

1 LAWSON SQUARE
REDFERN

for
LAWSON SQUARE PTY LTD.

CANDALEPAS
ASSOCIATES
+
WENDY LEWIN

SECTION 96 APPLICATION
ISSUE J
07 DECEMBER 2017

SCHEDULE OF
KEY AMENDMENTS

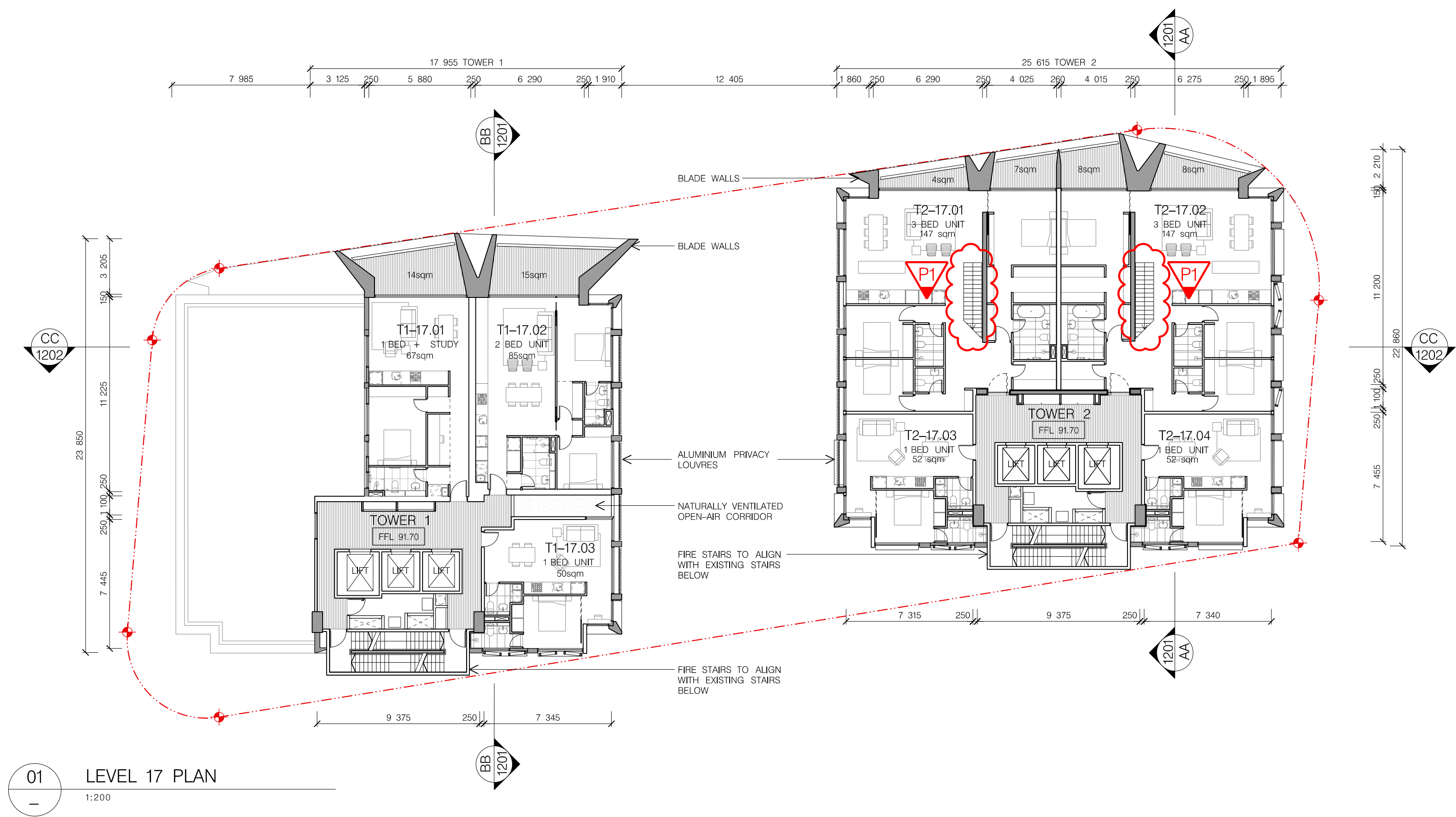
-  1 STAIRS TO ROOF TERRACE ADDED
-  2 PROPOSED TERRACE AREA & AMENITIES ON PLANT LEVEL 18
-  3 NEW ROOF STRUCTURE ADDED OVER PROPOSED TERRACE AREA
-  4 GFA CALCULATIONS AMENDED

DRAWING SCHEDULE

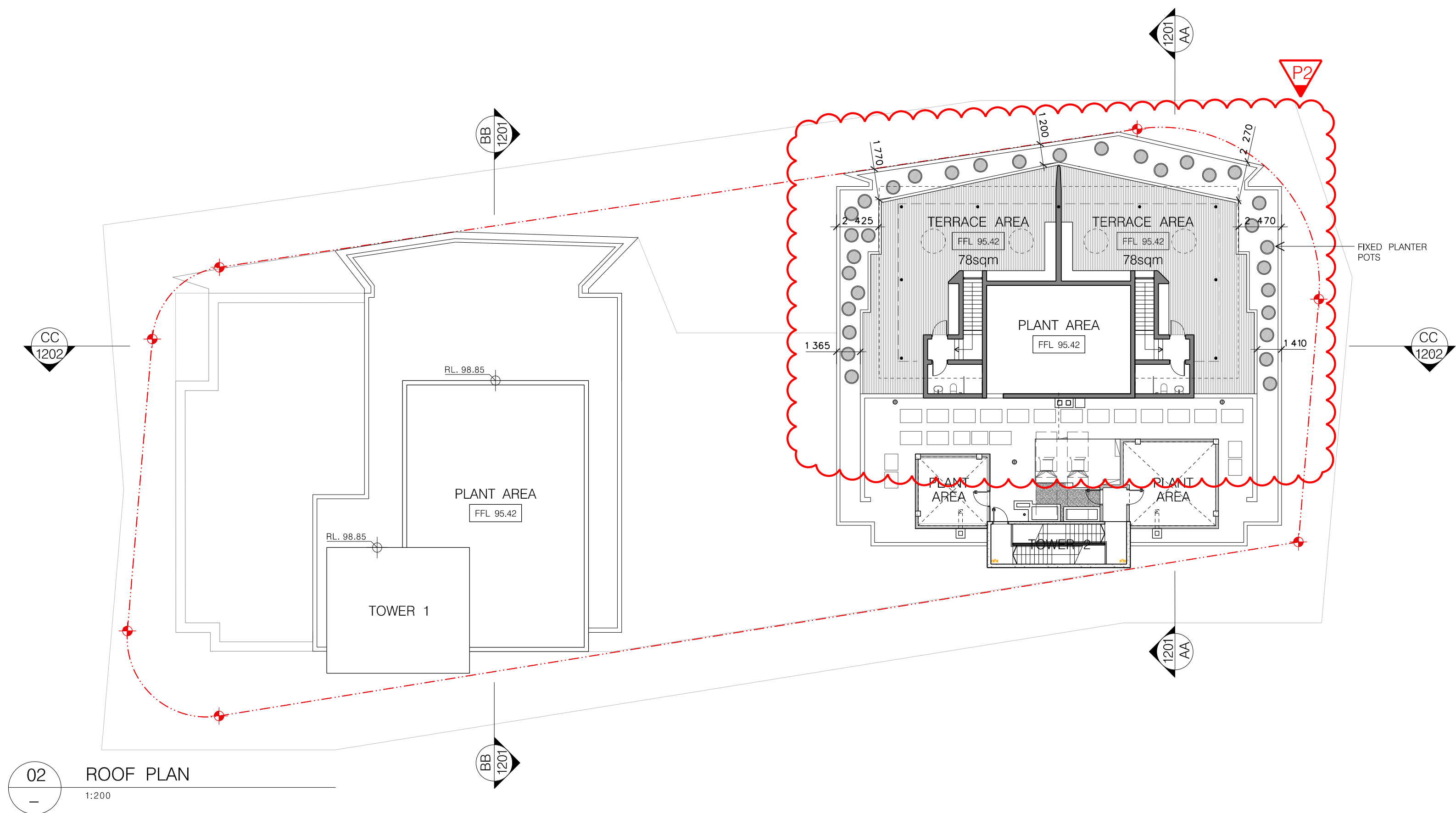
- S96 0000 COVER SHEET
- S96 1107 LEVEL 17 & 18 PLANS
- S96 1108 ROOF PLAN
- S96 1201 SECTIONS – SHEET 1
- S96 1202 SECTIONS – SHEET 2
- S96 1301 ELEVATIONS – SHEET 1
- S96 1303 ELEVATIONS – SHEET 3
- S96 1304 ELEVATIONS – SHEET 4
- S96 1401 AREA CALCULATIONS
- S96 1502 SOLAR & SHADOW STUDIES

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	Intra-tenancy walls
	Power panel + R1.5 Bulk Insulation	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



