

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 LAWSON SQUARE
REDFERN

for
LAWSON SQUARE PTY LTD.

CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

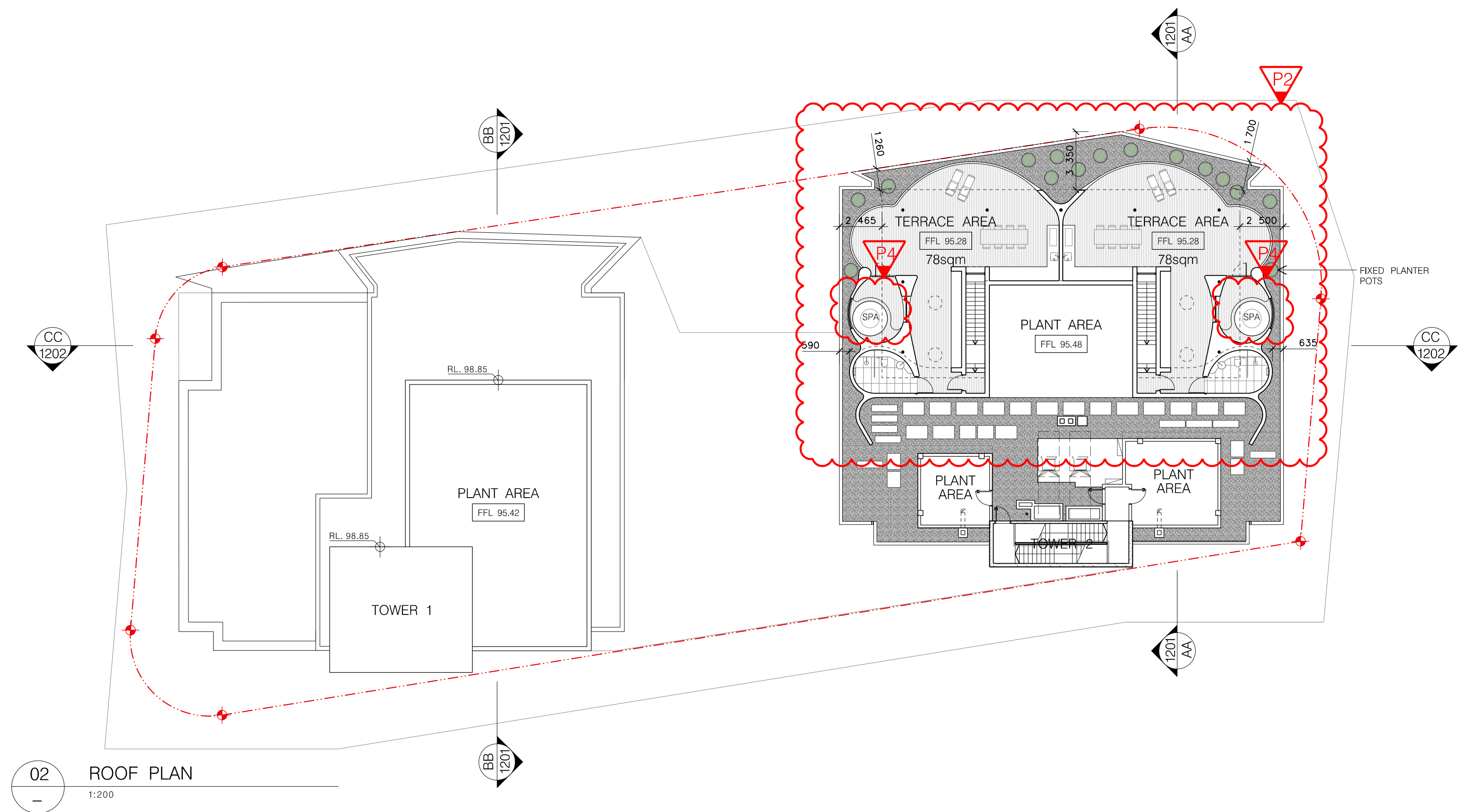
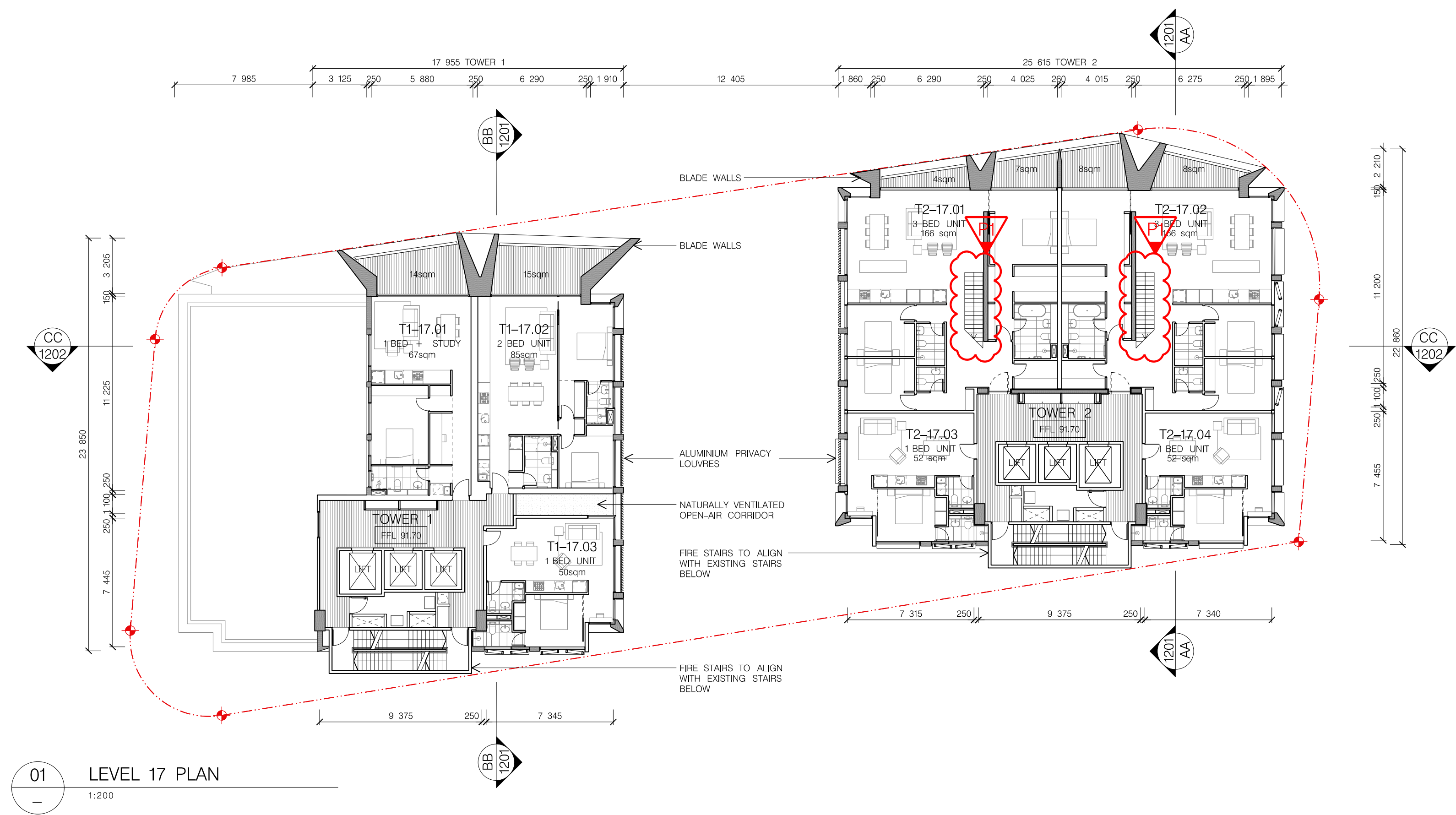
SECTION 96 APPLICATION
ISSUE M
13 FEBRUARY 2018

