



Planning,
Industry &
Environment

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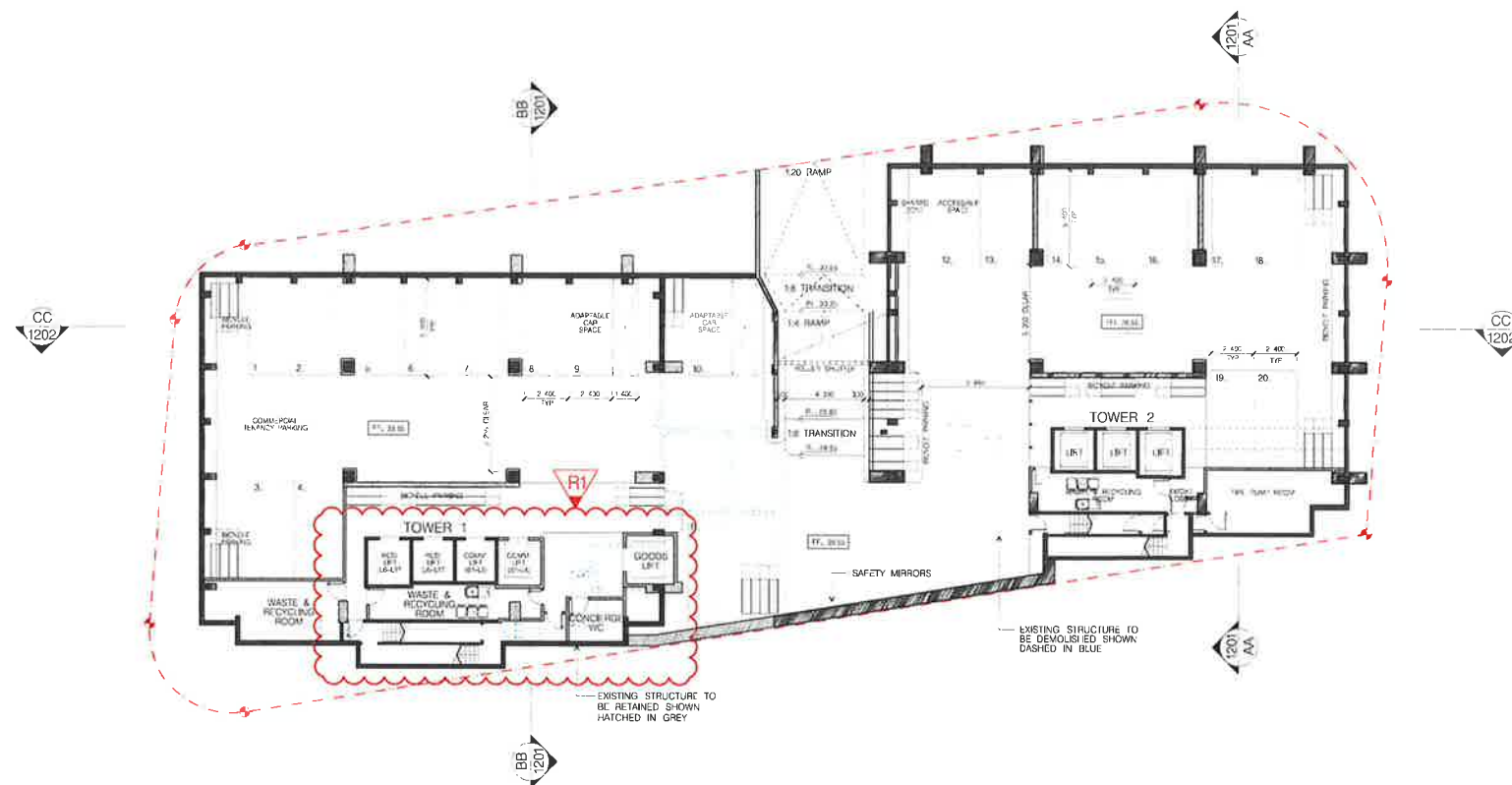
Approved Section 4.55 (1A) Modification Application

No. 7 Granted on 14 Nov 2019

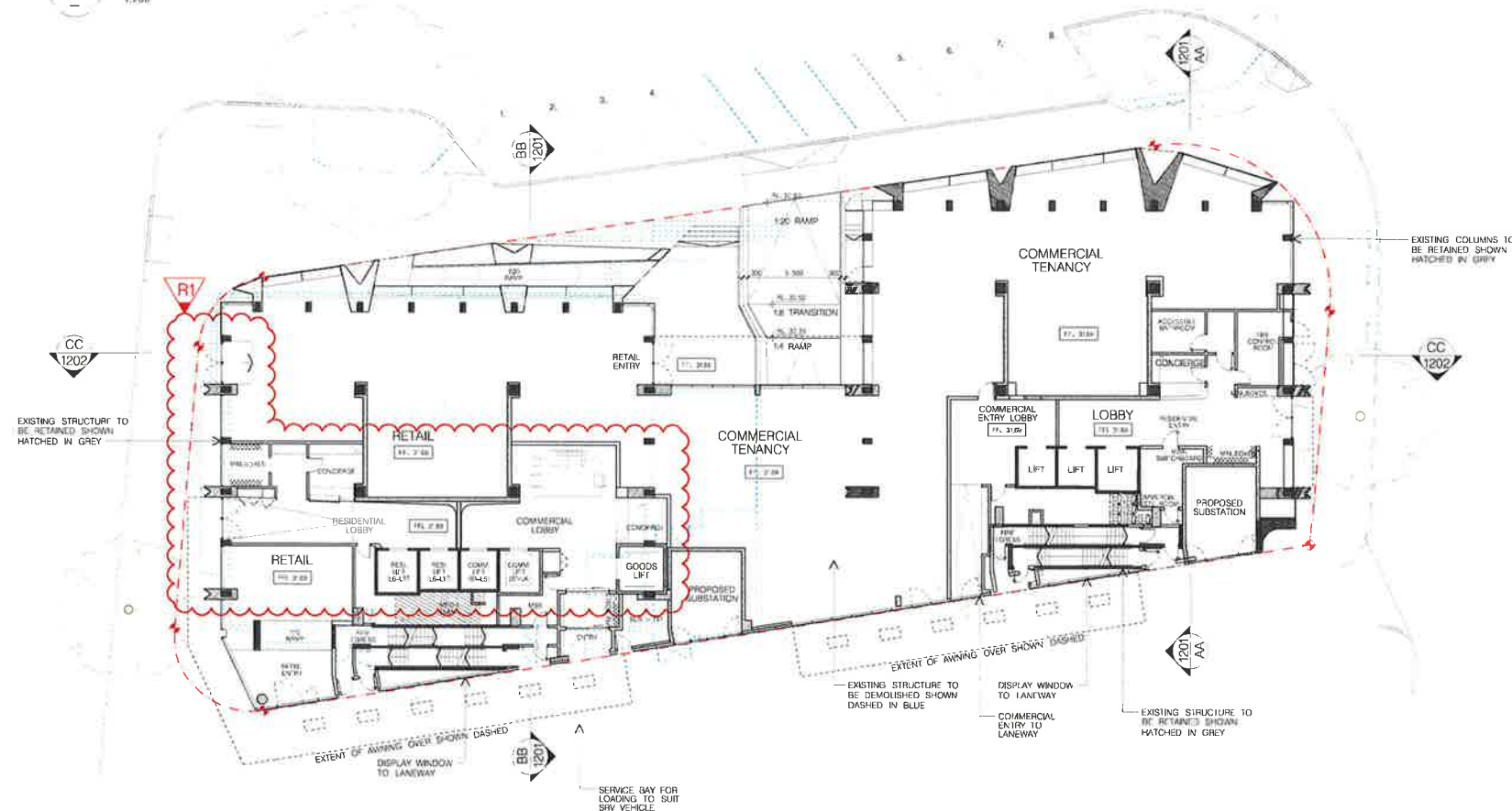
In respect to SSD 5249

Signed MN

Sheet No 1 of 10



01 BASEMENT PLAN
1:200

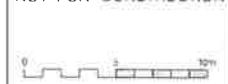


02 GROUND FLOOR PLAN
1:200

SCHEDULE OF KEY AMENDMENTS

- 1 LEVELS 1-5 CONVERTED FROM RESIDENTIAL TO COMMERCIAL USE
 - 2 GFA TABLE REVISED
 - 3 APARTMENT MIX REVISED
 - 4 SOLAR STUDY REVISED
-
- 1 AMENDED GROUND FLOOR TO ACCOMMODATE SEPARATE RESIDENTIAL AND COMMERCIAL LOBBIES (INC. ADDITIONAL LIFT)
 - 2 AMENDED WASTE MANAGEMENT PLAN TO REFLECT UPDATED AREA CALCULATIONS

