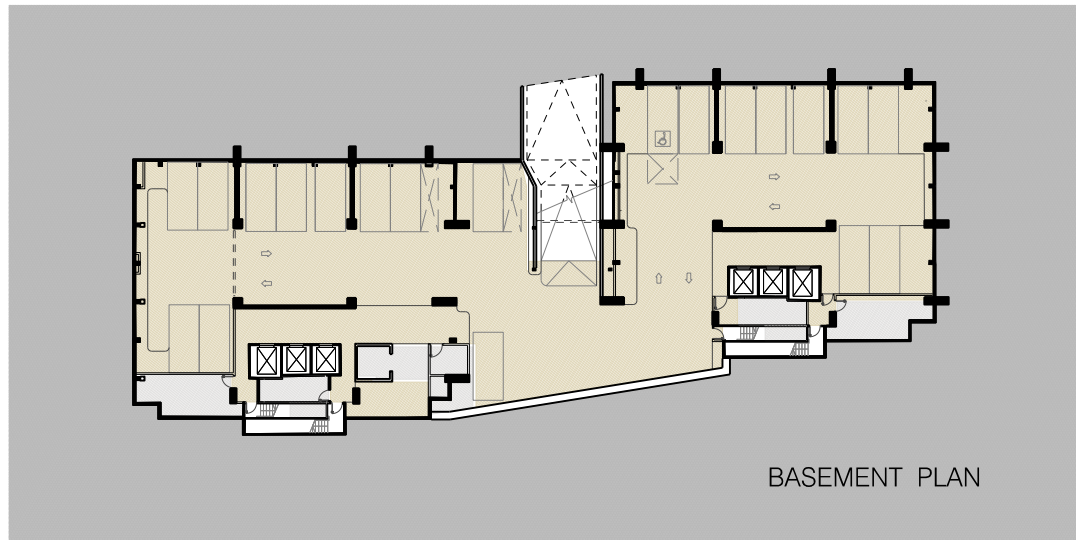
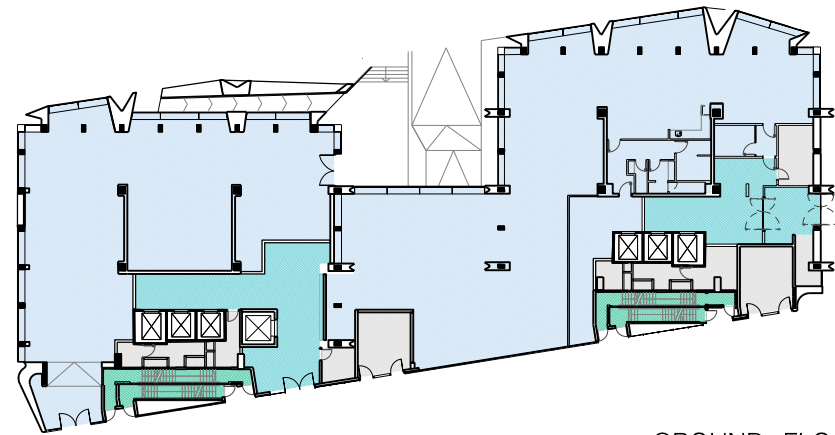
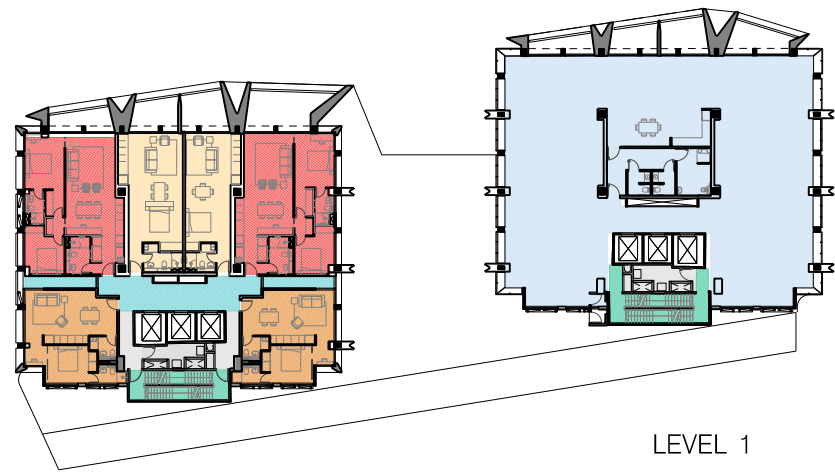