SCHEDULE OF
KEY AMENDMENTS

-  1 STAIRS TO ROOF TERRACE ADDED
-  2 PROPOSED TERRACE AREA & AMENITIES ON LEVEL 18
-  3 NEW ROOF STRUCTURE ADDED OVER PROPOSED TERRACE AREA
-  2 ADDITION OF TWO SPAS TO TERRACE AREA ON LEVEL 18
-  3 GFA CALCULATIONS & SHADOW STUDIES AMENDED

DRAWING SCHEDULE

- S96 0000 COVER SHEET
- S96 1107 LEVEL 17 & 18 PLANS
S96 1108 ROOF PLAN
- S96 1201 SECTIONS – SHEET 1
S96 1202 SECTIONS – SHEET 2
- S96 1301 ELEVATIONS – SHEET 1
S96 1303 ELEVATIONS – SHEET 3
S96 1304 ELEVATIONS – SHEET 4
- S96 1401 AREA CALCULATIONS
S96 1502 SOLAR & SHADOW STUDIES



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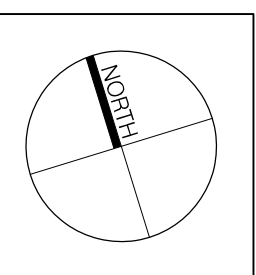
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0 5 10m

Drawing Original Size

Rev	Date	Description
M	13.02.18	S96 Issue
J	07.02.17	S96 Issue
H	06.02.17	S96 Issue
O	06.02.17	S96 Issue
U	06.02.17	S96 Issue
D	06.02.17	S96 Issue
C	06.02.17	S96 Issue
B	06.02.17	S96 Issue
A	11.06.17	S96 Issue

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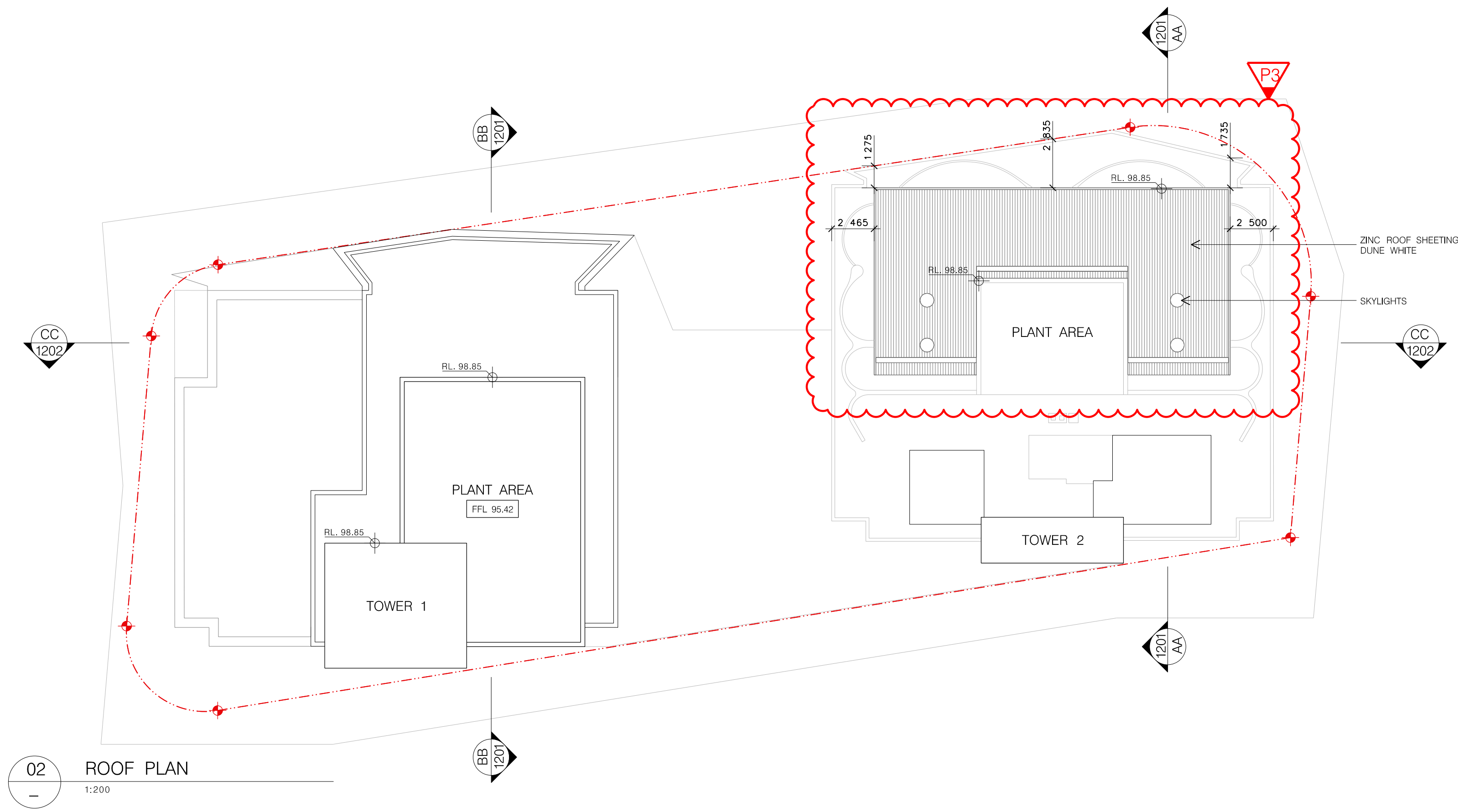
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PLANNING:
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ARCHITECT:
CANDELEPAS ASSOCIATES
+
WENDY LEWIN

PROJECT: 1 LAWSON SQUARE, REDFERN			
CLIENT: LAWSON SQUARE PTY LTD.			
SCALE: 1:200 @ A1	DATE: FEBRUARY 2018	CAD FILE NO:	
DRAWN BY: RYESJEMT	CHECKED 1: JE	CHECKED 2: -	APPROVED: -

DRAWING: LEVEL 17 & 18 PLANS	ISSUE M
DRAWING No: S96 - 1107	JOB No: 5578



02 ROOF PLAN
1:200

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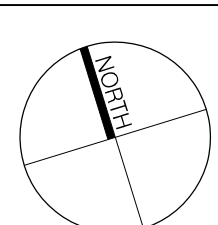


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O	09.03.17	S96 Issue
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O	22.01.18	Storage Modification
O	15.03.18	S96 Issue
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DRAWN BY: RYESJEMT	CHECKED 1: JE	CHECKED 2: -	APPROVED: -

DRAWING:
ROOF PLAN

DRAWING No:
S96 - 1108

JCB No:
5578
ISSUE
M

ISSUE
M

JOB NO.
5578



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J - STEEL POST STRUCTURE
CANDALEPAS ASSOCIATES - ALL SAINTS PRIMARY SCHOOL

K - ROOF STRUCTURE - DUNE WHITE
CANDALEPAS ASSOCIATES - ALL SAINTS PRIMARY SCHOOL

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 - 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