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Rev	Description	Date
1	Issue for DA	14/11/2019
2	Issue for DA	14/11/2019
3	Issue for DA	14/11/2019
4	Issue for DA	14/11/2019
5	Issue for DA	14/11/2019
6	Issue for DA	14/11/2019
7	Issue for DA	14/11/2019
8	Issue for DA	14/11/2019
9	Issue for DA	14/11/2019
10	Issue for DA	14/11/2019

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ARCHITECT:
LANDALEFAS
ASSOCIATES
RENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:200 @ A1
DATE:
AUGUST 2019
DRAWN BY:
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING NO.:
S96 - 1102

DRAWING:
BASEMENT &
GROUND FLOOR
PLANS
ISSUE:
R

5578



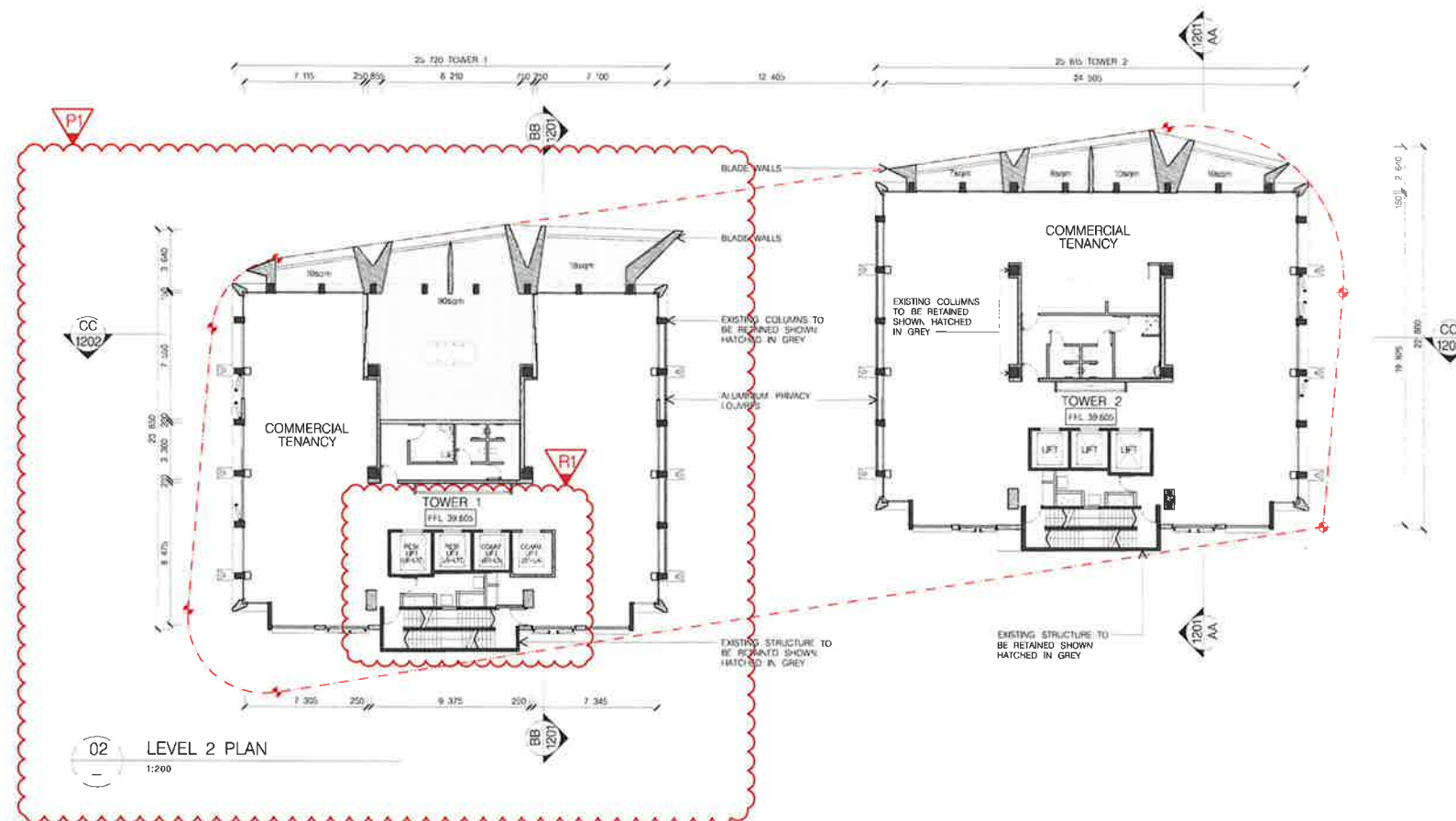
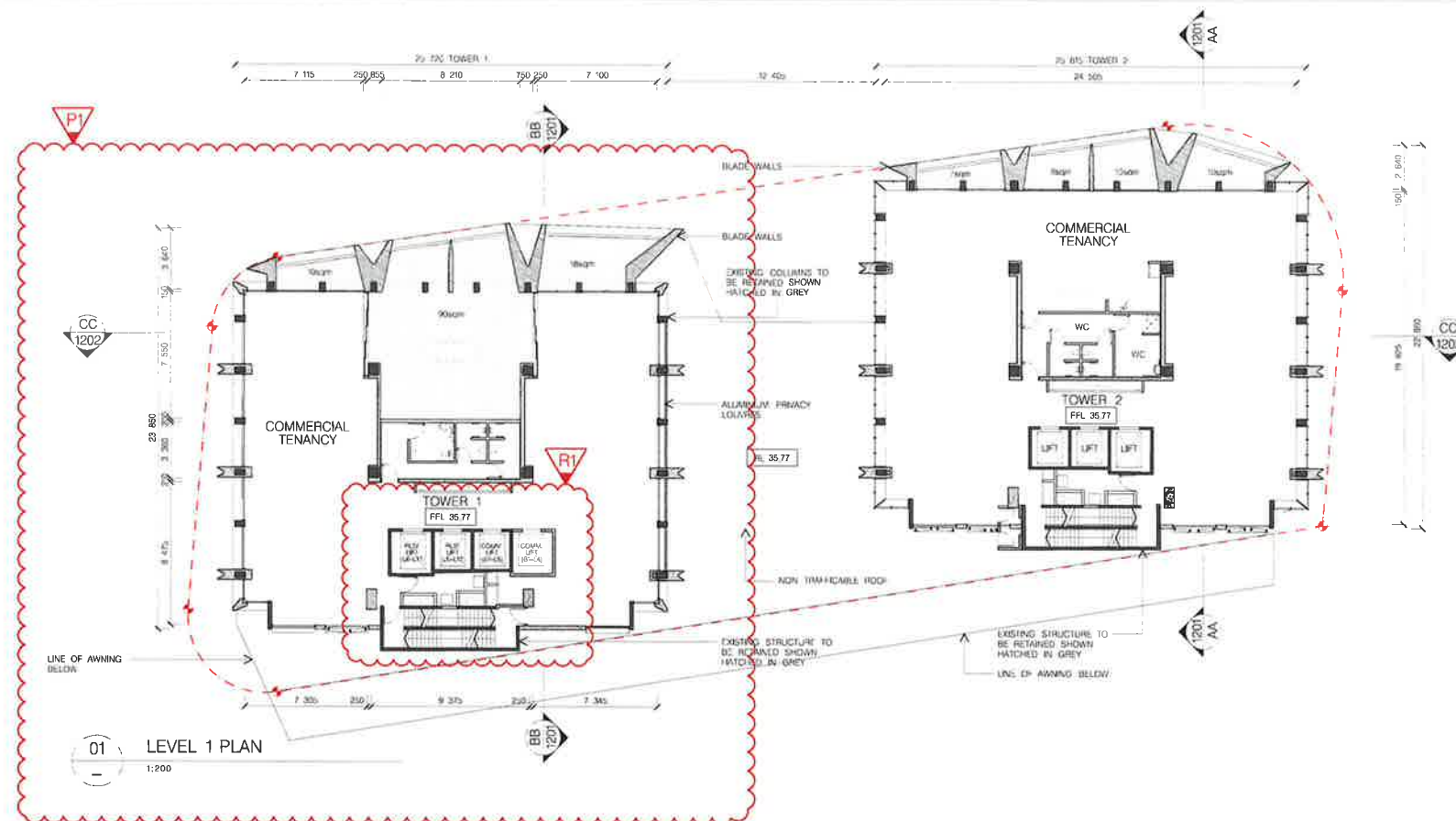
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Sheet No 2 of 10