01 LEVEL 17 PLAN
1:200



02 ROOF PLAN
1:200

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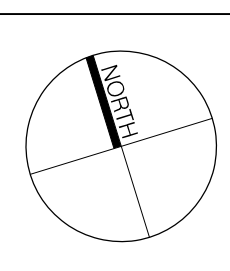
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Drawing Original Size

07.12.17 S96 Issue
18.03.18 S96 Issue
26.03.18 S96 Issue
26.03.18 S96 Issue
26.03.18 S96 Issue
22.01.18 Storage Modification
15.03.18 S96 Issue
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STRUCTURAL ENGINEER:
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SYDNEY NSW 2000 1:200 @
T: 9770 3300

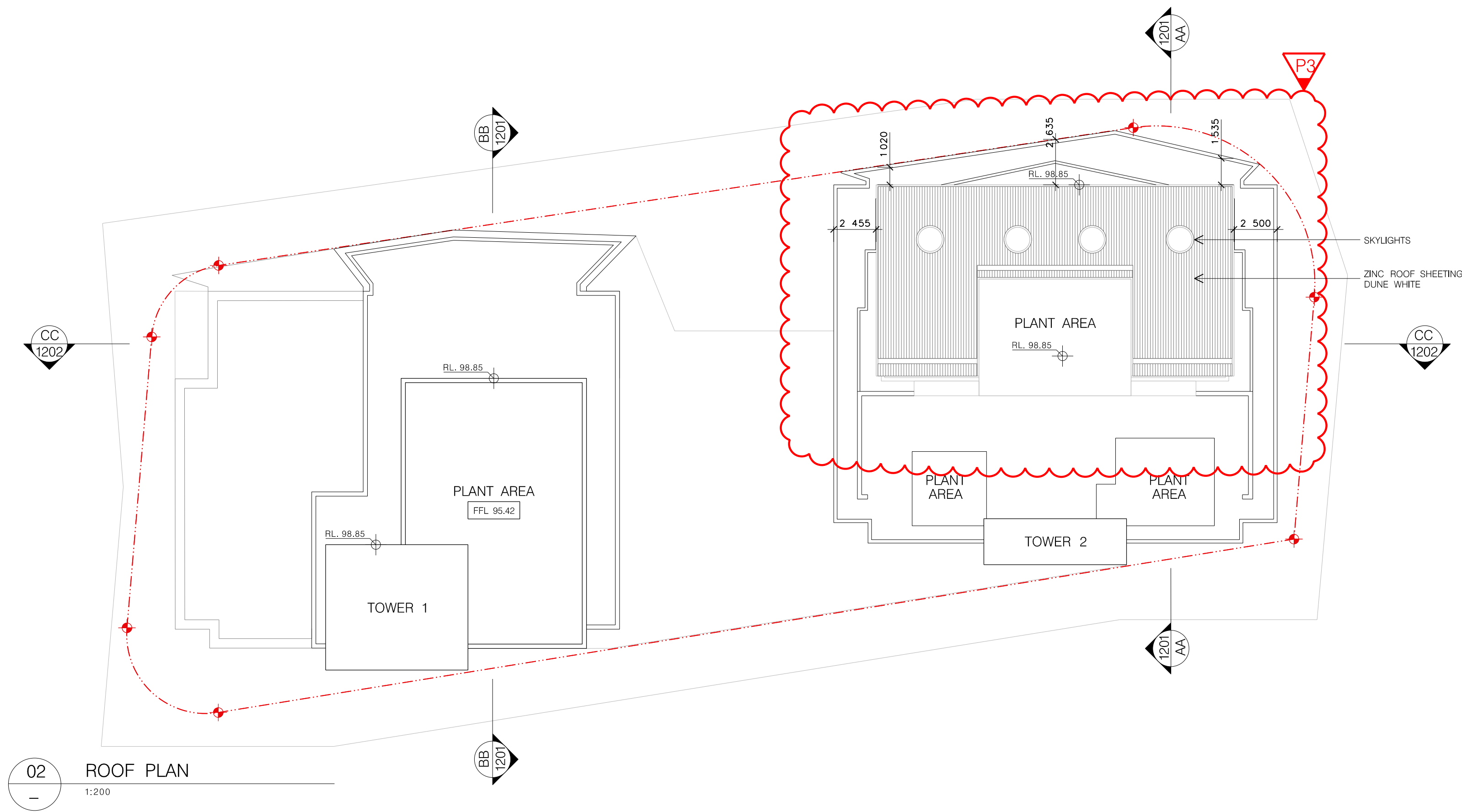
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JBA URBAN PLANNING CONSULTANTS
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ARCHITECT:
CANDELEPAS ASSOCIATES + WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:200 @ A1
DATE:
SEPTEMBER 2017
CHECKED 1:
RY
CHECKED 2:
JE
APPROVED:
=

DRAWING:
LEVEL 17 & 18 PLANS
DRAWING No:
S96 - 1107

ISSUE
J
JOB No:
5578



02 ROOF PLAN
1:200

SCHEDULE OF
KEY AMENDMENTS

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- 3 NEW ROOF STRUCTURE ADDED OVER PROPOSED TERRACE AREA
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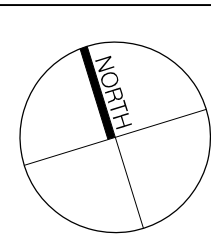
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O	08.01.18	S96 Issue
U	08.01.18	S96 Issue
W	08.01.18	S96 Issue
D	08.01.18	S96 Issue
C	08.01.18	S96 Issue
O	08.01.18	S96 Issue
B	08.01.18	S96 Issue
A	08.01.18	S96 Issue

22.01.18	Storage Modification
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PROJECT: 1 LAWSON SQUARE, REDFERN			
CLIENT: LAWSON SQUARE PTY LTD.			
SCALE: 1:200 @ A1	DATE: SEPTEMBER 2017	CAD FILE NO:	
DRAWN BY: RYESJEMT	CHECKED 1: RY	CHECKED 2: JE	APPROVED: =

DRAWING:
ROOF PLAN

DRAWING No:
S96 - 1108

JCB No:
5578

ISSUE:
J

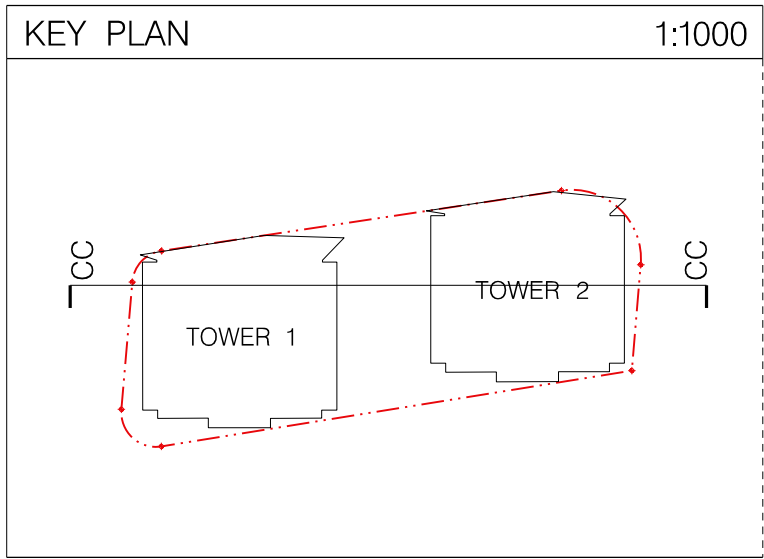
109
REGENT STREET

REGENT STREET

SUBJECT SITE - 1 LAWSON SQUARE

GIBBONS STREET

REDFERN RAILWAY STATION



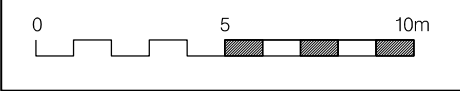
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01 SECTION CC