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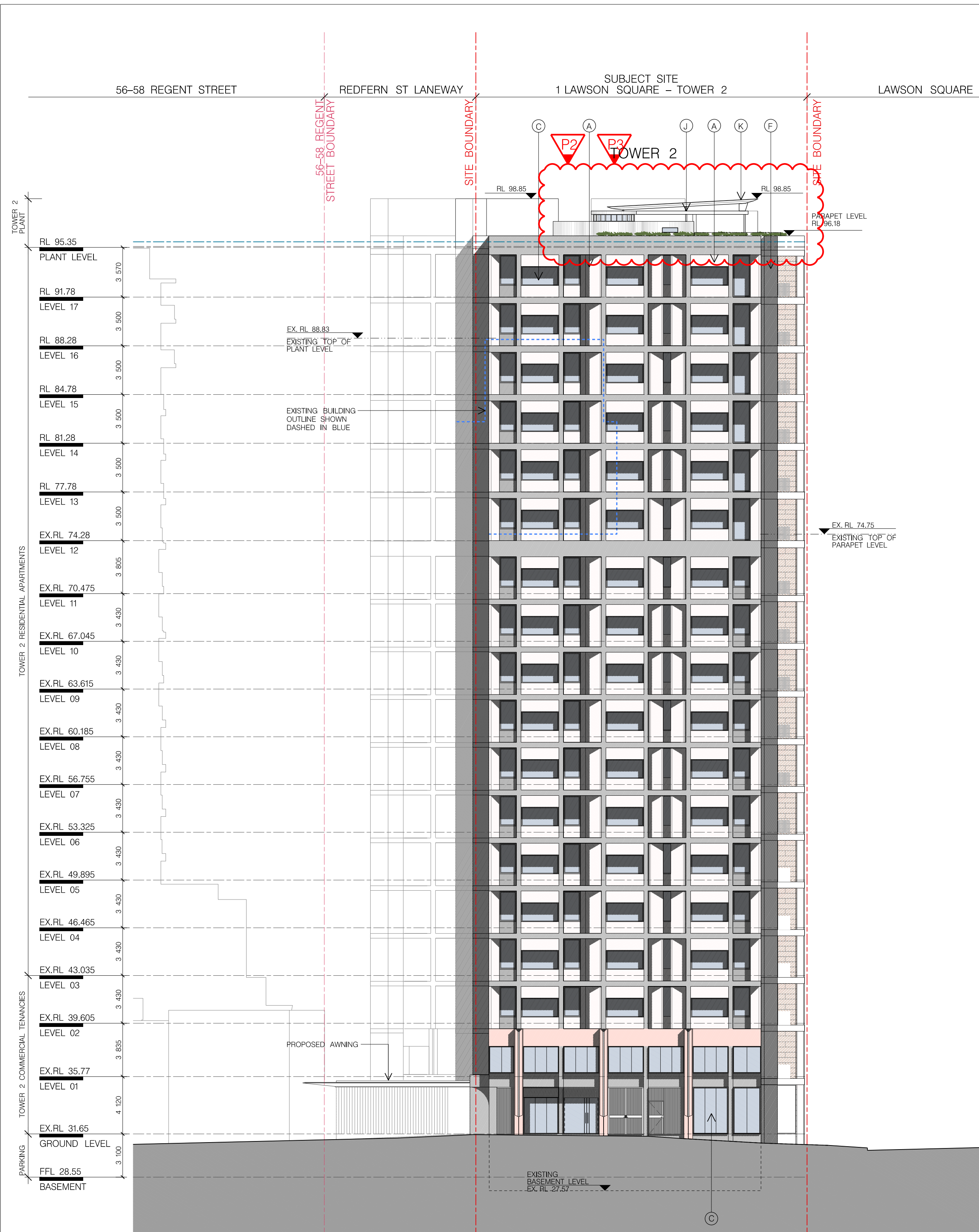
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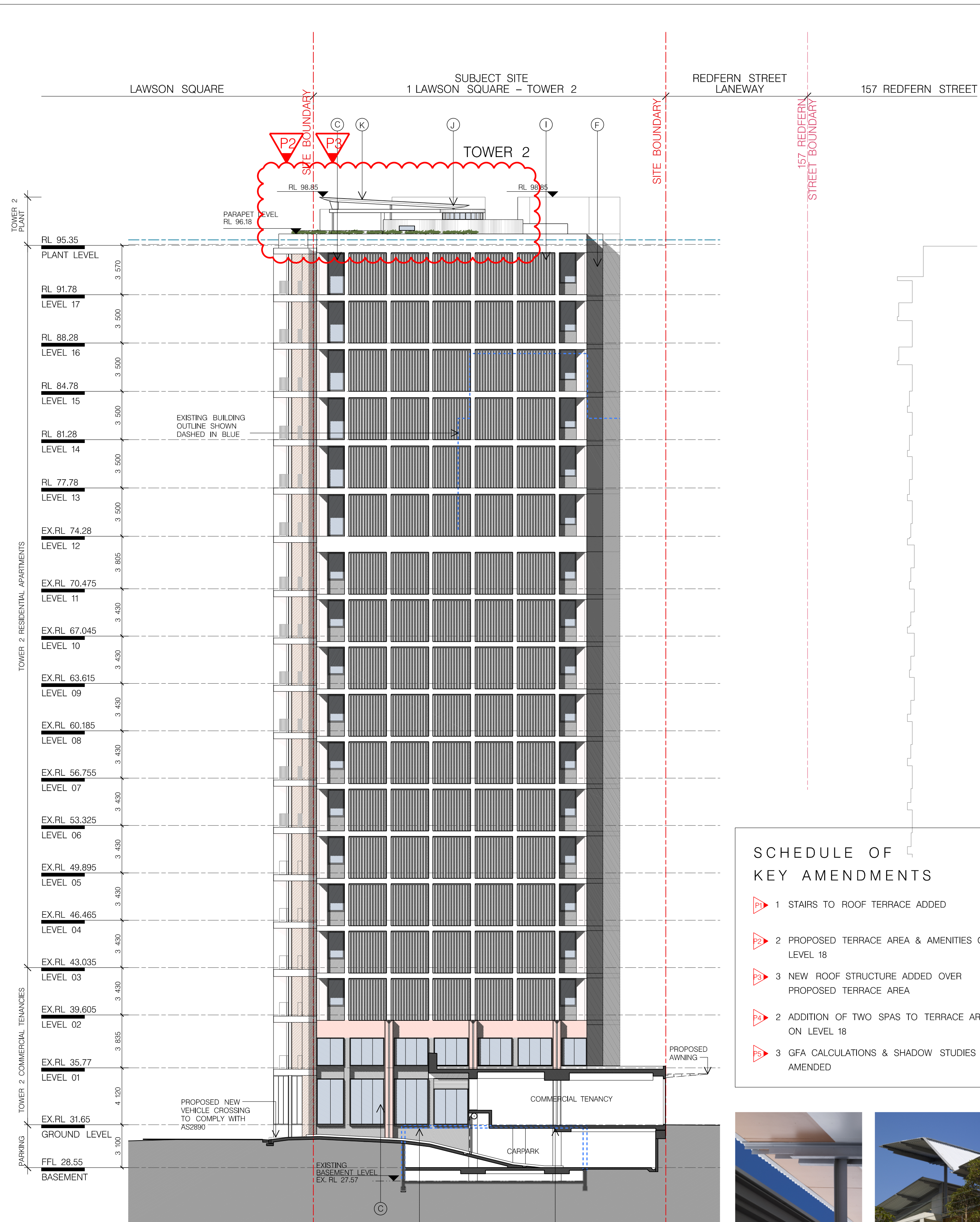
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1 LAWSON SQUARE, REDFERN
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1:200 @ A1
DATE:
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ELEVATIONS SHEET 1
NORTH ELEVATION
DRAWING No:
S96 - 1301
ISSUE:
M