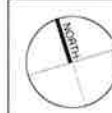
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- 2 AMENDED WASTE MANAGEMENT PLAN TO REFLECT UPDATED AREA CALCULATIONS

18-09-95	Client Name	Product
70.00.00	Chen, Stephen	Private
23.03.97	Chen, Stephen	Private
34.03.98	Chen, Stephen	Private
75.01.98	Chen, Stephen	Private
38.02.98	Chen, Stephen	Private
01.03.97	Chen, Stephen	Private
59.11.97	Chen, Stephen	Private
76.09.97	Chen, Stephen	Private
30.03.97	Chen, Stephen	Private
23.03.97	Chen, Stephen	Private
36.02.98	Chen, Stephen	Private
22.01.98	Chen, Stephen	Private
04.07.95	Chen, Stephen	Private
11.09.95	Chen, Stephen	Private

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ARCHITECT
CONDALL
ASSOCIATES
ARCHITECTS

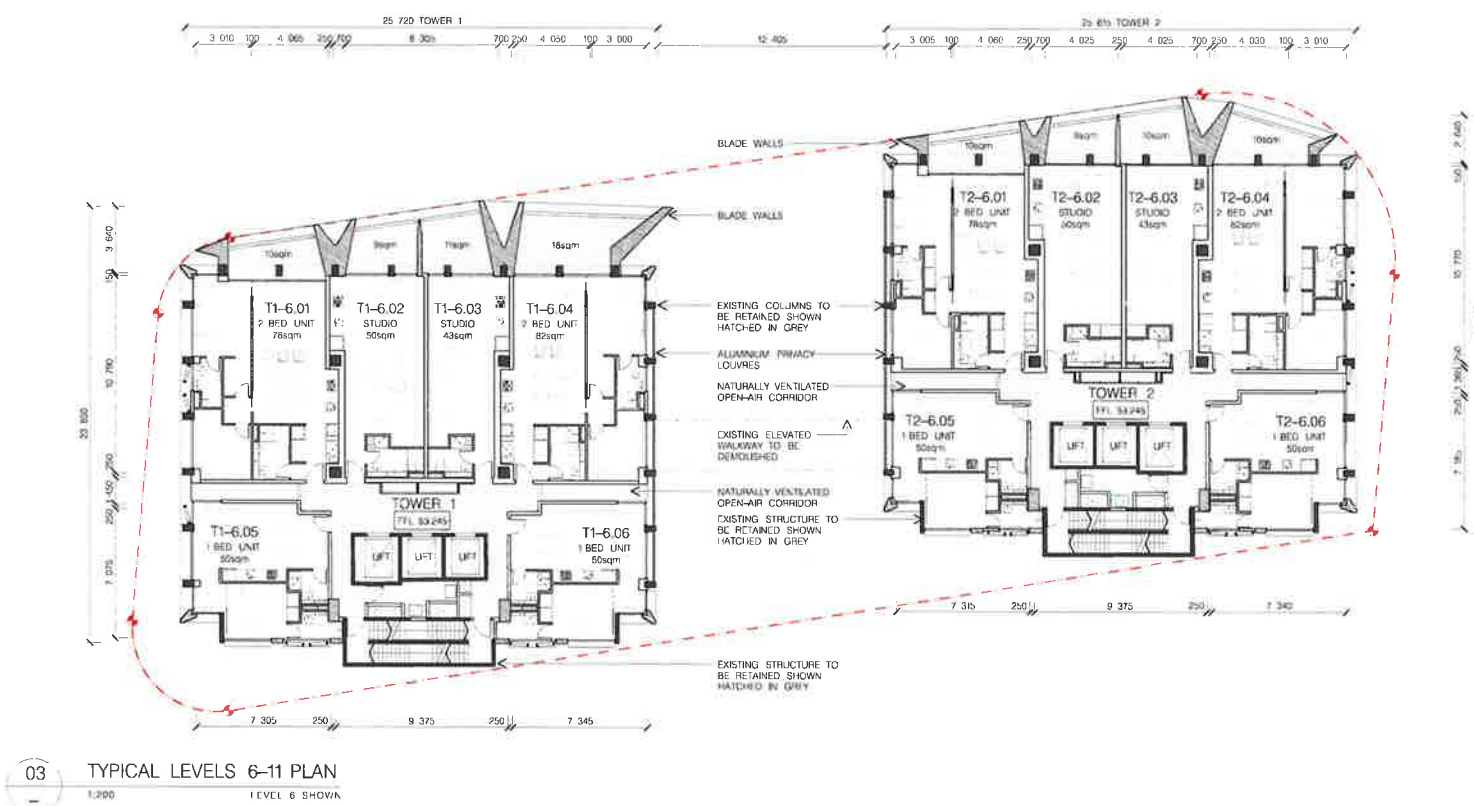
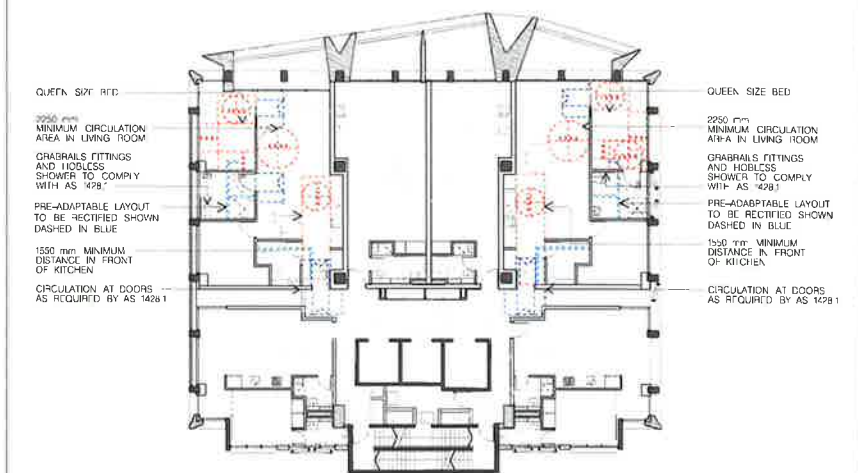
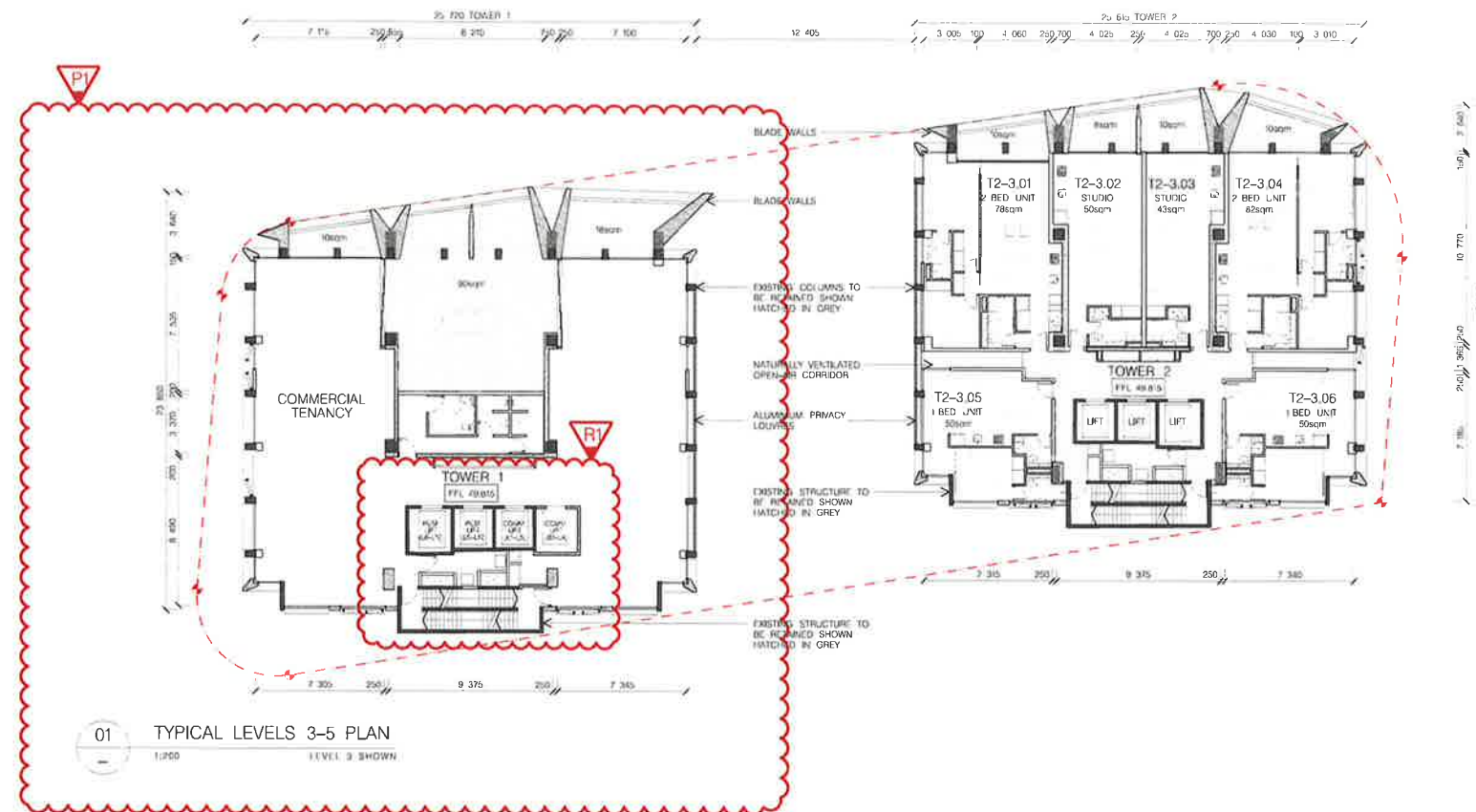
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CLIENT: LAWSON SQUARE PTY LTD.	
SCALE: E200 @ A1	DATE: AUGUST 2015
DRAWN BY:	CHECKED BY:

CAD FILE NO:

DRAWING:
LEVEL 1 &
LEVEL 2 PLANS

DRAWING No.
S96 - 1103

ISSUE	JOB NO
5578	



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In respect to SSD5249

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Sheet No 3 of 10

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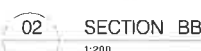
Approved Section 4.55 (.....1A.....) Modification Application

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In respect to SSD 5249

Signed MW LEVEL 14

Sheet No. 4 of 10



- 1 AMENDED GROUND FLOOR TO ACCOMMODATE SEPARATE RESIDENTIAL AND COMMERCIAL LOBBIES (INC. ADDITIONAL LIFT)
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A horizontal number line is shown with tick marks at 0, 5, and 10. The segment between 5 and 6 is shaded gray.

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AT STREET
OOD

STRUCTURAL
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PLANNING:
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PLANNING
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LEVEL 7 77 BER
NORTH SYDNEY
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ARCHITECT
CAND
ASSC
WEND

PROJECT:
1 LAWSON SQUARE, REDFERN

CLIENT:
LAWSON SQUARE PTY LTD.

SCALE: 1:200 @ A1

DATE: AUGUST 2019

DRAWN BY: CHECKED 1:

DRAWING: SECTIONS - SHEET 1
SECTIONS AA & BB

DRAWING No.
S96 - 1201

JOB No.	5578
ISSUE	

109
REGENT STREET

REGENT STREET

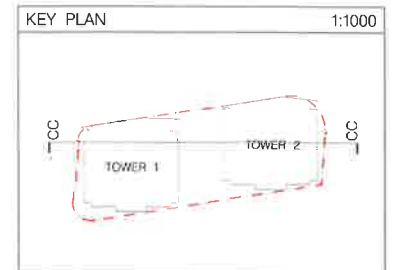
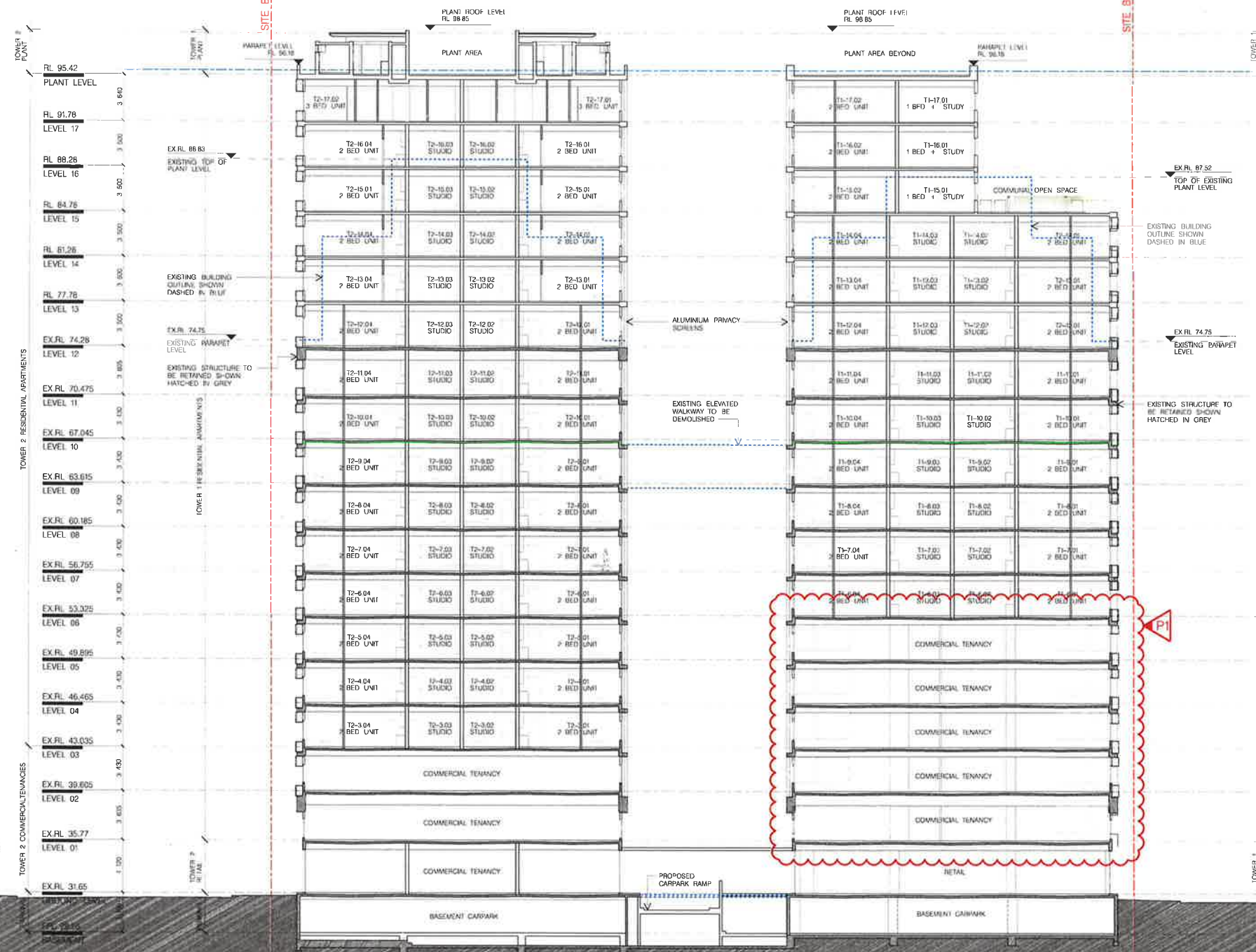
SUBJECT SITE - 1 LAWSON SQUARE

GIBBONS STREET

REDFERN RAILWAY STATION

TOWER 2

TOWER 1



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ARCHITECT:
CANDALEPAS ASSOCIATES
WENDY LEWIN

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:200 @ A1
DATE:
AUGUST 2019
DRAWN BY:
JE
CHECKED 1:
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CHECKED 2:
APPROVED:

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SECTIONS - SHEET 2
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DRAWING NO:
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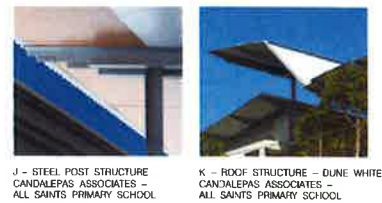
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Sheet No. 6 10