1:200

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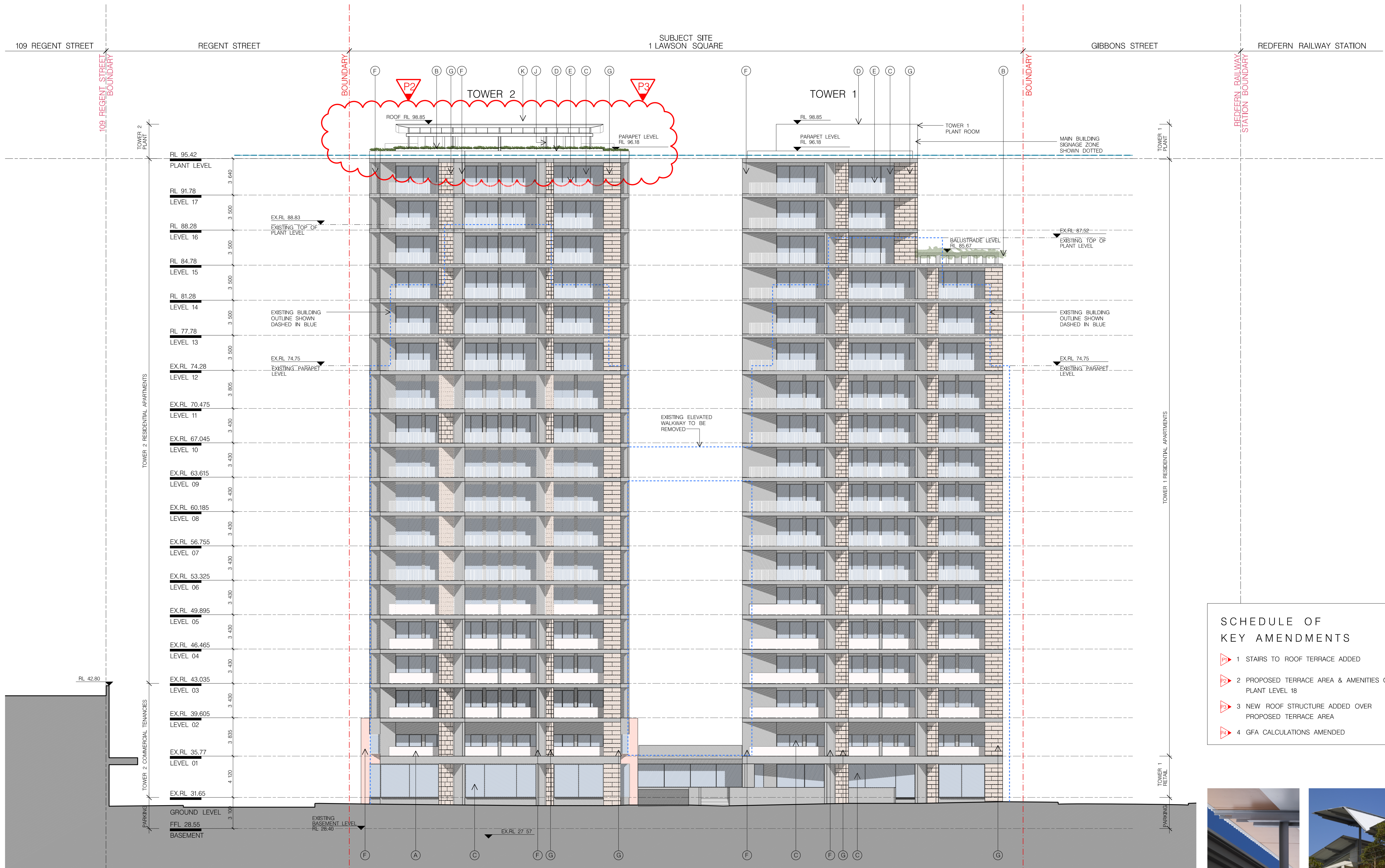
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SCALE:
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DATE:
SEPTEMBER 2017
DRAWN BY:
RYESJEMT
CHECKED 1:
RY
CHECKED 2:
JE
APPROVED:
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DRAWING:
SECTIONS - SHEET 2
SECTION CC
DRAWING No:
S96 - 1202

JCB No:
5578
ISSUE:
J

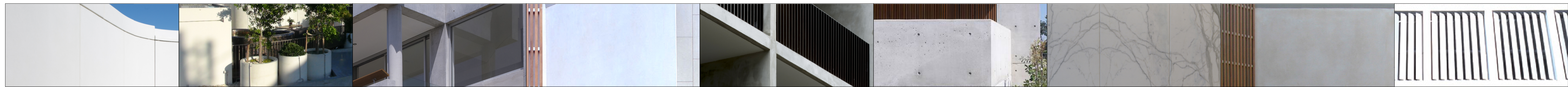


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J - STEEL POST STRUCTURE
CANDALEPAS ASSOCIATES - ALL SAINTS PRIMARY SCHOOL

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



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 - ALTAIR

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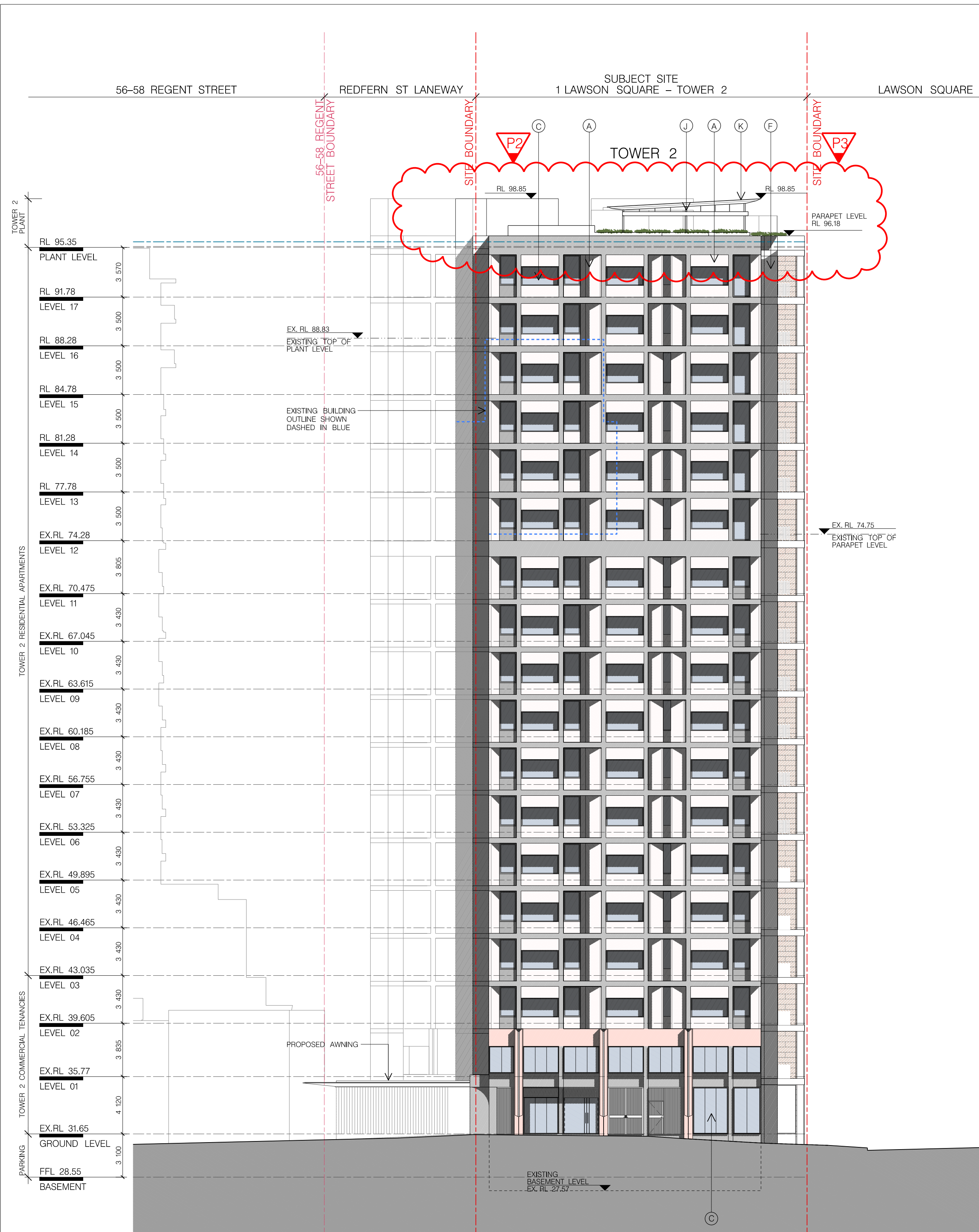
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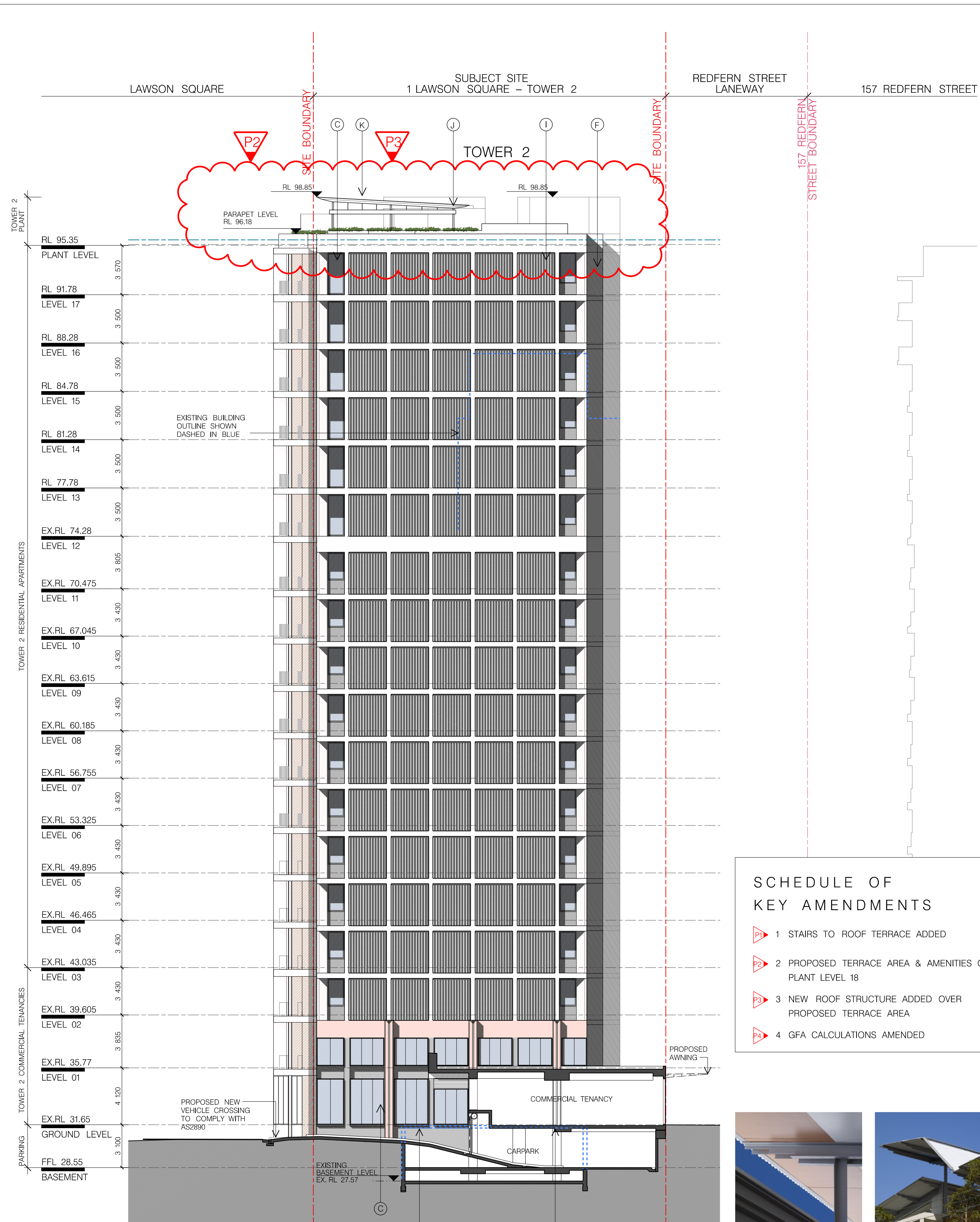
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SEPTEMBER 2017
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JE
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ELEVATIONS SHEET 1
NORTH ELEVATION
DRAWING No:
S96 - 1301
ISSUE:
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JOB No:
5578