JOB No:
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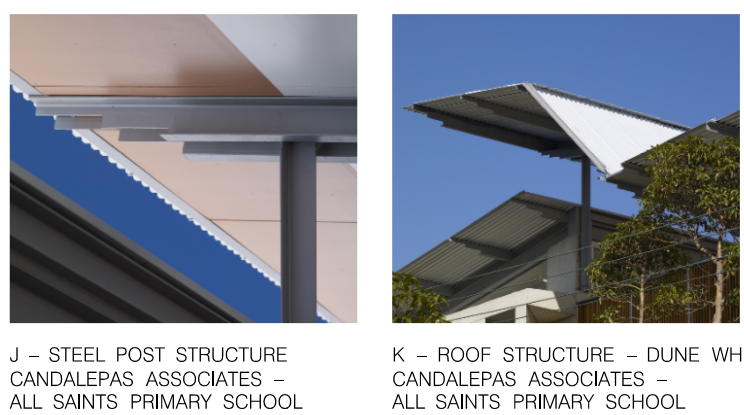


01 TOWER 2 EAST ELEVATION
1:200



02 TOWER 2 WEST ELEVATION
1:200

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01 SOUTH ELEVATION
1:200



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CANDALEPAS ASSOCIATES - PINDARI APARTMENTS

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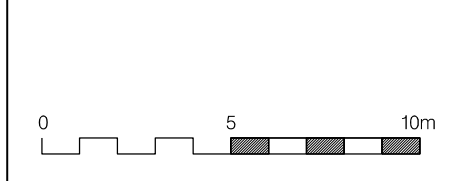
F - OFF-FORM CONCRETE
CANDALEPAS ASSOCIATES - KENSINGTON HOUSE

G - MARBLE
CANDALEPAS ASSOCIATES - PELICAN STREET

H - TEXTURED PAINTED CONCRETE
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N	13.02.18	S96 Issue
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G	26.02.16	S96 Issue
F	22.01.16	Storage Modification
E	15.01.15	S96 Issue
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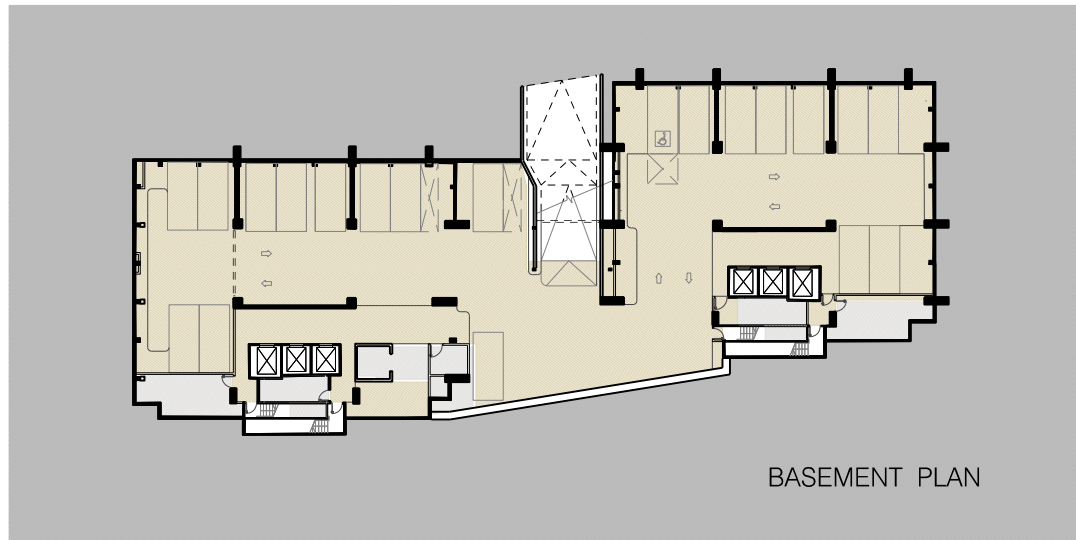
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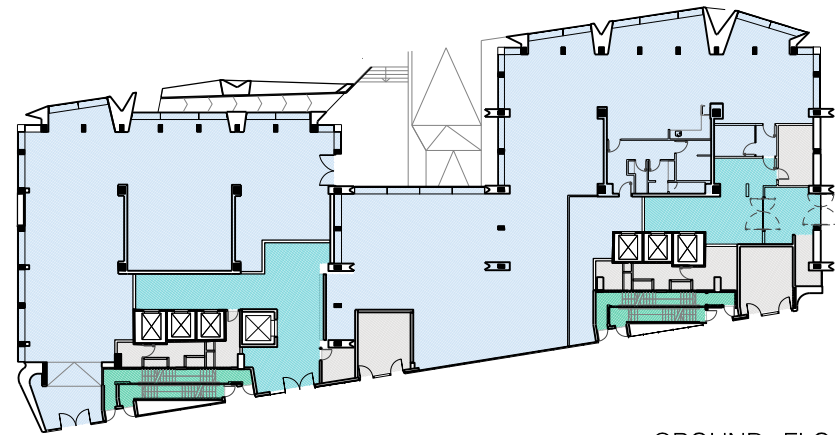
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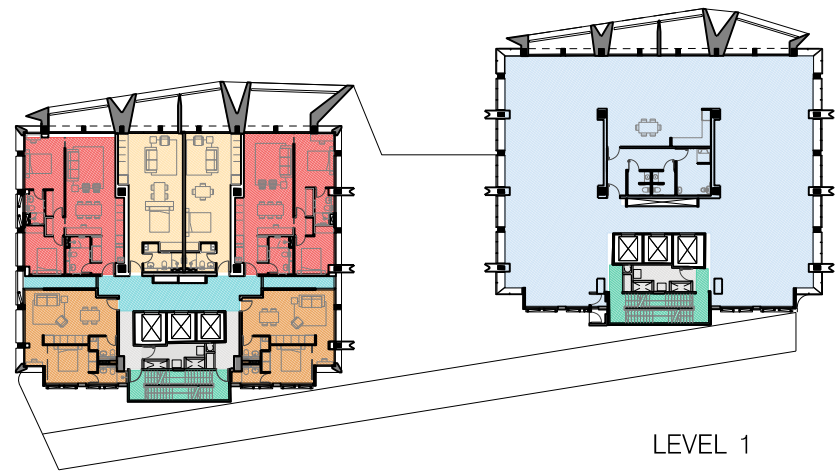
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SOUTH ELEVATION
DRAWING No:
S96 - 1304
ISSUE
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JOB No.
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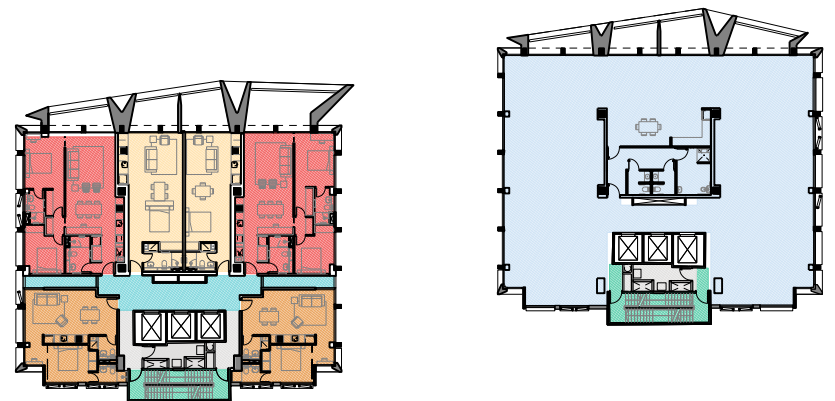
BASEMENT PLAN