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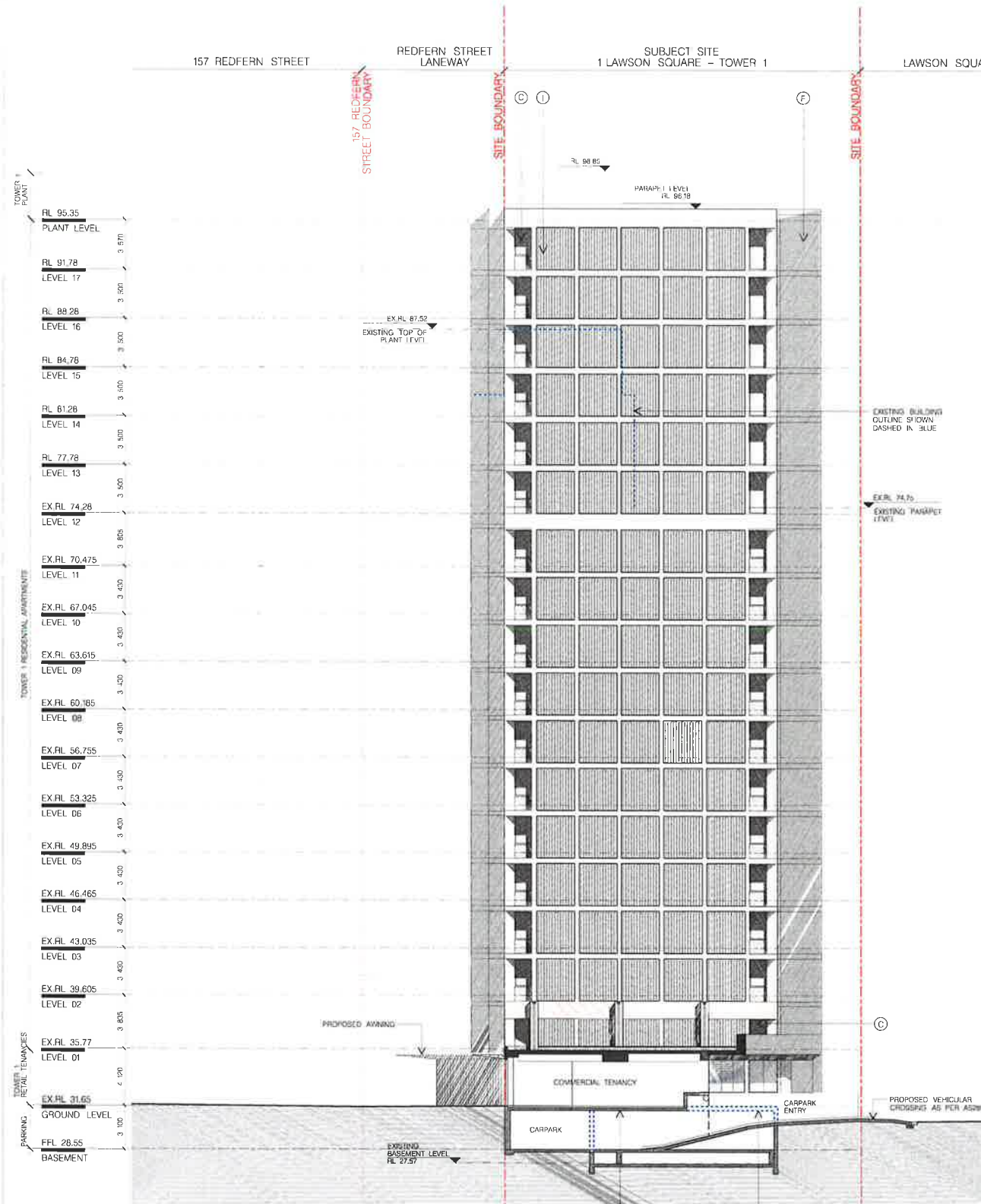
J - STEEL POST STRUCTURE
K - ROOF STRUCTURE - DUNE WHITE

01 NORTH ELEVATION
1:200

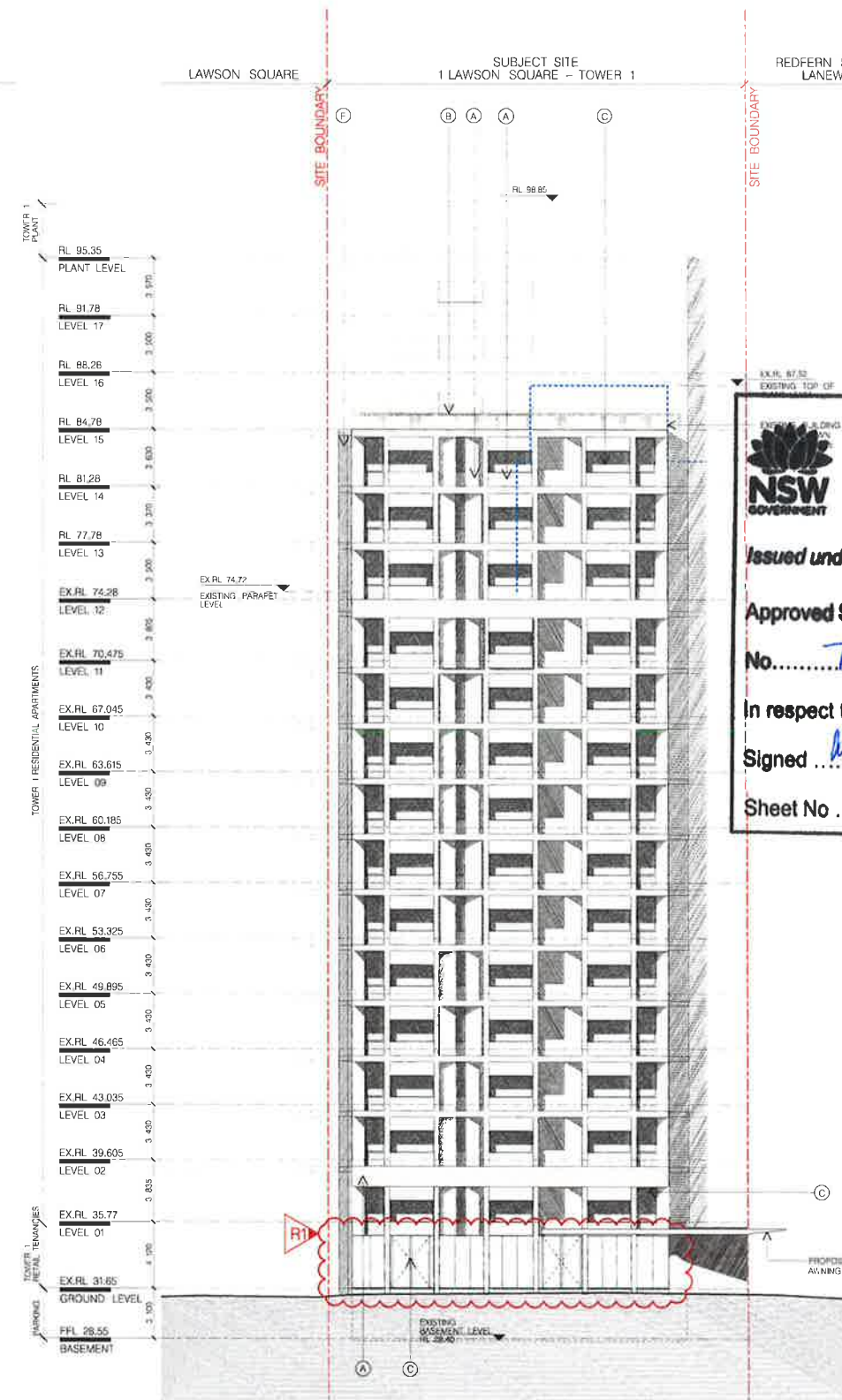


A - GLASS REINFORCED CONCRETE (GRC) CANDALEPAS ASSOCIATES - PELICAN STREET
B - GLASS REINFORCED CONCRETE (GRC) PLANTERS CANDALEPAS ASSOCIATES - PELICAN STREET
C - CLEAR GLASS CANDALEPAS ASSOCIATES - FRANCIS STREET
D - PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARAPAHIMENTS
E - METAL BALUSTRADE CANDALEPAS ASSOCIATES - FINLAYSON STREET
F - OFF-FORM CONCRETE CANDALEPAS ASSOCIATES - KENSINGTON HOUSE
G - MARBLE CANDALEPAS ASSOCIATES - PELICAN STREET
H - TEXTURED PAINTED CONCRETE CANDALEPAS ASSOCIATES - PINDARAPAHIMENTS
I - ALUMINUM FINISH LOUVRES M.M. MOORE ARCHITECTS - ALAMI

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01 TOWER 1 EAST ELEVATION
1:200



