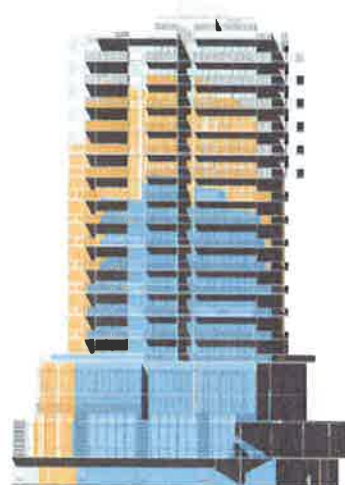
EAST ELEVATION - MARCH 21, 9:00AM
1:500



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

 **NSW GOVERNMENT**
Planning

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Approved Section 96 (1A) (1) (2) Modification Application
No. 3 granted on the 4/8/17
in respect to MP 5515249

Signed [Signature]

Sheet No. 19 of 27

01 OVERSHADOWING ANALYSIS - 157 REDFERN STREET
1:500

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS
1. 15/02/2017
2. 15/02/2017
3. 15/02/2017
4. 15/02/2017
5. 15/02/2017
6. 15/02/2017
7. 15/02/2017
8. 15/02/2017
9. 15/02/2017
10. 15/02/2017

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prior to the construction of the work.

LANDSCAPE
ISTHMUS
LANDSCAPE DESIGN
21 CENTRAL AVENUE
COWD NSW 2225
T: 9528 4003

HERITAGE
CITY PLAN
HERITAGE
LEVEL 1, 304 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BCA / ACCESS
CITY PLAN
SERVICES
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SYDNEY NSW 2000
T: 8270 3500

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

STRUCTURAL ENGINEER
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SYDNEY NSW 2000
T: 0770 3300

PLANNING
JBA URBAN
PLANNING
CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9556 6062

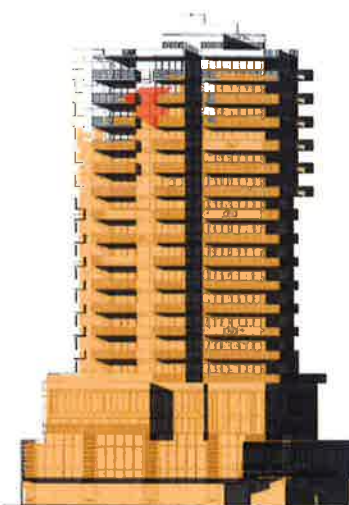
ARCHITECT
CANDELEPAS
ASSOCIATES
WENDY LEWIN

PROJECT
1 LAWSON SQUARE, REDFERN
CLIENT
LAWSON SQUARE PTY LTD.
SCALE
1:2000 @ A1
DATE
FEBRUARY 2017
CAD FILE NO.
DRAWN BY
RY / ES
CHECKED 1
FM
CHECKED 2
APPROVED

DRAWING
OVERSHADOWING
ANALYSIS - SHEET 1
DRAWING No.
S96 - 1503
ISSUE
G

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 19 OF 19
APPROVED APPLICATION NUMBER MP09_0039 MOD
GRANTED 29/02/2011



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



NORTH ELEVATION - JUNE 21, 9:45AM
1:500



NORTH ELEVATION - JUNE 21, 10:30AM
1:250



NORTH ELEVATION - JUNE 21, 11:15AM
1:250



NORTH ELEVATION - JUNE 21, 12:00PM
1:250



NORTH ELEVATION - JUNE 21, 12:45PM
1:250



NORTH ELEVATION - JUNE 21, 1:30PM
1:250

 **NSW GOVERNMENT Planning**

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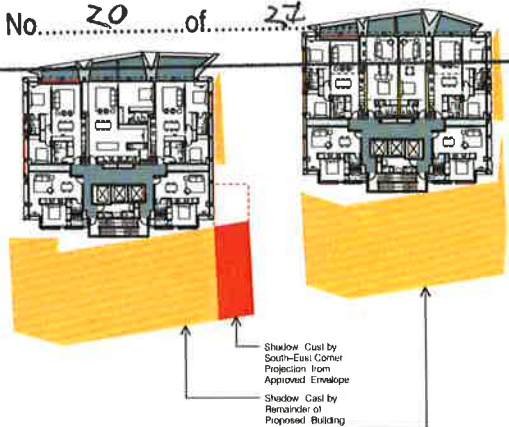
Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 4/8/17

in respect to MP 5505249

Signed [Signature]

Sheet No. 20 of 27



Key Plan 1:500

Shadow Cast by South-East Corner Projection from Approved Envelope

Shadow Cast by Remainder of Approved Building Envelope

Shadow Cast by South-East Corner Projection

Buildings Own Shadows

01 OVERSHADOWING ANALYSIS - 157 REDFERN STREET
1:500

LEGEND	
	Approved Building Envelope (SSOS219 MOD1)
	Shadow Cast by Remainder of Approved Building Envelope
	Shadow Cast by South-East Corner Projection
	Buildings Own Shadows

NORTHERN ELEVATION OF 157 REDFERN STREET
TAKEN FROM DRAWING NUMBER DA300G
SHEET NUMBER 16 OF 19
APPROVED APPLICATION NUMBER MP09_0039 MOD1
GRANTED 25/02/2011

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