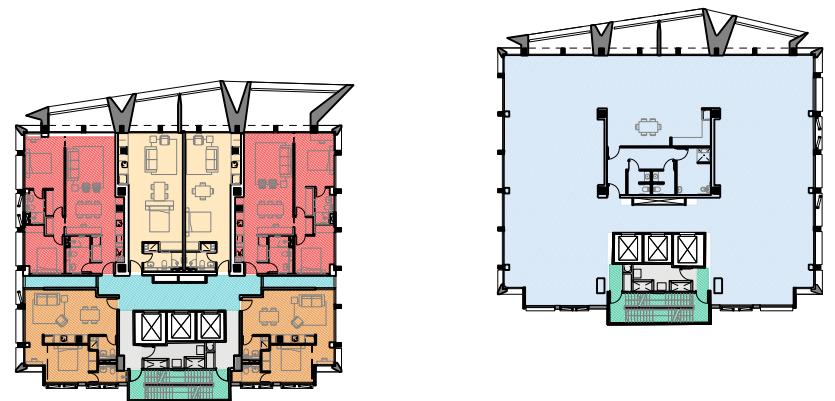
BASEMENT PLAN



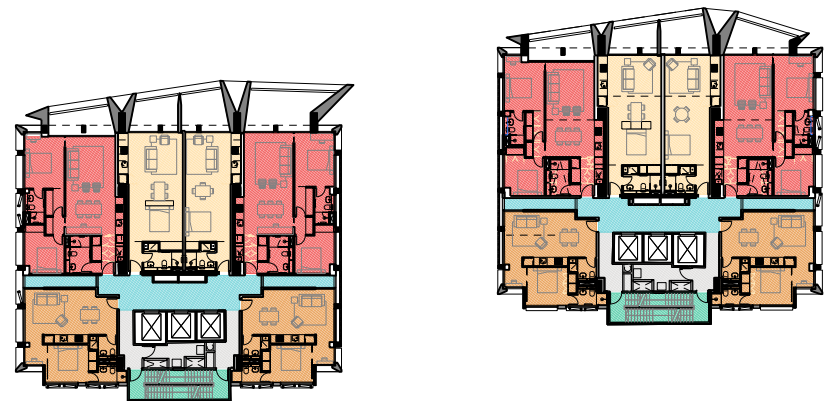
GROUND FLOOR



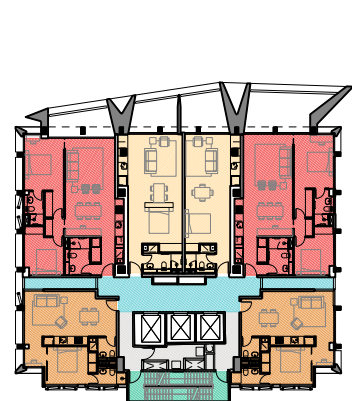
LEVEL 1



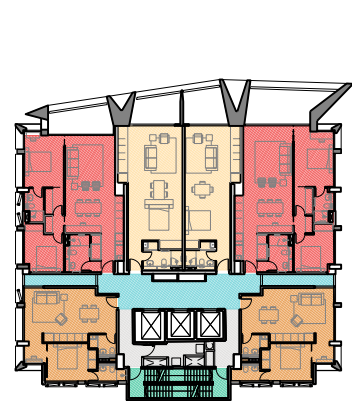
LEVEL 2



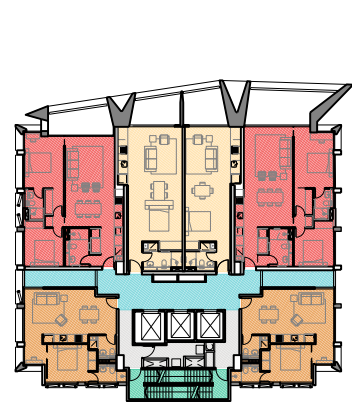
LEVELS 3-5



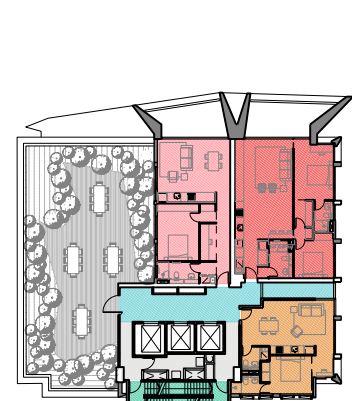
LEVELS 6 - 11



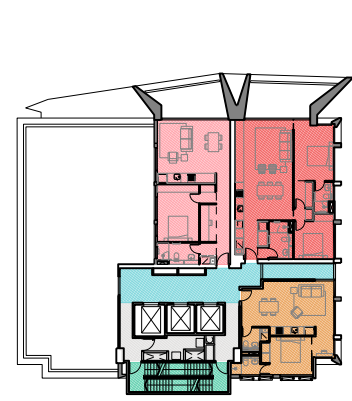
LEVEL 12



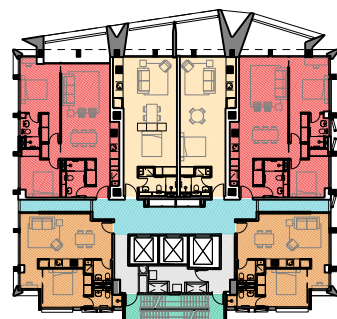
LEVEL 13-14



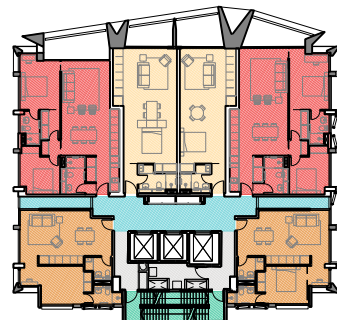
LEVEL 15



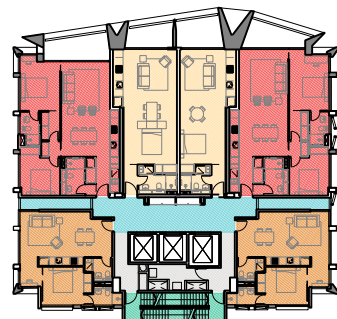
LEVEL 16



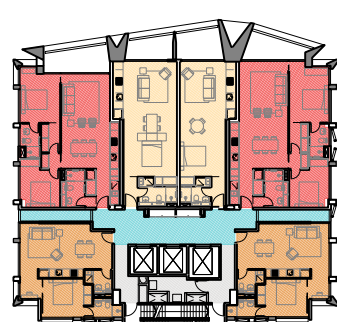
LEVELS 6 - 11



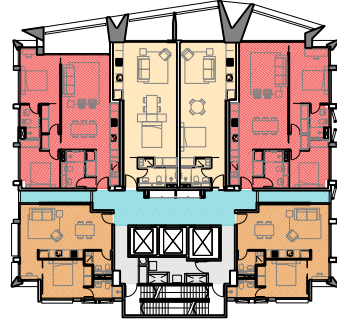
LEVEL 12



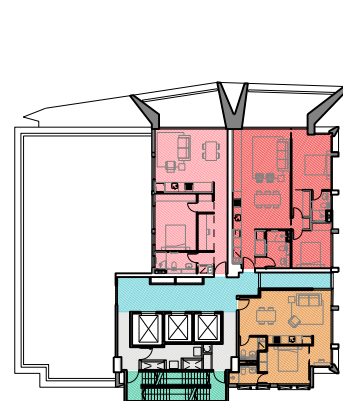
LEVEL 13-14



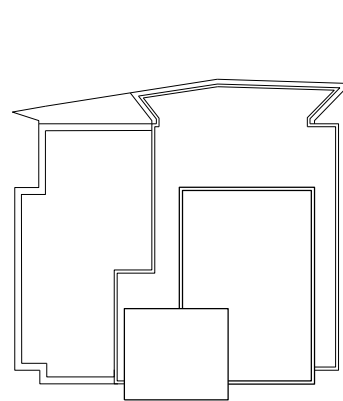
LEVEL 15



LEVEL 16



LEVEL 17



LEVEL 18

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

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:

- (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	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

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

Drawing Original/Size

0 5 10m

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 5)
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

COPYRIGHT
This document is the property of Angela 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. Figure 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