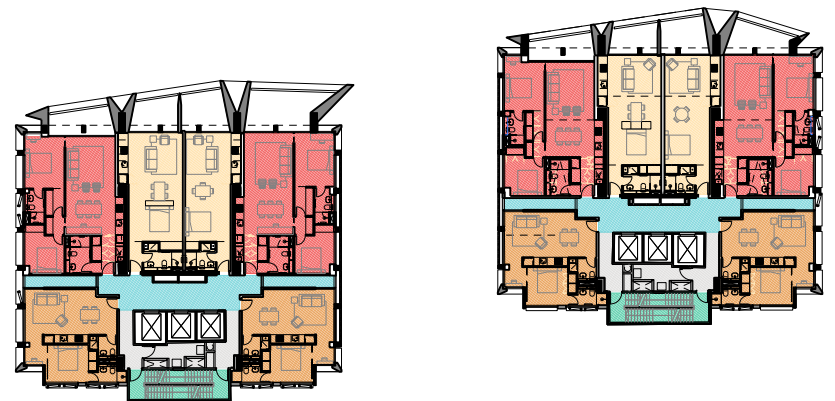
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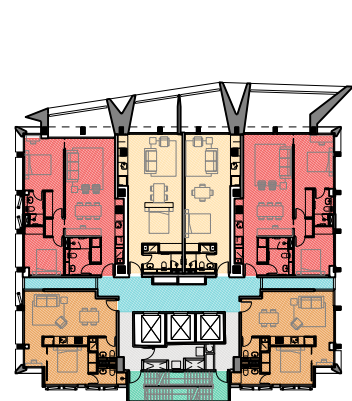
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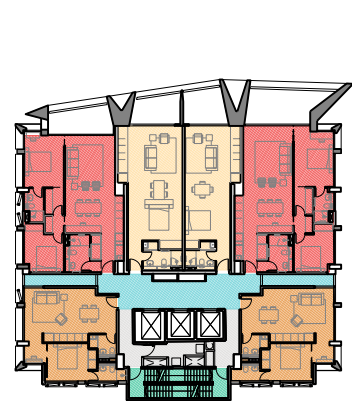
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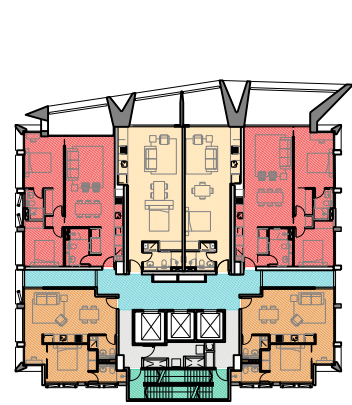
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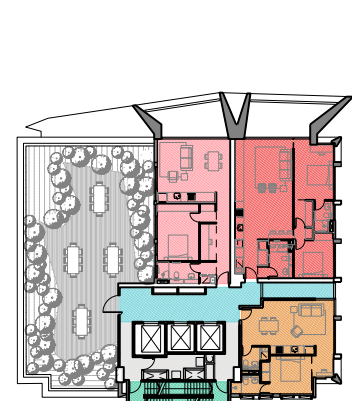
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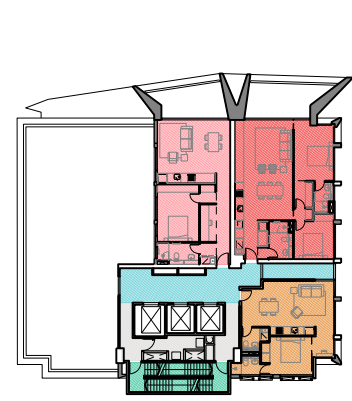
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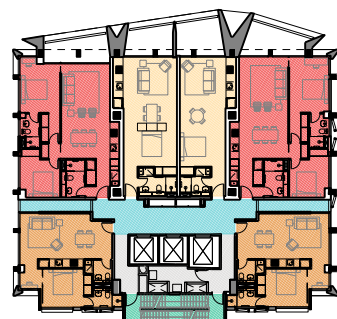
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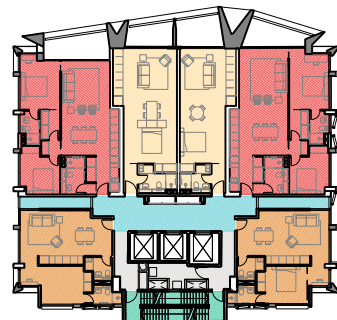
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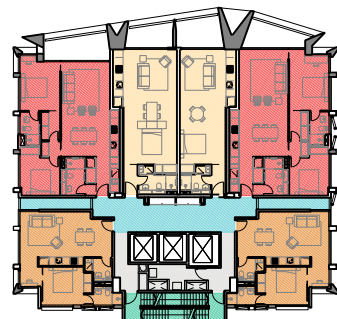
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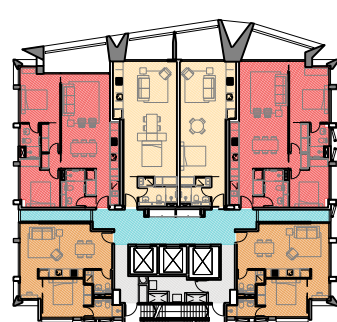
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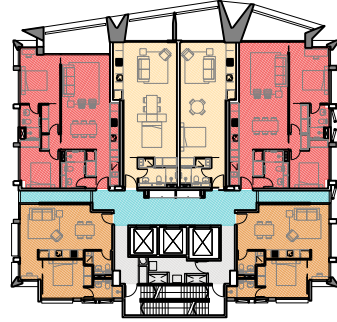
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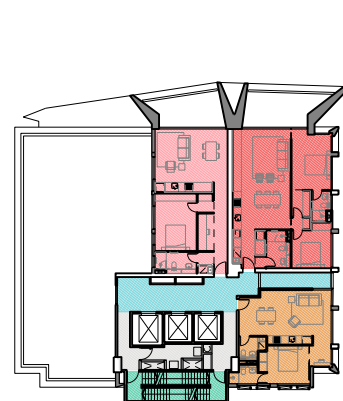
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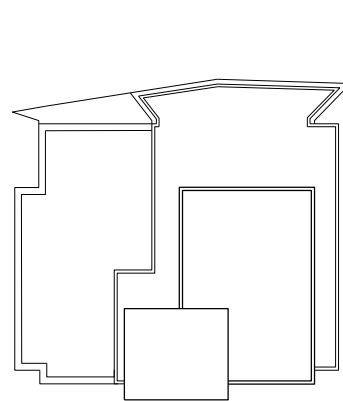
LEVEL 15



LEVEL 16



LEVEL 17



LEVEL 18

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YIELD ANALYSIS

	PERMISSIBLE	MOD 3	MOD 5
SITE AREA	1,696.5sqm (APPROX.)		
FSR	7.70:1	7.61:1	7.65:1
GROSS FLOOR AREA (GFA) *	13,063.0 sqm	12,913 sqm (Mod 3) 12,741 sqm (Original)	12,993 sqm
HEIGHT OF BUILDING *	18 STOREYS	18 STOREYS	18 STOREYS

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	-	617	-	1,078
LEVEL 01	COMMERCIAL /RESIDENTIAL	06	357	-	429	06	786
LEVEL 02	COMMERCIAL /RESIDENTIAL	06	357	-	429	06	786
LEVEL 03	RESIDENTIAL	06	357	06	353	12	710
LEVEL 04	RESIDENTIAL	06	357	06	353	12	710
LEVEL 05	RESIDENTIAL	06	357	06	353	12	710
LEVEL 06	RESIDENTIAL	06	357	06	353	12	710
LEVEL 07	RESIDENTIAL	06	357	06	353	12	710
LEVEL 08	RESIDENTIAL	06	357	06	353	12	710
LEVEL 09	RESIDENTIAL	06	357	06	353	12	710
LEVEL 10	RESIDENTIAL	06	357	06	353	12	710
LEVEL 11	RESIDENTIAL	06	357	06	353	12	710
LEVEL 12	RESIDENTIAL	06	366	06	362	12	728
LEVEL 13	RESIDENTIAL	06	366	06	362	12	728
LEVEL 14	RESIDENTIAL	06	366	06	362	12	728
LEVEL 15	RESIDENTIAL	03	201	06	362	09	563
LEVEL 16	RESIDENTIAL	03	201	06	362	09	563
LEVEL 17	RESIDENTIAL	03	201	04	422	07	623
LEVEL 18	RESIDENTIAL /TERRACE	-	-	02	18	02	18
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	461	-	1,475	-	1,936
	RESIDENTIAL	93	5,628	88	5,427	181	11,055
	TOTAL	93	6,089	88	6,902	181	12,991

DEFINITIONS – Standard Instrument (Local Environmental Plans) Order 2006 *

BUILDING HEIGHT

BUILDING HEIGHT (OR HEIGHT OF BUILDING) MEANS THE VERTICAL DISTANCE BETWEEN GROUND LEVEL (EXISTING) POINT OF THE BUILDING INCLUDING PLANT AND LIFT OVERRUNS, BUT EXCLUDING COMMUNICATION DEVICES, ANTENNAE, SATELLITE DISHES, MASTS, FLAGPOLES, CHIMNEYS, FLUES AND THE LIKE.