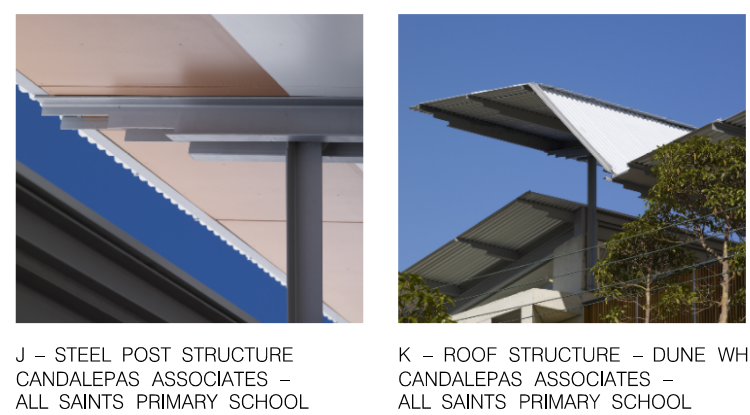


01 TOWER 2 EAST ELEVATION
1:200



02 TOWER 2 WEST ELEVATION
1:200

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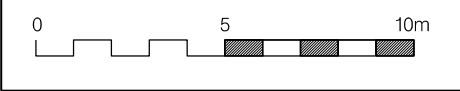
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Revised	Date	Description
J	07.12.21	S96 Issue
H	08.03.21	S96 Issue
G	26.03.21	S96 Issue
F	09.03.21	S96 Issue
E	26.02.21	S96 Issue
D	22.01.21	Storage Modification
C	15.01.21	S96 Issue
B	11.01.21	S96 Issue
A		

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ARCHITECT:
CANDALEPAS ASSOCIATES + WENDY LEWIN

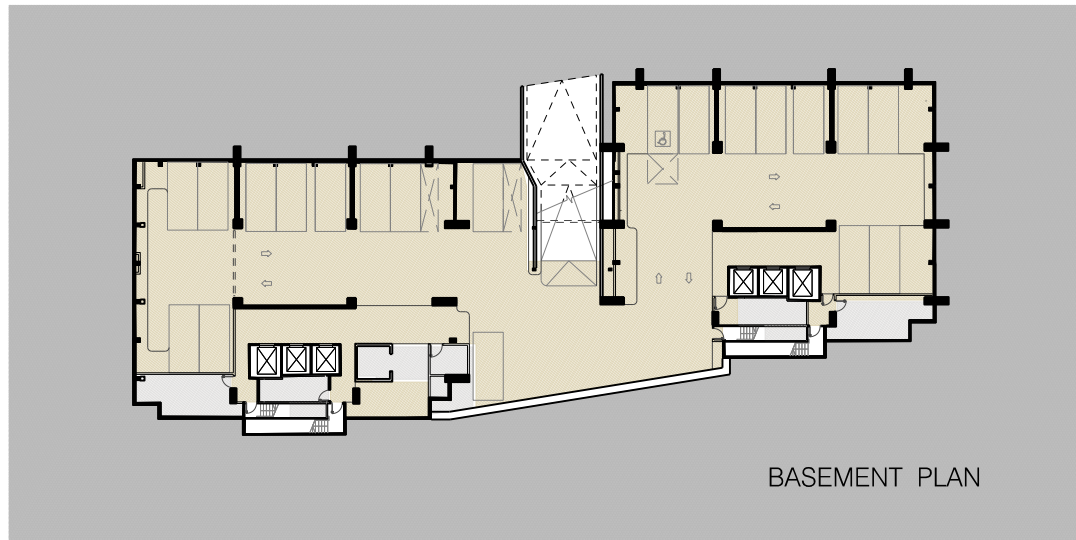
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1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.

SCALE: 1:200 @ A1
DATE: SEPTEMBER 2017
CAD FILE NO:
DRAWN BY: RYESUEMT
CHECKED 1: RY
CHECKED 2: JE
APPROVED: =

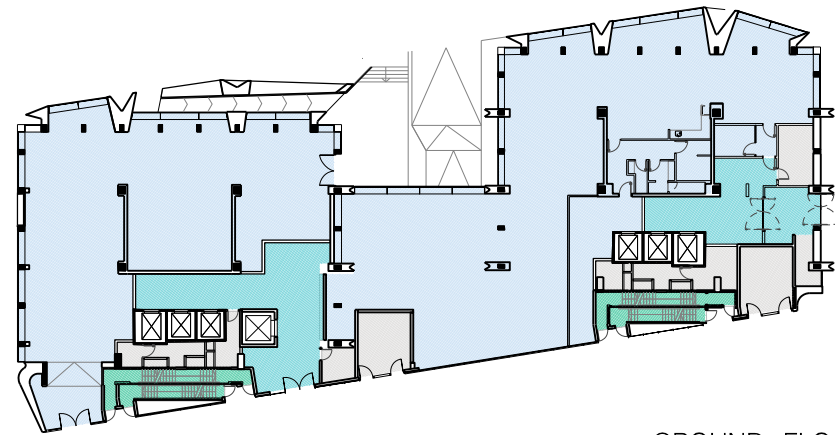
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TOWER 2 - EAST & WEST ELEVATIONS

DRAWING No:
S96 - 1303

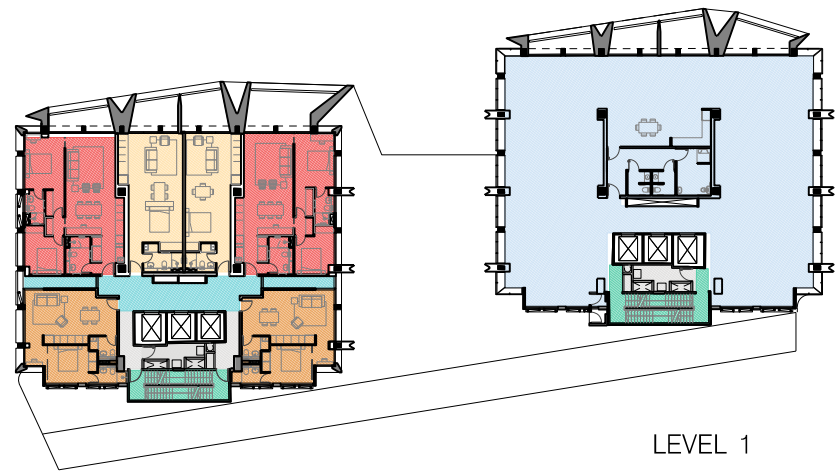
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ISSUE:
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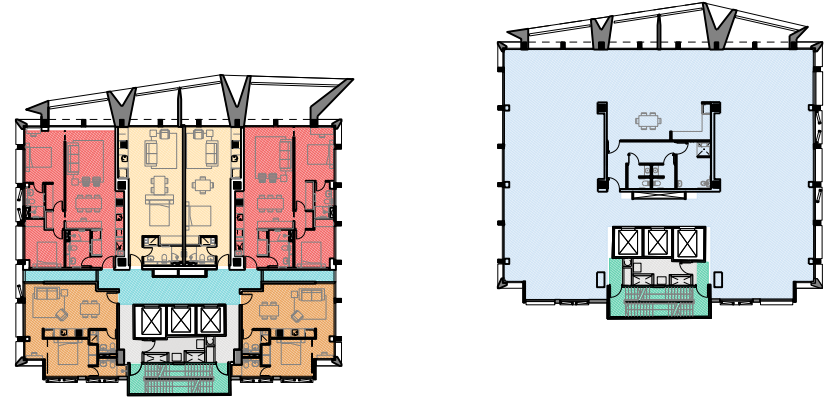
BASEMENT PLAN