02 TOWER 1 WEST ELEVATION
1:200

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CLIENT:
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SCALE:
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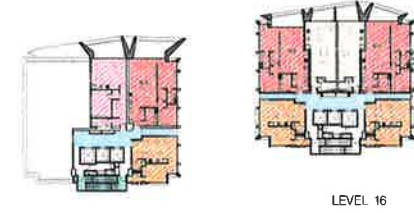
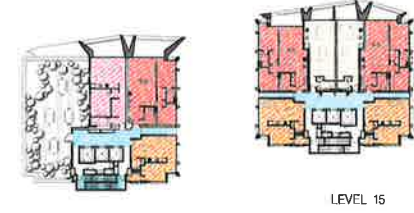
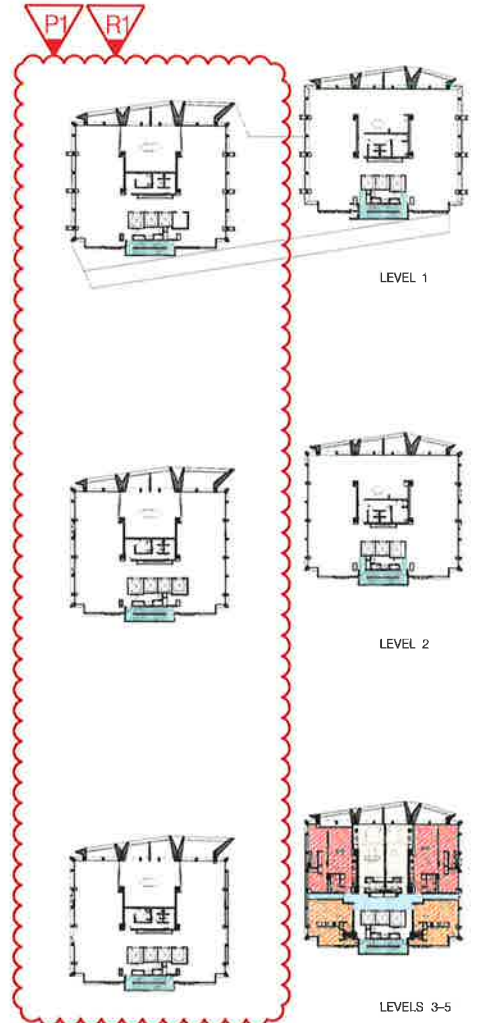
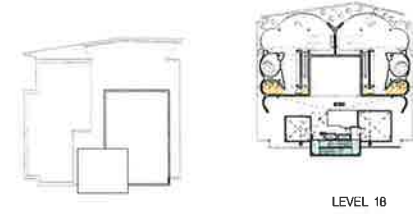
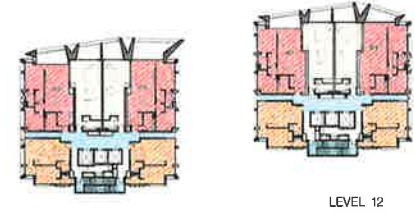
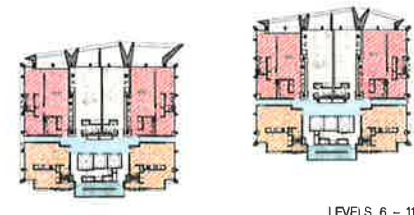
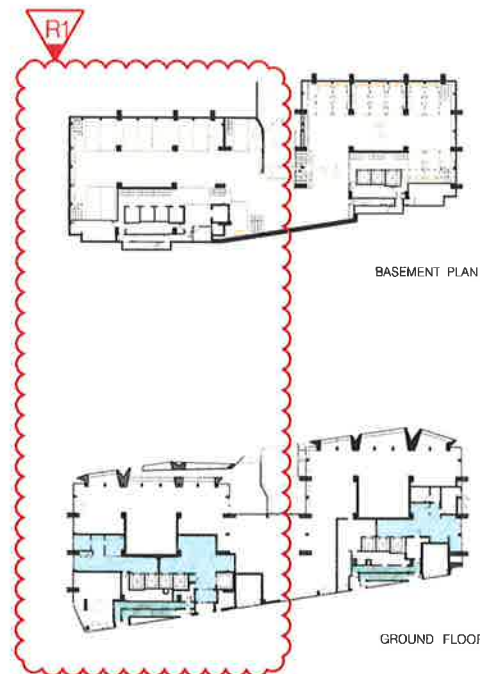
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YIELD ANALYSIS

	PERMISSIBLE	APPROVED (MOD 5)	PROPOSED
SITE AREA	1,698 sqm (APPROX)		
FSR	7.70:1	7.65:1	7.65:1
GROSS FLOOR AREA (GFA) *	13,053 sqm	12,993 sqm	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	48	617	-	-	48	1,078
LEVEL 01	COMMERCIAL	357	429	06	786		
LEVEL 02	COMMERCIAL	357	429	06	786		
LEVEL 03	COMMERCIAL /RESIDENTIAL	357	353	12	710		
LEVEL 04	COMMERCIAL /RESIDENTIAL	357	353	12	710		
LEVEL 05	COMMERCIAL /RESIDENTIAL	357	353	12	710		
LEVEL 06	RESIDENTIAL	357	353	12	710		
LEVEL 07	RESIDENTIAL	357	353	12	710		
LEVEL 08	RESIDENTIAL	357	353	12	710		
LEVEL 09	RESIDENTIAL	357	353	12	710		
LEVEL 10	RESIDENTIAL	357	353	12	710		
LEVEL 11	RESIDENTIAL	357	353	12	710		
LEVEL 12	RESIDENTIAL	366	367	12	728		
LEVEL 13	RESIDENTIAL	366	367	12	728		
LEVEL 14	RESIDENTIAL	366	367	12	728		
LEVEL 15	RESIDENTIAL	20	357	09	583		
LEVEL 16	RESIDENTIAL	20	357	09	583		
LEVEL 17	RESIDENTIAL	20	357	07	523		
LEVEL 18	RESIDENTIAL /TERRACE	-	-	02	18		
ROOF	PLANT	-	-	-	-		
RETAIL /COMMERCIAL LOBBY		2,246	1,475	3,721			
RESIDENTIAL		3,845	5,427	9,272			
TOTAL		6,091	6,902	13,993			

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 OVERHUNG 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:

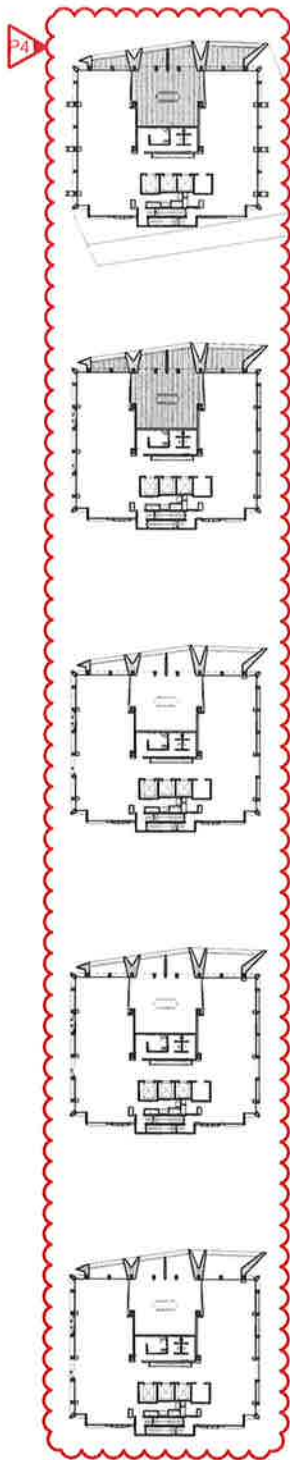
- (D) ANY AREA FOR COMMON VERTICAL CIRCULATION SUCH AS LIFTS AND STAIRS AND
- (E) ANY BASEMENT
- (F) STORAGE AND
- (G) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND REFRACTS AND
- (H) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING AND
- (I) CAR PARKING TO 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) VORDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

LEGEND

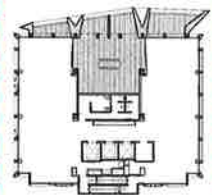
AREAS INCLUDED IN GFA CALCULATIONS	UNIT AREA	TOTAL UNIT	UNIT MIX
STUDIO APARTMENT	43-53sqm	46 UNITS	31%
1 BEDROOM UNIT	50sqm	51 UNITS	33%
1 BEDROOM UNIT + STUDY	61sqm	3 UNITS	2%
2 BEDROOM UNIT	78-83sqm	49 UNITS	33%
3 BEDROOM UNITS	106sqm	2 UNITS	1%
RETAIL /COMMERCIAL TENANCIES			
LOBBY /CONDOERGE			
TOTAL		151 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