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

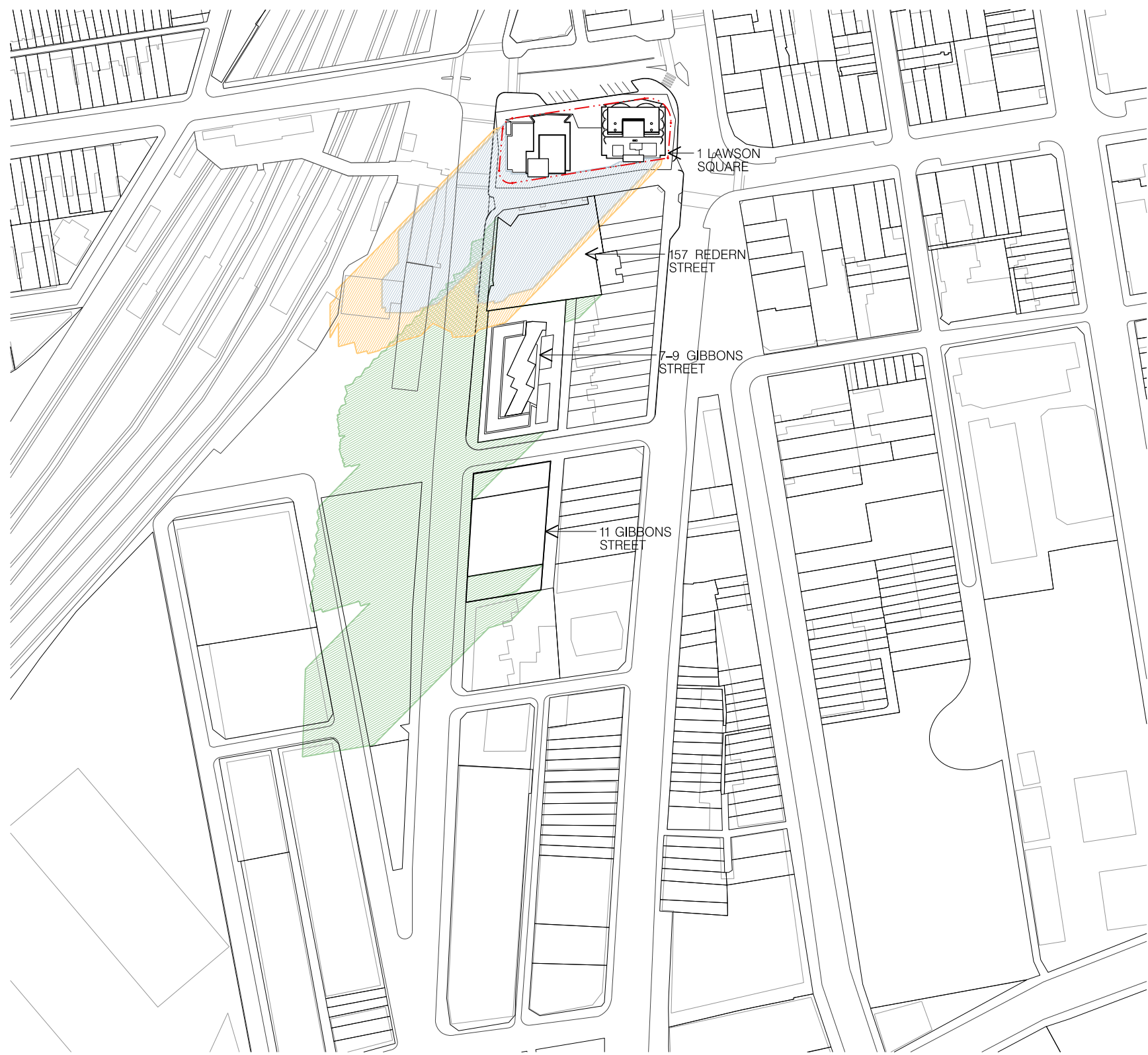
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3300