GROSS FLOOR AREA

GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:

- THE AREA OF A MEZZANINE, AND
- HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
- ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, 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, GARBAGE AND SERVICES, AND
 - PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
 - CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT 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
 - 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	43-53sqm	56 UNITS	31%
1 BEDROOM UNIT	59sqm	61 UNITS	33%
1 BEDROOM UNIT+STUDY	67sqm	3 UNITS	2%
2 BEDROOM UNIT	78-85sqm	59 UNITS	33%
3 BEDROOM UNITS	166sqm	2 UNITS	1%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONCIERGE			
TOTAL		181 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

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

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Drawing Original/Size

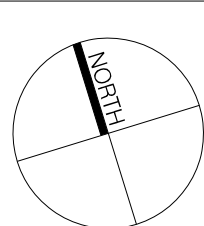
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13.02.18 S96 Issue (MOD 3)
16.07.18 S96 Issue (MOD 4)
07.12.17 S96 Issue (MOD 5)
16.07.18 S96 Issue (MOD 6)
26.03.17 S96 Issue (MOD 4)
08.03.17 S96 Issue
22.01.18 Storage Modification
16.03.18 S96 Issue
16.03.18 S96 Issue
11.06.18 S96 Issue

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ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN

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

SCALE:
1:600 @ A1
DATE:
FEBRUARY 2018
CAD FILE NO:

CHECKED 1:
JE
CHECKED 2:
-
APPROVED:
-

DRAWING:
AREA CALCULATIONS

DRAWING No.