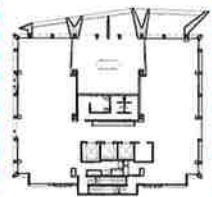
- COMMON VERTICAL CIRCULATION LOADING AREAS
- PARKING
- PLANT /SERVICES



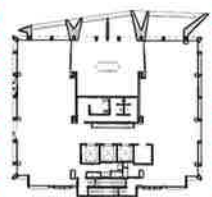
LEVEL 01
TOWER 1 COMMERCIAL - TOWER 2 COMMERCIAL



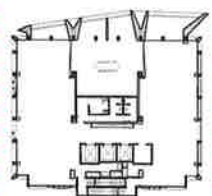
LEVEL 02
TOWER 1 COMMERCIAL - TOWER 2 COMMERCIAL



LEVEL 03
TOWER 1 COMMERCIAL - TOWER 2 RESIDENTIAL



LEVEL 04
TOWER 1 COMMERCIAL - TOWER 2 RESIDENTIAL



LEVEL 05
TOWER 1 COMMERCIAL - 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

NSW GOVERNMENT
Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (.....1A.....) Modification Application

No.7..... Granted on14 NOV 2019.....

In respect toSSD 5249.....

SignedMN.....

Sheet No.9..... of10.....

SOLAR ANALYSIS
JUNE 21

DESCRIPTION	TOTAL UNITS	%
2 HOURS SUNLIGHT BETWEEN 9AM-3PM (WIN.)	108 UNITS	77%
LESS THAN 2 HOURS SUNLIGHT	47 UNITS	28%
108 OF 151 UNITS = 72% OF UNITS ACHIEVING 2 HOURS DIRECT SUNLIGHT		

- SCHEDULE OF KEY AMENDMENTS**
- 1 LEVELS 1-5 CONVERTED FROM RESIDENTIAL TO COMMERCIAL USE
 - 2 GFA TABLE REVISED
 - 3 APARTMENT MIX REVISED
 - 4 SOLAR STUDY REVISED
-
- 1 AMENDED GROUND FLOOR TO ACCOMMODATE SEPARATE RESIDENTIAL AND COMMERCIAL LOBBIES (INC. ADDITIONAL LIFT)
 - 2 AMENDED WASTE MANAGEMENT PLAN TO REFLECT UPDATED AREA CALCULATIONS

01 UNIT SOLAR STUDY
1:500

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

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Note: Do not scale from drawings. Fig. no. dimensions shall be given on all scaled drawings. Any discrepancy shall be reported to the Architect for clarification and to the commencement of any work.

LANDSCAPE:
ISTHMUS LANDSCAPE DESIGN
31 CENTRAL AVENUE
COMO NSW 2224
T: 9528 4903

HERITAGE:
CITY PLAN HERITAGE
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3550

BCA / ACCESS:
CITY PLAN SERVICES
LEVEL 1, 364 KENT STREET
SYDNEY NSW 2000
T: 8270 3500

BASIS + ACOUSTIC ENGINEER:
SLR CONSULTING
2 LINCOLN STREET
SYDNEY NSW 2066
T: 9427 8100

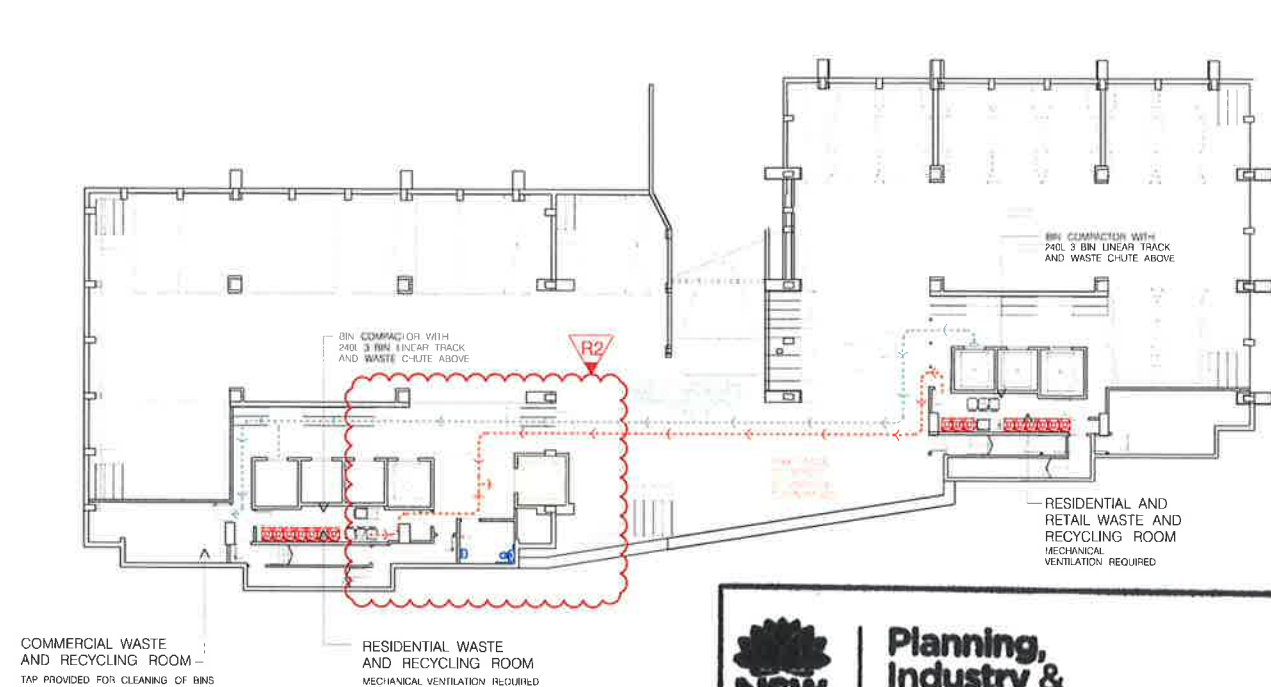
STRUCTURAL ENGINEER:
BG&E
LEVEL 2, 8 WINDMILL STREET
SYDNEY NSW 2000
T: 9770 3000

PLANNING:
JBA URBAN PLANNING CONSULTANTS
LEVEL 7, 77 BERRY STREET
NORTH SYDNEY NSW 2060
T: 9956 6862

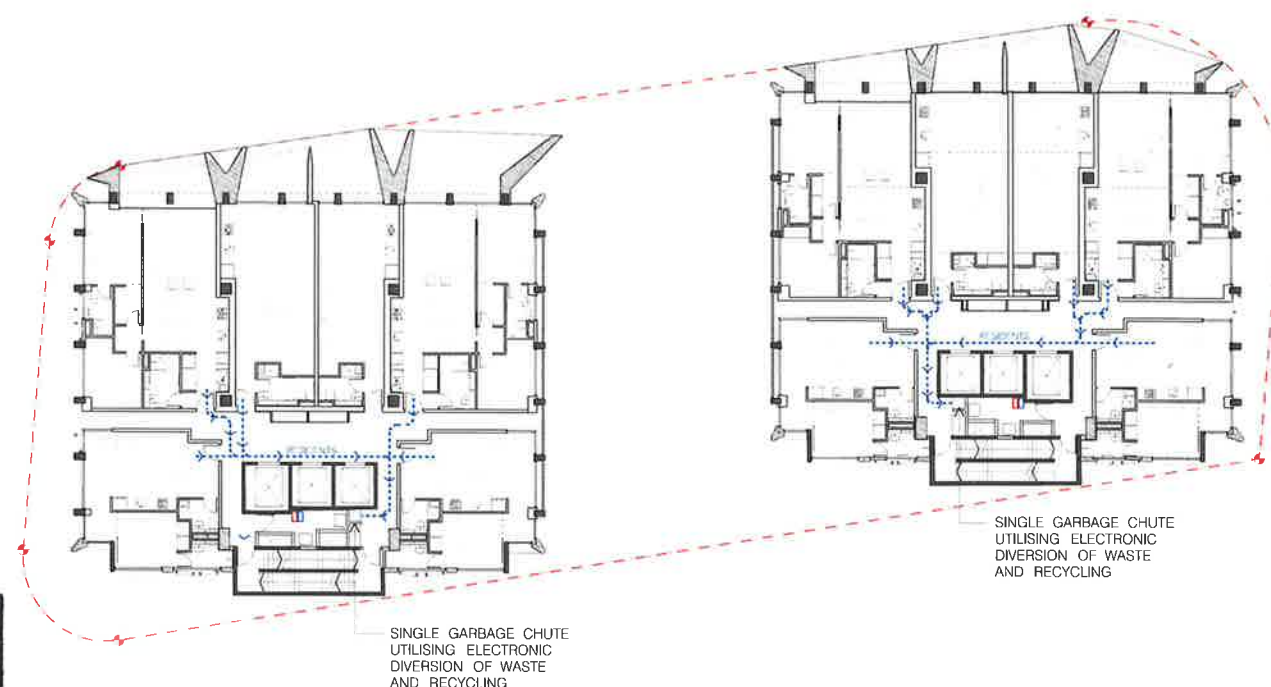
ARCHITECT:
CHANDLER ASSOCIATES
LEVEL 1, 100 KENT STREET
SYDNEY NSW 2000