GROUND FLOOR



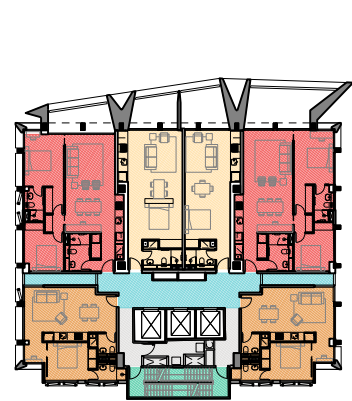
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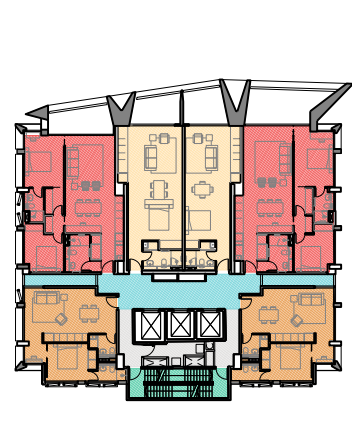
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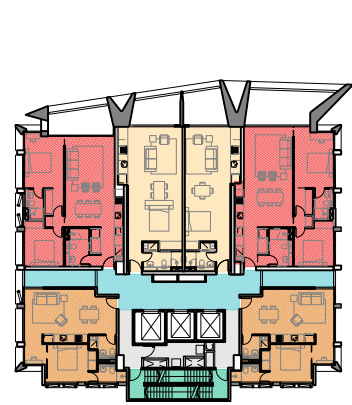
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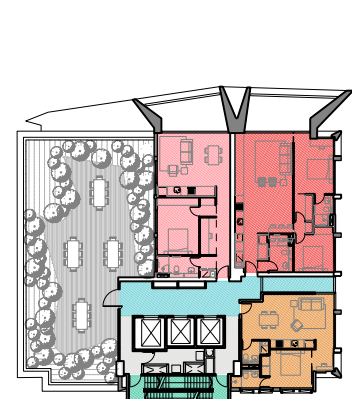
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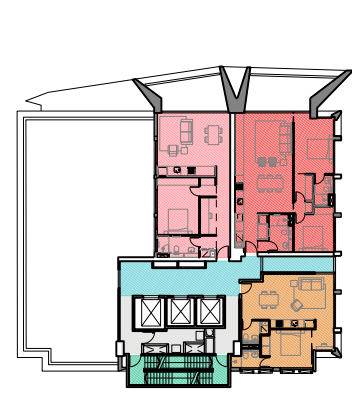
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LEVEL 13-14



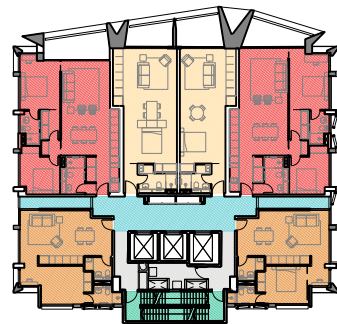
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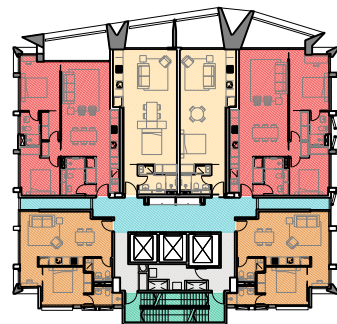
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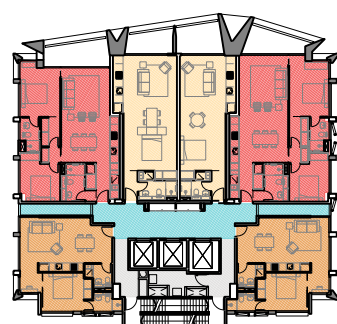
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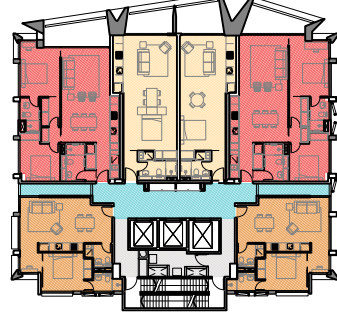
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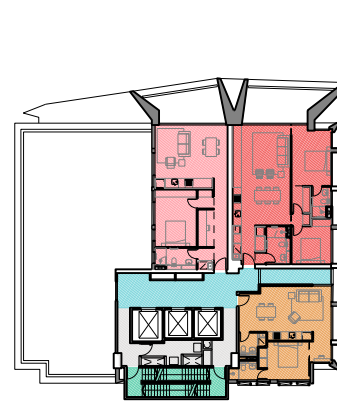
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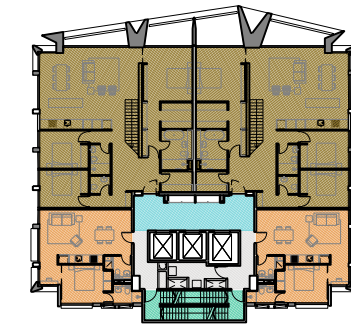
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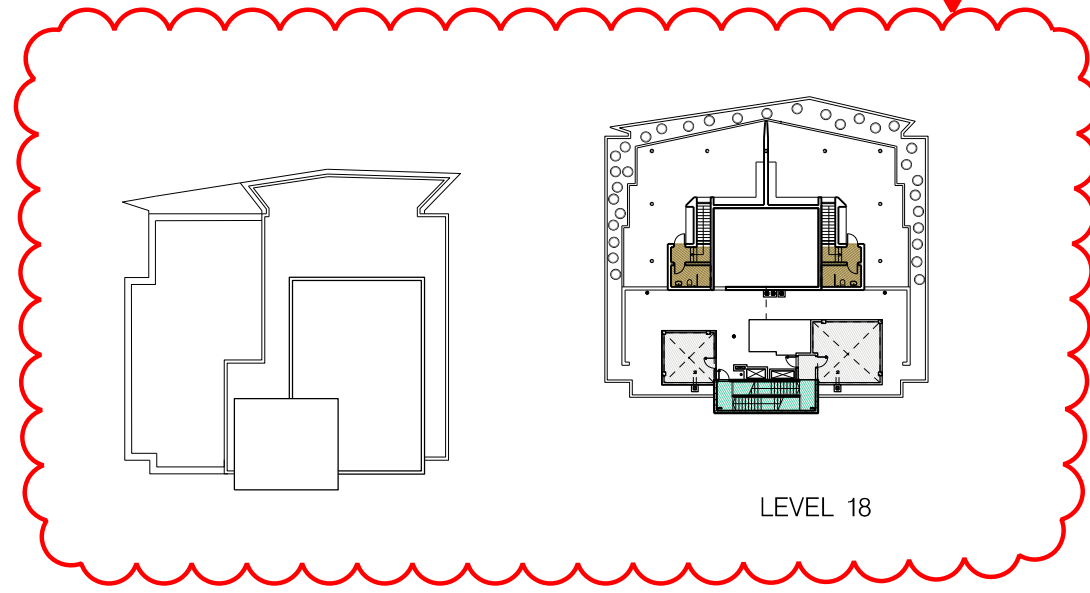
LEVEL 16



LEVEL 17



LEVEL 17



LEVEL 18

SCHEDULE OF KEY AMENDMENTS

- 1 STAIRS TO ROOF TERRACE ADDED
- 2 PROPOSED TERRACE AREA & AMENITIES ON PLANT LEVEL 18
- 3 NEW ROOF STRUCTURE ADDED OVER PROPOSED TERRACE AREA
- 4 GFA CALCULATIONS AMENDED