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

ARCHITECT:
CANDALEPAS ASSOCIATES
+
WENDY LEWIN

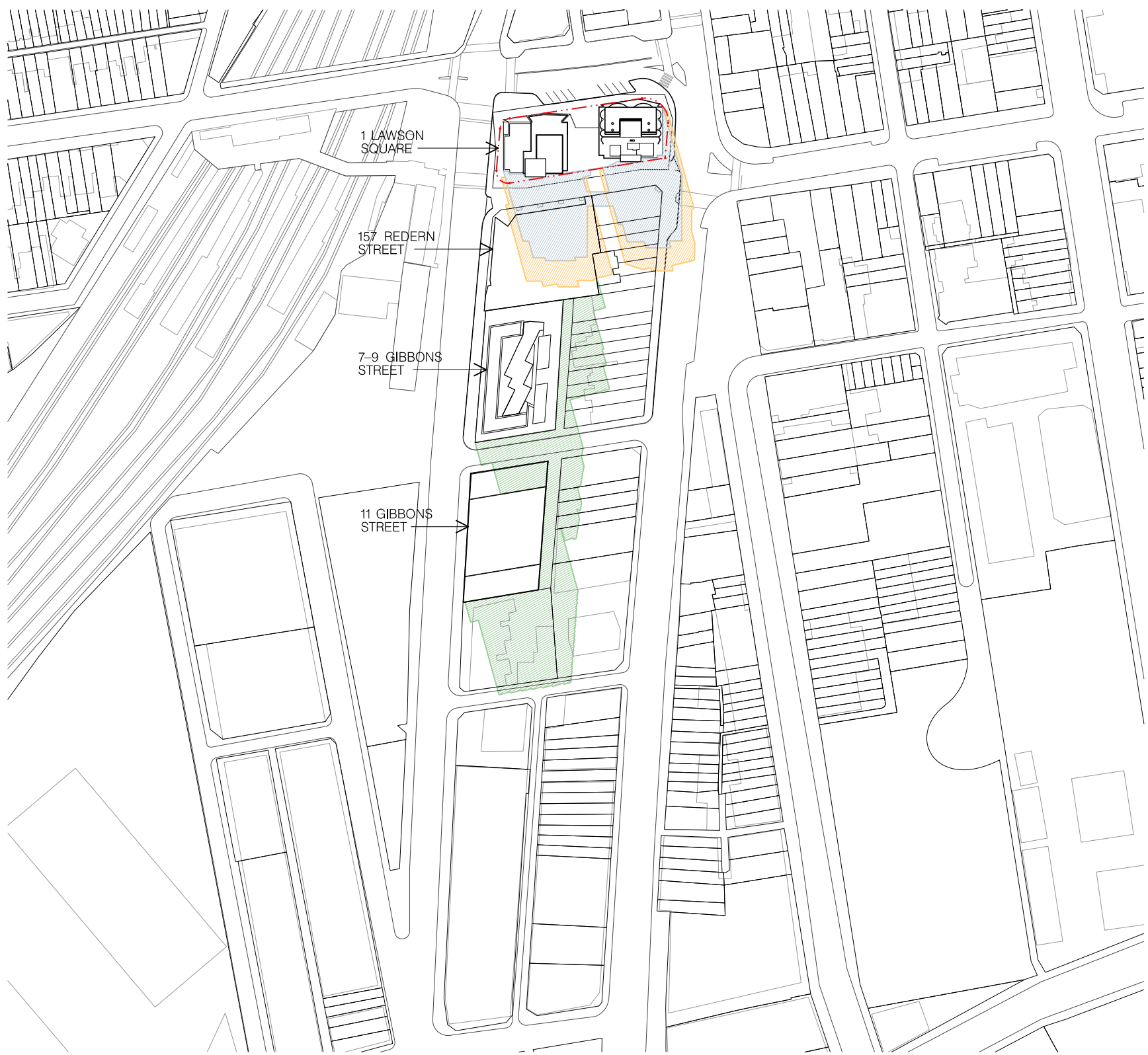
PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE: 1:600 @ A1
DATE: FEBRUARY 2018
DRAWN BY: RYESJEMIT
CHECKED 1: JE
CHECKED 2: -
APPROVED: -
CAD FILE NO:

DRAWING:
AREA CALCULATIONS
DRAWING No:
S96 – 1401
JOB No:
5578
ISSUE:
M



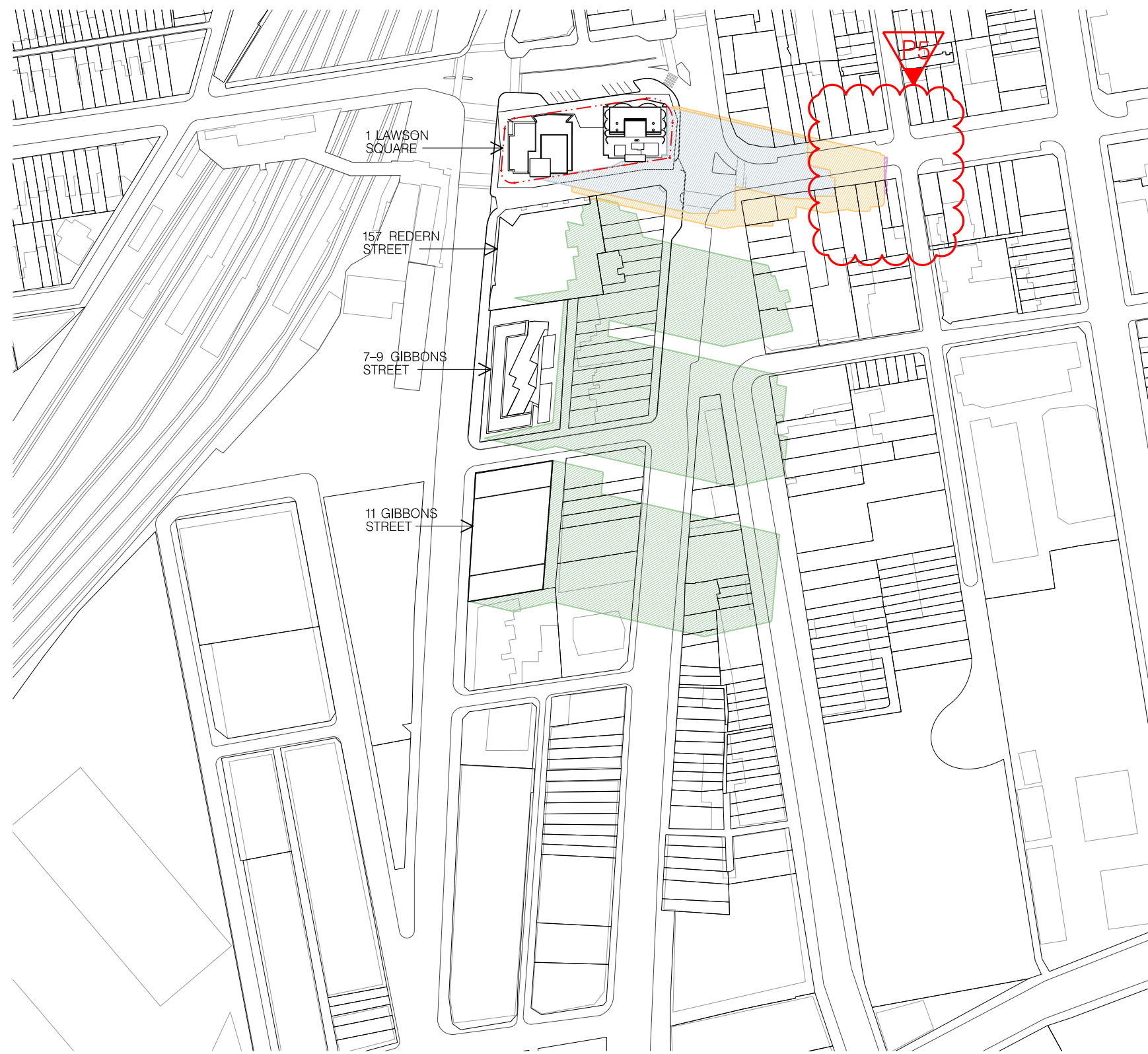
CONTEXT PLAN – MARCH 21, 9AM
SCALE – 1:2000