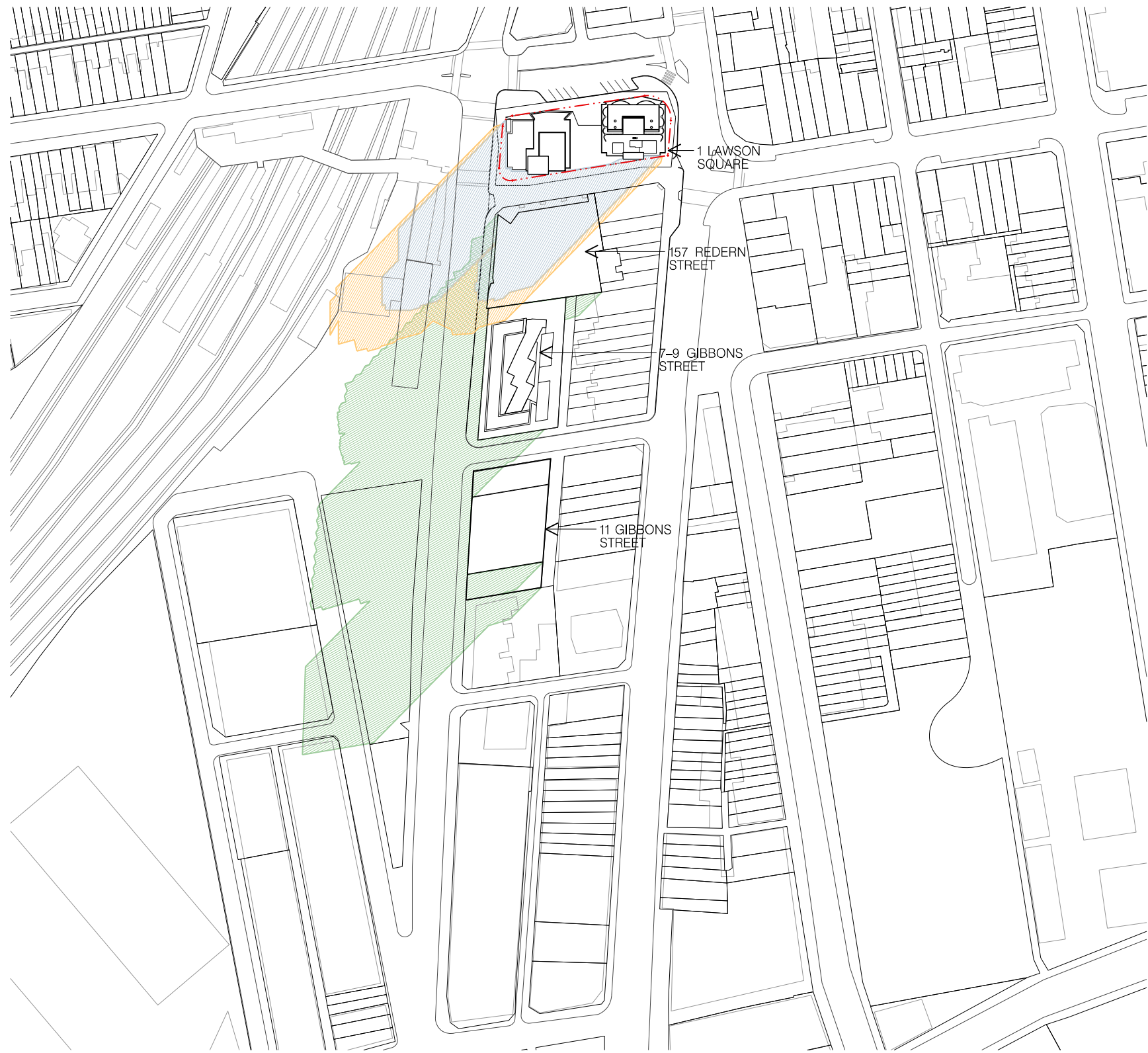
S96 – 1401

ISSUE

M

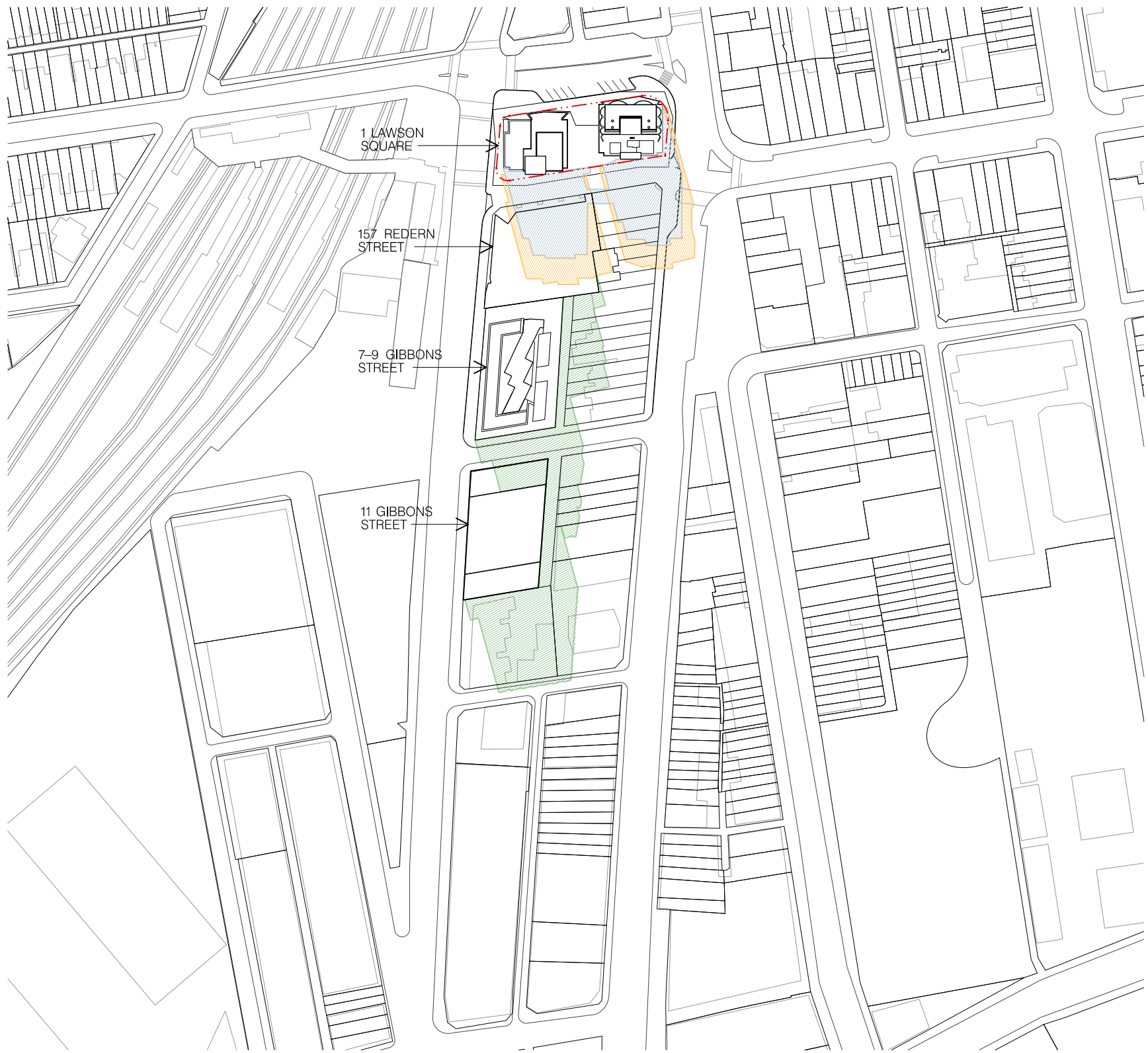
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5578



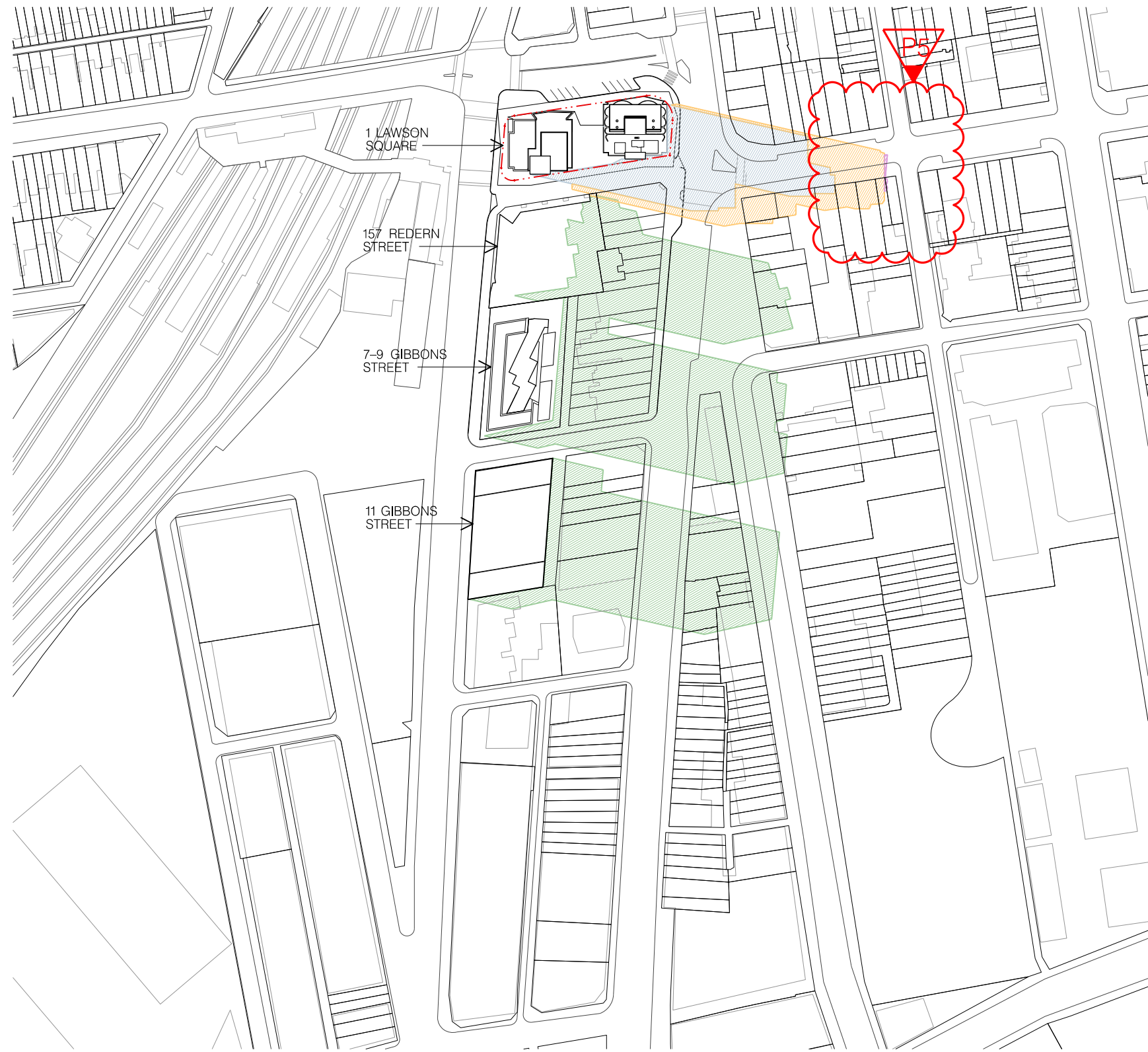
CONTEXT PLAN – MARCH 21, 9AM
SCALE – 1:2000