P4

YIELD ANALYSIS

	PERMISSIBLE	+10% GFA	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
GROSS FLOOR AREA (GFA) *	11,875.5 sqm	13,063 sqm	12,933 sqm
FLOOR SPACE RATIO (FSR)	7:1	7.7:1	7.62:1
HEIGHT OF BUILDING *	18 STOREYS		18 STOREYS

* DEFINITIONS AS PER - Standard Instrument (Local Environmental Plans) Order 2006

GFA CALCULATIONS

LEVEL	PROGRAM /FUNCTION	TOWER 1 TOTAL UNITS	TOWER 1 AREA (sqm)	TOWER 2 TOTAL UNITS	TOWER 2 AREA (sqm)	TOTAL TOTAL UNITS	TOTAL GFA (sqm)
BASEMENT	PARKING /STORAGE	-	-	-	-	-	-
GROUND	RETAIL /COMMERCIAL /LOBBY	-	461	-	617	-	1,077
LEVEL 01	COMMERCIAL /RESIDENTIAL	06	357	-	429	06	863
LEVEL 02	COMMERCIAL /RESIDENTIAL	06	357	-	429	06	863
LEVEL 03	RESIDENTIAL	06	357	06	353	12	698
LEVEL 04	RESIDENTIAL	06	357	06	353	12	698
LEVEL 05	RESIDENTIAL	06	357	06	353	12	698
LEVEL 06	RESIDENTIAL	06	357	06	353	12	700
LEVEL 07	RESIDENTIAL	06	357	06	353	12	700
LEVEL 08	RESIDENTIAL	06	357	06	353	12	700
LEVEL 09	RESIDENTIAL	06	357	06	353	12	700
LEVEL 10	RESIDENTIAL	06	357	06	353	12	700
LEVEL 11	RESIDENTIAL	06	357	06	353	12	700
LEVEL 12	RESIDENTIAL	06	366	06	362	12	721
LEVEL 13	RESIDENTIAL	06	366	06	362	12	721
LEVEL 14	RESIDENTIAL	06	366	06	362	12	721
LEVEL 15	RESIDENTIAL	03	201	06	362	09	556
LEVEL 16	RESIDENTIAL	03	201	06	362	09	556
LEVEL 17	RESIDENTIAL	03	201	04	362	07	556
LEVEL 18	RESIDENTIAL /TERRACE	-	-	02	20	02	20
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	461	-	1,475	-	1,936
	RESIDENTIAL	93	5,628	88	5,369	181	10,997
	TOTAL	93	6,089	88	6,844	181	12,933

P4

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 OVERBRUNS, 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	50sqm	61 UNITS	33%
1 BEDROOM UNIT+STUDY	67sqm	3 UNITS	2%
2 BEDROOM UNIT	78-86sqm	59 UNITS	33%
3 BEDROOM UNITS	167sqm	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

P4

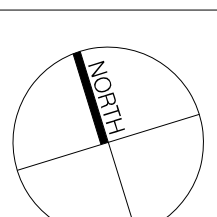
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Drawing Original Size

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22.01.18 Storage Modification
16.03.18 S96 Issue
11.06.18 S96 Issue

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CANDELEPAS ASSOCIATES
+
WENDY LEWIN

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

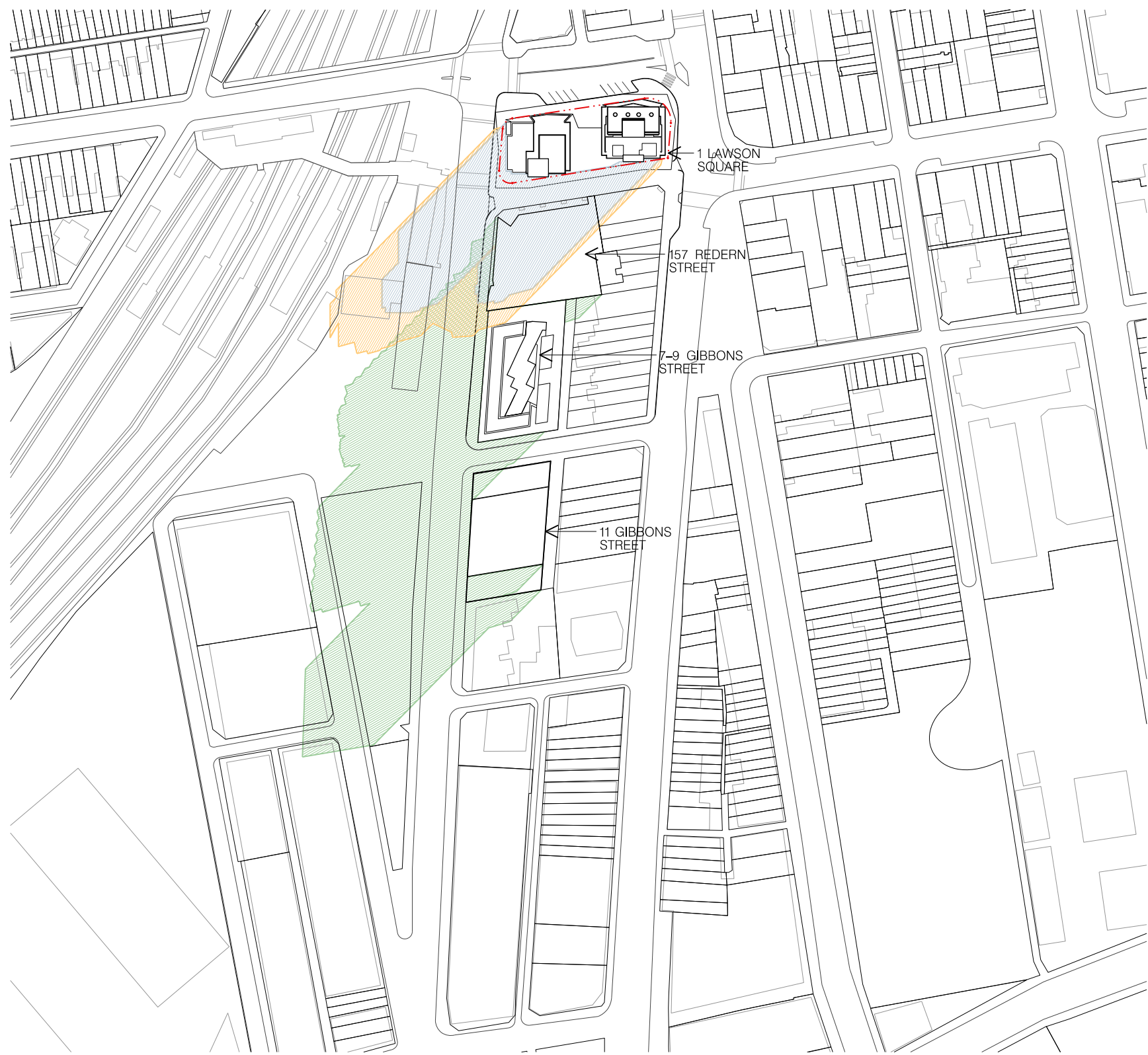
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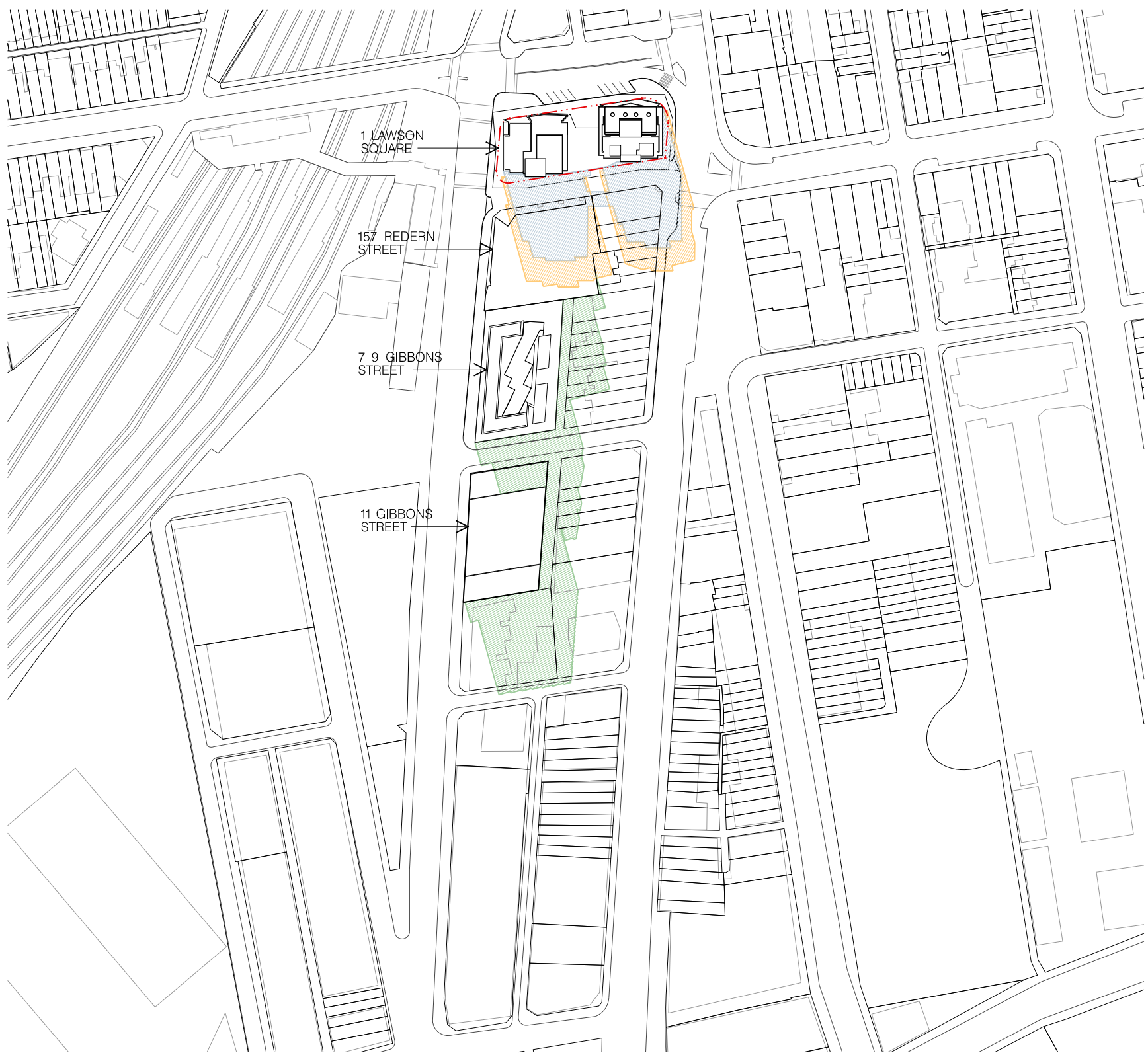
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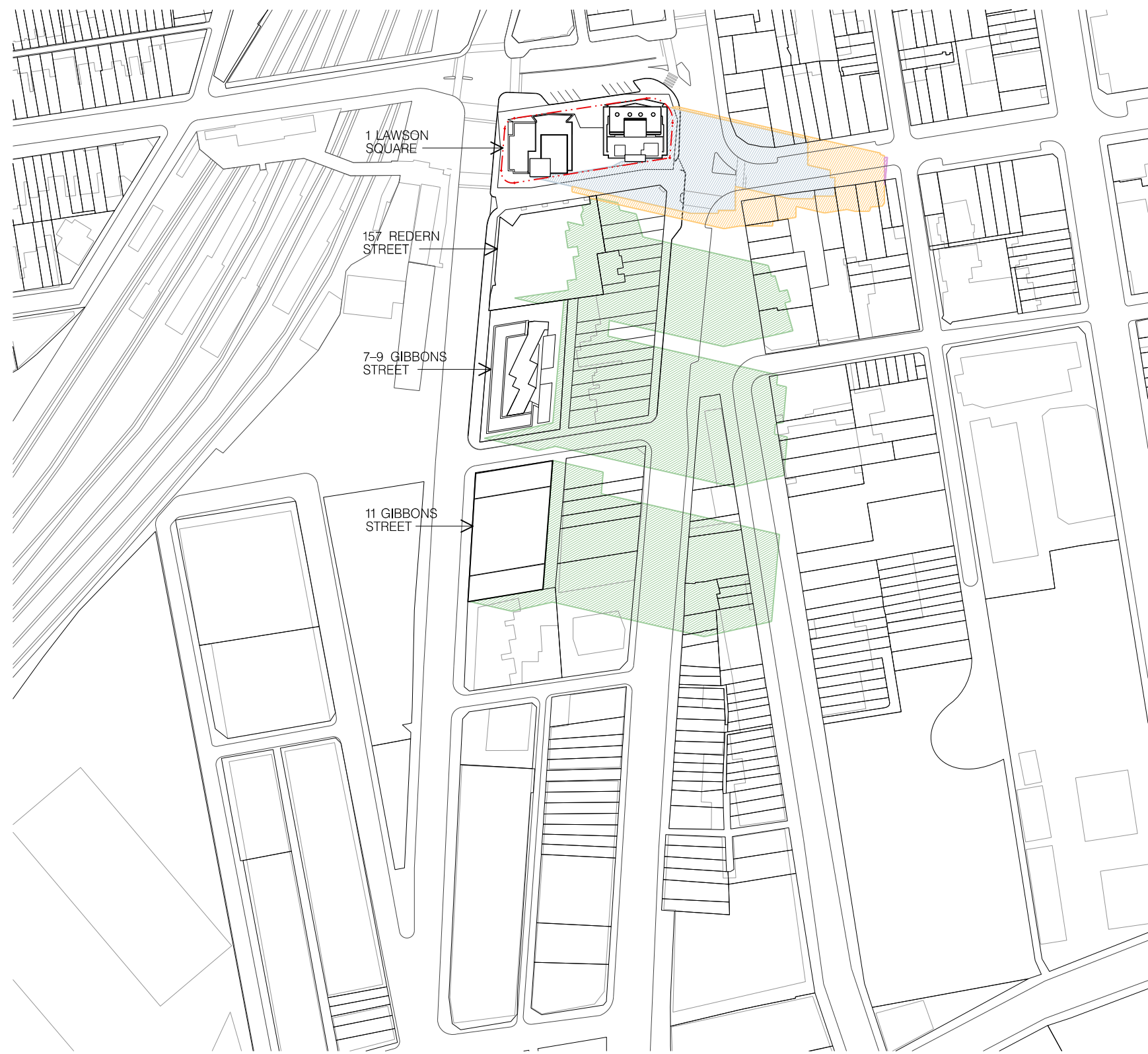
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SCALE – 1:2000