NO CHANGE



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

NO CHANGE

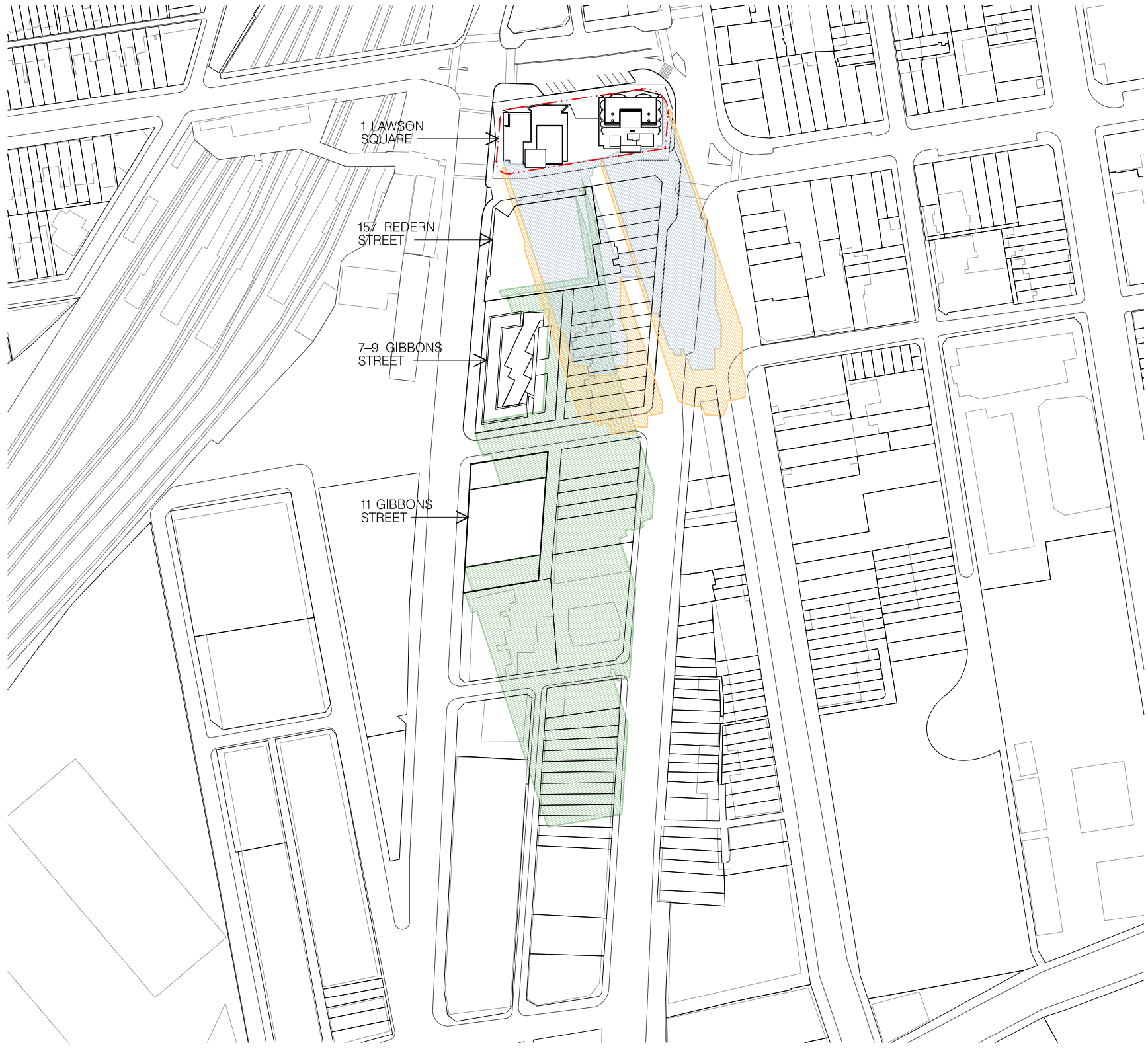


CONTEXT PLAN – MARCH 21, 3PM
SCALE – 1:2000



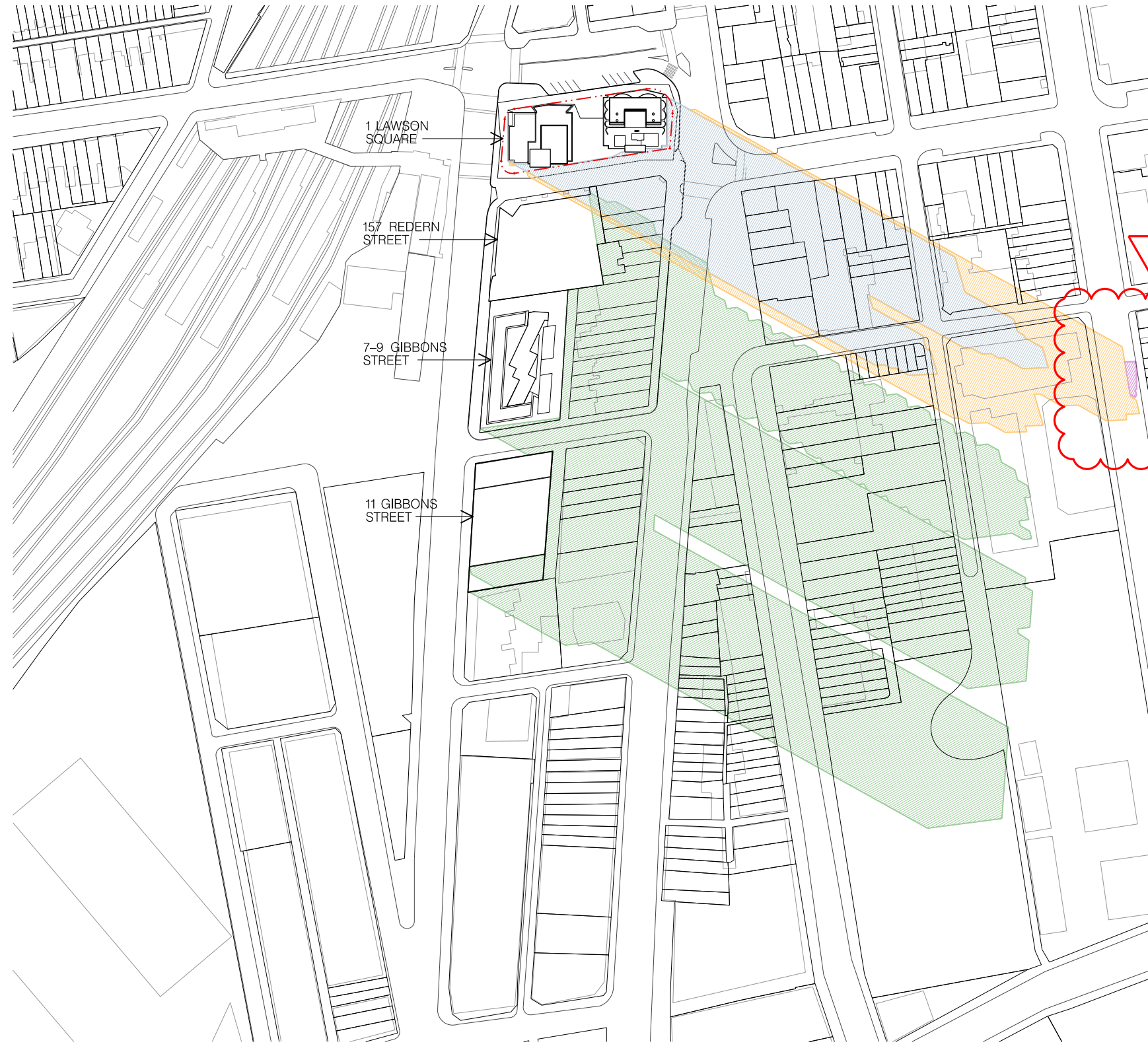
CONTEXT PLAN – JUNE 21, 9AM
SCALE – 1:2000

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

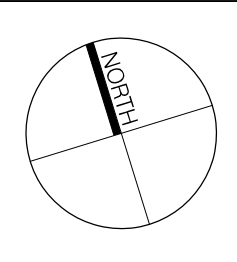
LEGEND	
	SHADOWS CAST BY EXISTING TOWERS
	SHADOW CAST BY APPROVED DEVELOPMENT
	SIGNIFICANT APPROVED NEIGHBORING BUILDINGS
	ADDITIONAL SHADOW CAST BY PROPOSAL

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

Drawing Original/Size

Rev	Date	Description
1	13.02.18	S96 Issue
2	07.12.17	S96 Issue
3	26.03.17	S96 Issue
4	08.03.17	S96 Issue
5	26.02.16	S96 Issue
6	22.01.16	Storage Modification
7	15.03.15	S96 Issue
8	11.06.15	S96 Issue

COPYRIGHT
This document is the property of Angela 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. Figure 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

BASIC + 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: 1:2000 @ A1		DATE: FEBRUARY 2018	CAD FILE NO:
DRAWN BY: RYSE/JMT	CHECKED 1: JE	CHECKED 2: -	APPROVED: -

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

JOB No:
5578
ISSUE
M