NO CHANGE



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

NO CHANGE

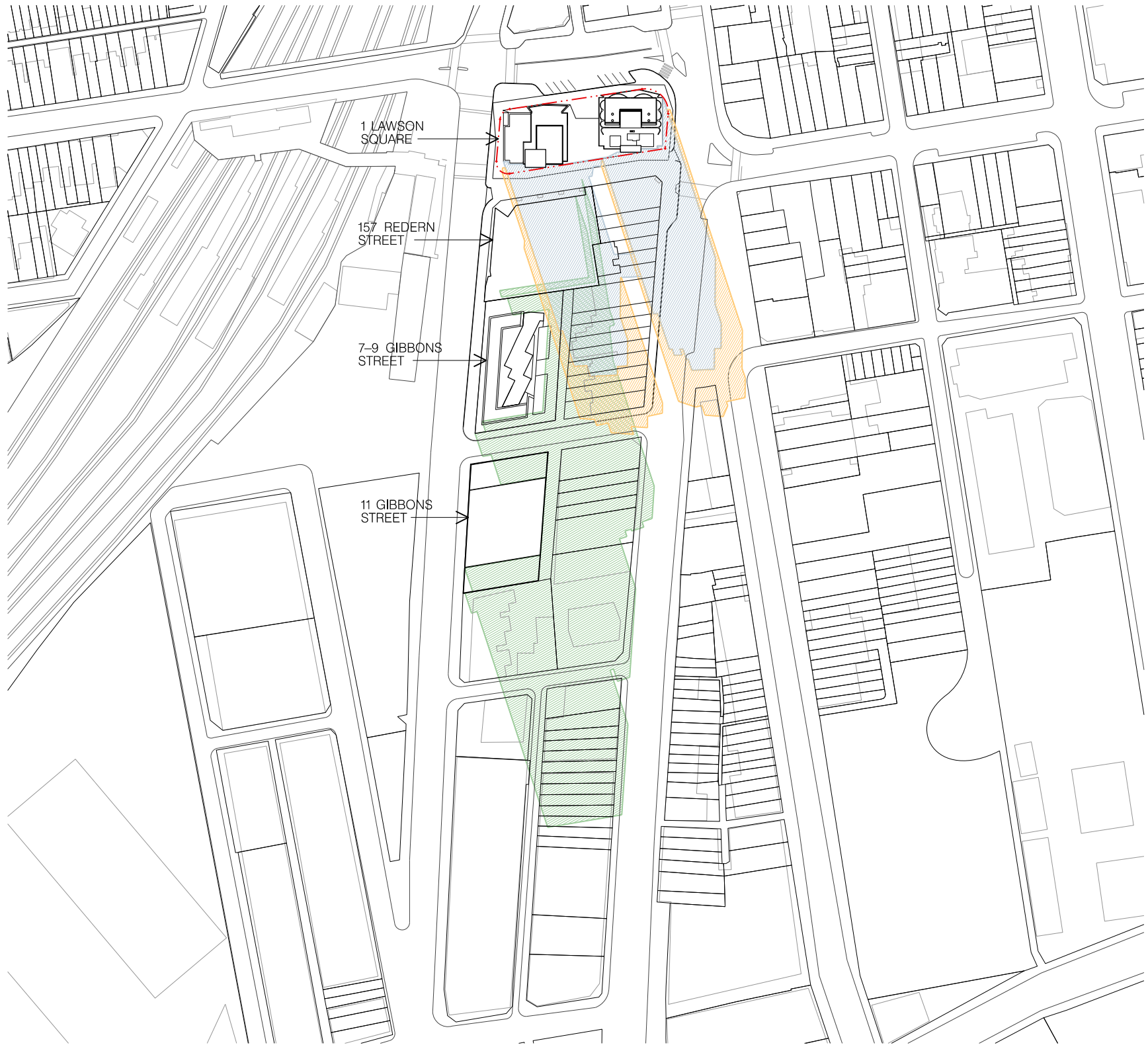


CONTEXT PLAN – MARCH 21, 3PM
SCALE – 1:2000



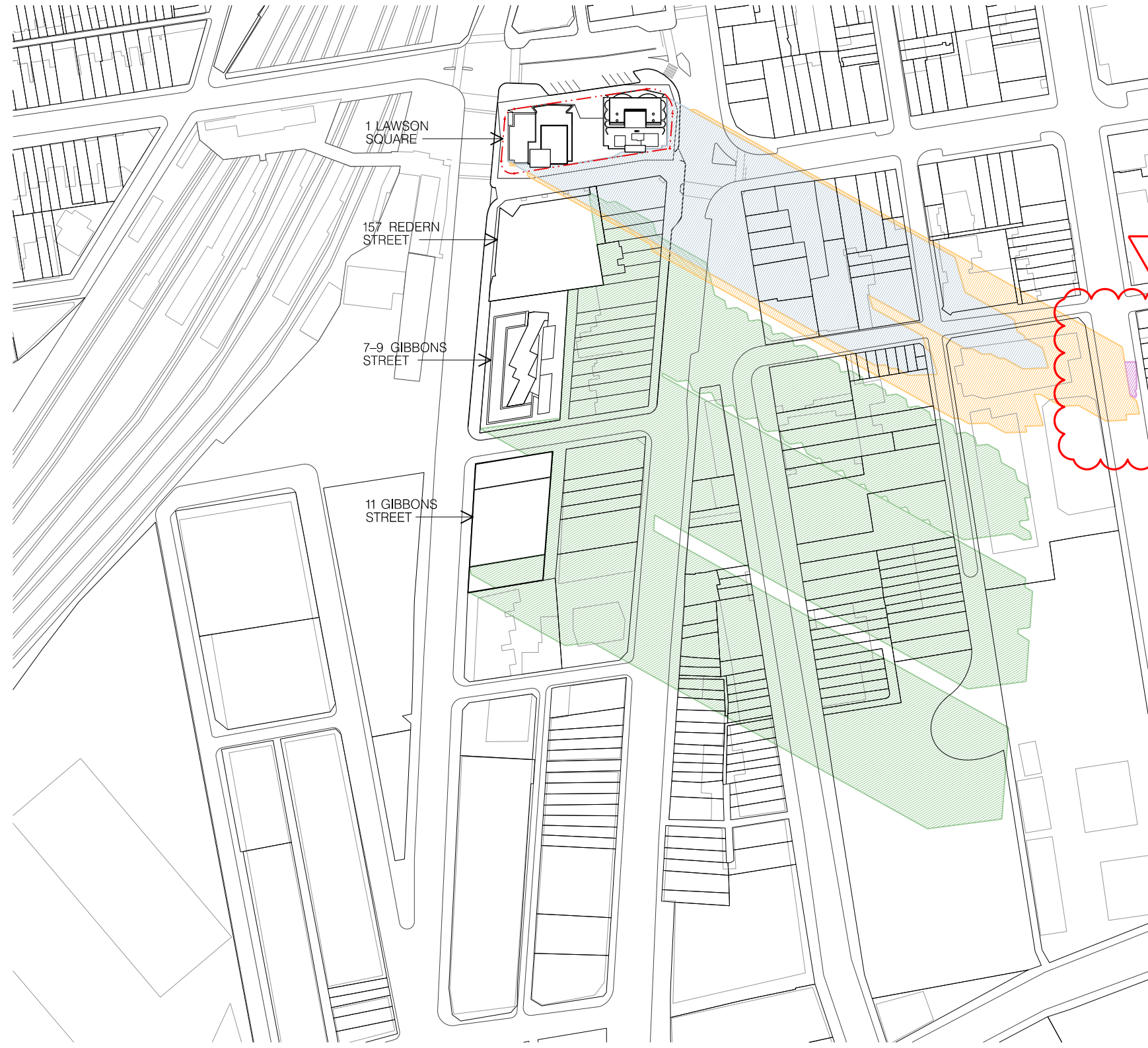
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SCALE – 1:2000

NO CHANGE



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

NO CHANGE



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

01 SHADOW ANALYSIS
1:2000

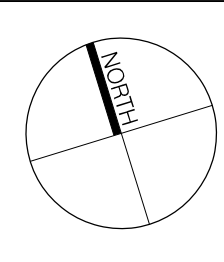
- LEGEND
- SHADOWS CAST BY EXISTING TOWERS
 - SHADOW CAST BY APPROVED DEVELOPMENT
 - SIGNIFICANT APPROVED NEIGHBORING BUILDINGS
 - ADDITIONAL SHADOW CAST BY PROPOSAL

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Drawing Original Size

M	13.02.18	S96 Issue
J	07.12.17	S96 Issue
H	26.09.17	S96 Issue
O	08.03.17	S96 Issue
U	26.02.16	S96 Issue
D	22.01.16	Storage Modification
B	15.03.15	S96 Issue
A	11.06.13	S96 Issue

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JE
CHECKED 2:
-
APPROVED:
-

DRAWING:
SOLAR & SHADOW STUDIES
DRAWING No:
S96 – 1502

JOB No:
5578
ISSUE
M