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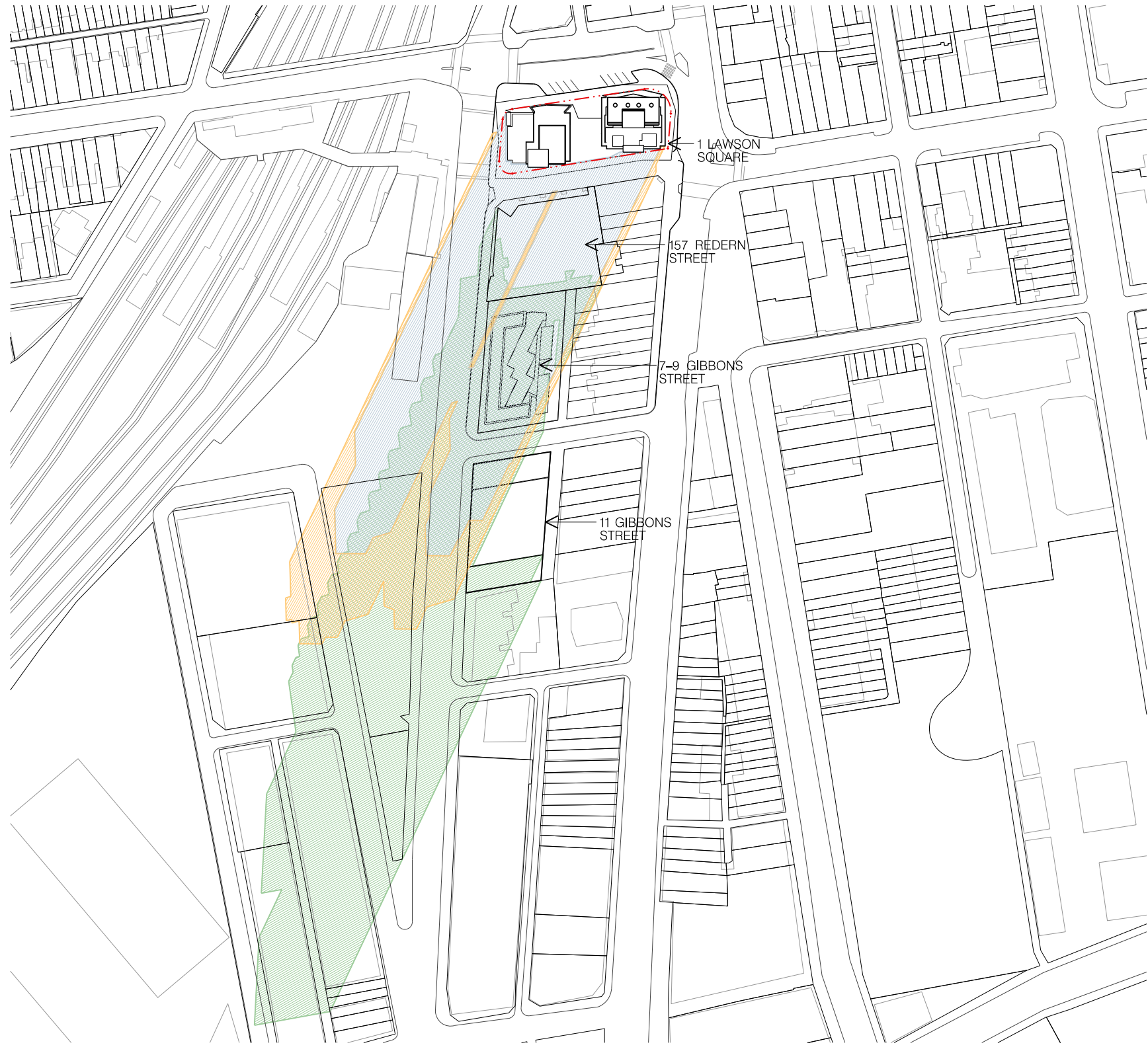