PROJECT:
1 LAWSON SQUARE, REDFERN
CLIENT:
LAWSON SQUARE PTY LTD.
SCALE:
1:500 @ A1
DATE:
AUGUST 2019
DRAWN BY:
JE
CHECKED 1:
JE
CHECKED 2:
APPROVED:

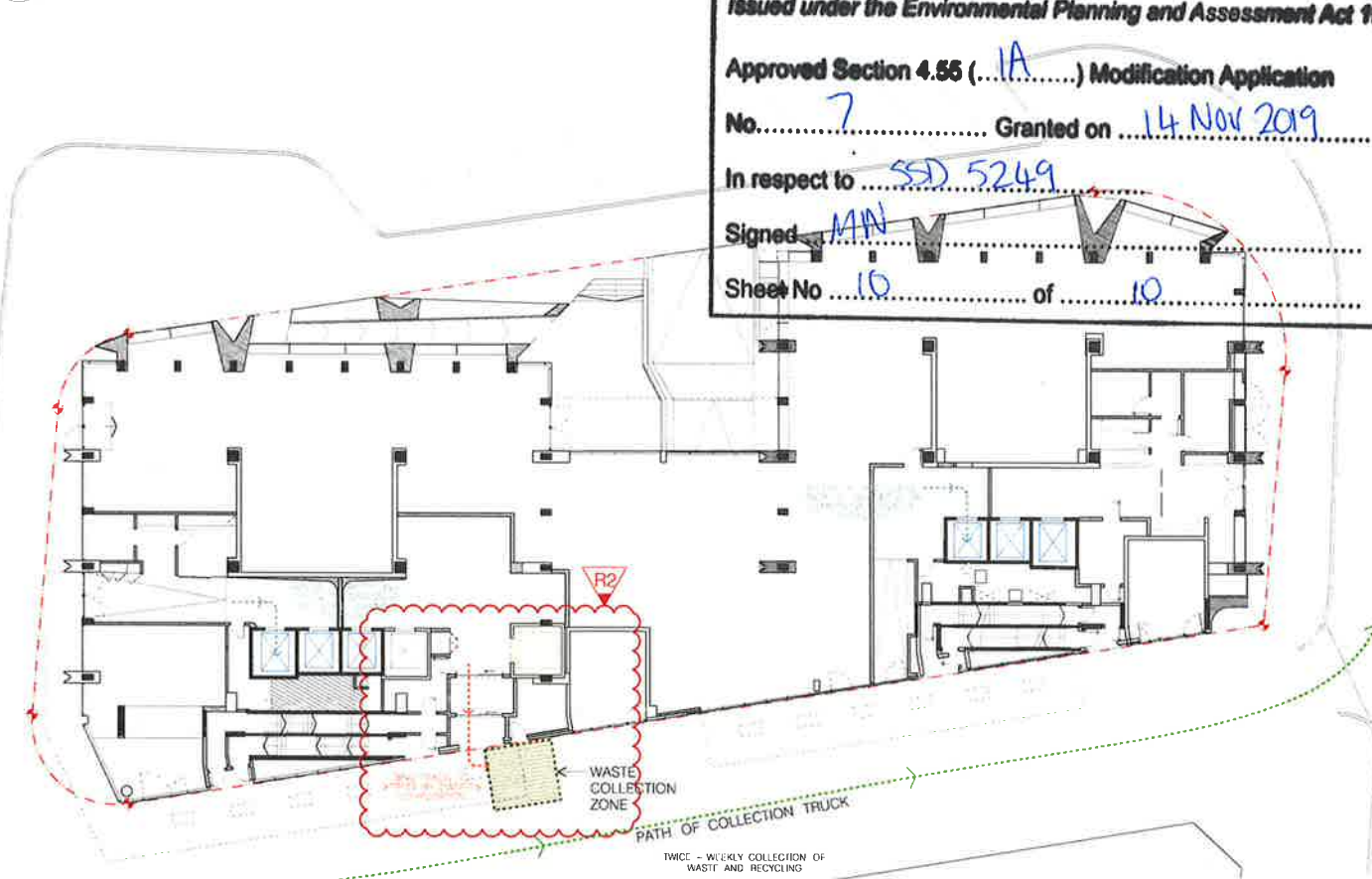
DRAWING:
UNIT SOLAR STUDY
DRAWING No.
S96 - 1501
ISSUE
5578
R



01 WASTE MANAGEMENT PLAN - BASEMENT LEVEL
1:200



03 WASTE MANAGEMENT PLAN - TYPICAL RESIDENTIAL LEVEL
1:200



02 WASTE MANAGEMENT PLAN - GROUND FLOOR
1:200

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Approved Section 4.55 (1A) Modification Application

No. 7 Granted on 14 Nov 2019

In respect to 550 52.49

Signed MIN

Sheet No 10 of 10

PROJECTED WASTE GENERATION CALCULATIONS

RESIDENTIAL	COMMERCIAL	RETAIL
GARBAGE /WASTE	GARBAGE /WASTE	GARBAGE /WASTE
AREA GROUND LEVEL (TOWER 1)	AREA GROUND LEVEL (TOWER 1)	AREA GROUND LEVEL (TOWER 1)
461 SQM	461 SQM	461 SQM
WASTE GENERATION RATE (PER WEEK)	WASTE GENERATION RATE (PER WEEK)	WASTE GENERATION RATE (PER WEEK)
50L PER 100M ² PER DAY = 1.61L	50L PER 100M ² PER DAY = 1.61L	50L PER 100M ² PER DAY = 1.61L
COLLECTION FREQUENCY (PER WEEK)	COLLECTION FREQUENCY (PER WEEK)	COLLECTION FREQUENCY (PER WEEK)
2 X PER WEEK	2 X PER WEEK	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)
(1.61L / 240L) / 2 = 1.66	(1.61L / 240L) / 2 = 1.66	(1.61L / 240L) / 2 = 1.66
TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)
2 BIN	2 BIN	2 BIN
STORAGE AREA PROVIDED	STORAGE AREA PROVIDED	STORAGE AREA PROVIDED
3 SQM	3 SQM	3 SQM
CO-MINGLED RECYCLING	CO-MINGLED RECYCLING	CO-MINGLED RECYCLING
AREA GROUND LEVEL (TOWER 1)	AREA GROUND LEVEL (TOWER 1)	AREA GROUND LEVEL (TOWER 1)
461 SQM	461 SQM	461 SQM
WASTE GENERATION RATE (PER WEEK)	WASTE GENERATION RATE (PER WEEK)	WASTE GENERATION RATE (PER WEEK)
50L PER 100M ² PER DAY = 1.61L	50L PER 100M ² PER DAY = 1.61L	50L PER 100M ² PER DAY = 1.61L
COLLECTION FREQUENCY (PER WEEK)	COLLECTION FREQUENCY (PER WEEK)	COLLECTION FREQUENCY (PER WEEK)
2 X PER WEEK	2 X PER WEEK	2 X PER WEEK
TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS REQUIRED (BASED ON 240L BINS - COMPACTED)
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TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)	TOTAL BINS PROVIDED (BASED ON 240L BINS - COMPACTED)
2 BIN	2 BIN	2 BIN
STORAGE AREA PROVIDED	STORAGE AREA PROVIDED	STORAGE AREA PROVIDED
3 SQM	3 SQM	3 SQM

- SCHEDULE OF KEY AMENDMENTS**
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 - 3 APARTMENT MIX REVISED
 - 4 SOLAR STUDY REVISED