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SCALE – 1:2000

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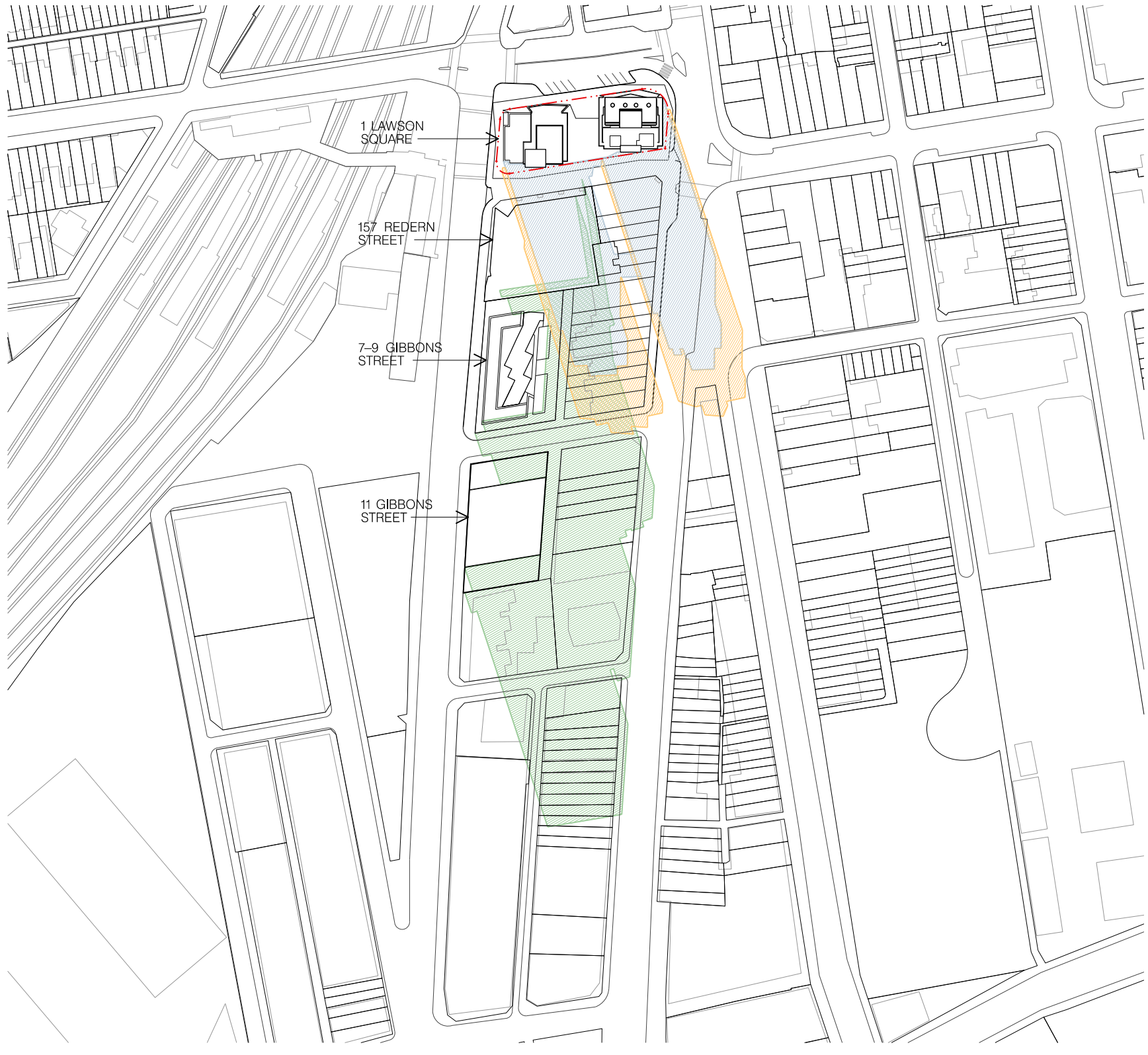


CONTEXT PLAN – MARCH 21, 3PM
SCALE – 1:2000



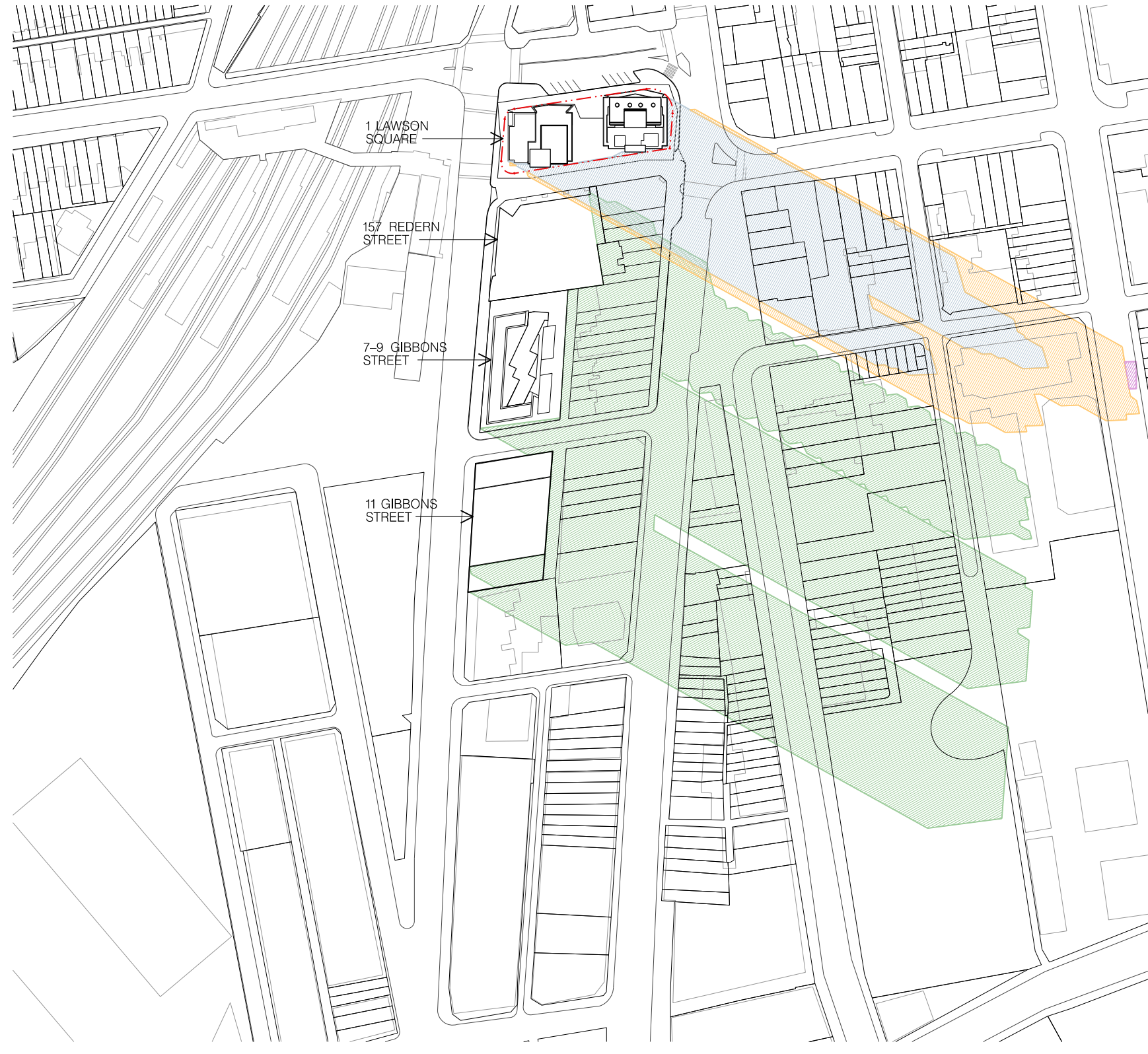
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SCALE – 1:2000

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

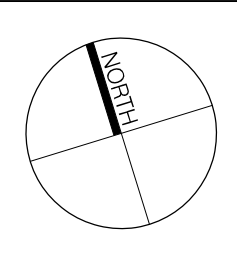
LEGEND	
	SHADOWS CAST BY EXISTING TOWERS
	SHADOW CAST BY APPROVED DEVELOPMENT
	SIGNIFICANT APPROVED NEIGHBORING BUILDINGS
	ADDITIONAL SHADOW CAST BY PROPOSAL

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Drawing Original Size

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SEPTEMBER 2017
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SOLAR & SHADOW STUDIES
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