

GG/JM  
17092  
22 May 2017

Ben Lusher  
Director, Key Sites Assessments  
Department of Planning and Environment  
Level 22, 320 Pitt Street  
SYDNEY NSW 2000

Attention: Alexandra O'Rorke

Dear Mr Lusher,

**RESPONSE TO SUBMISSIONS - SSD 5249 MOD 3**  
**1 LAWSON SQUARE, REDFERN**

We write on behalf of Lawson Square Pty Ltd in response to the Department of Planning and Environment's (DPE) Response to Submissions letter, dated 12 May 2017. The purpose of this letter is to respond to the matters raised by the DPE, namely:

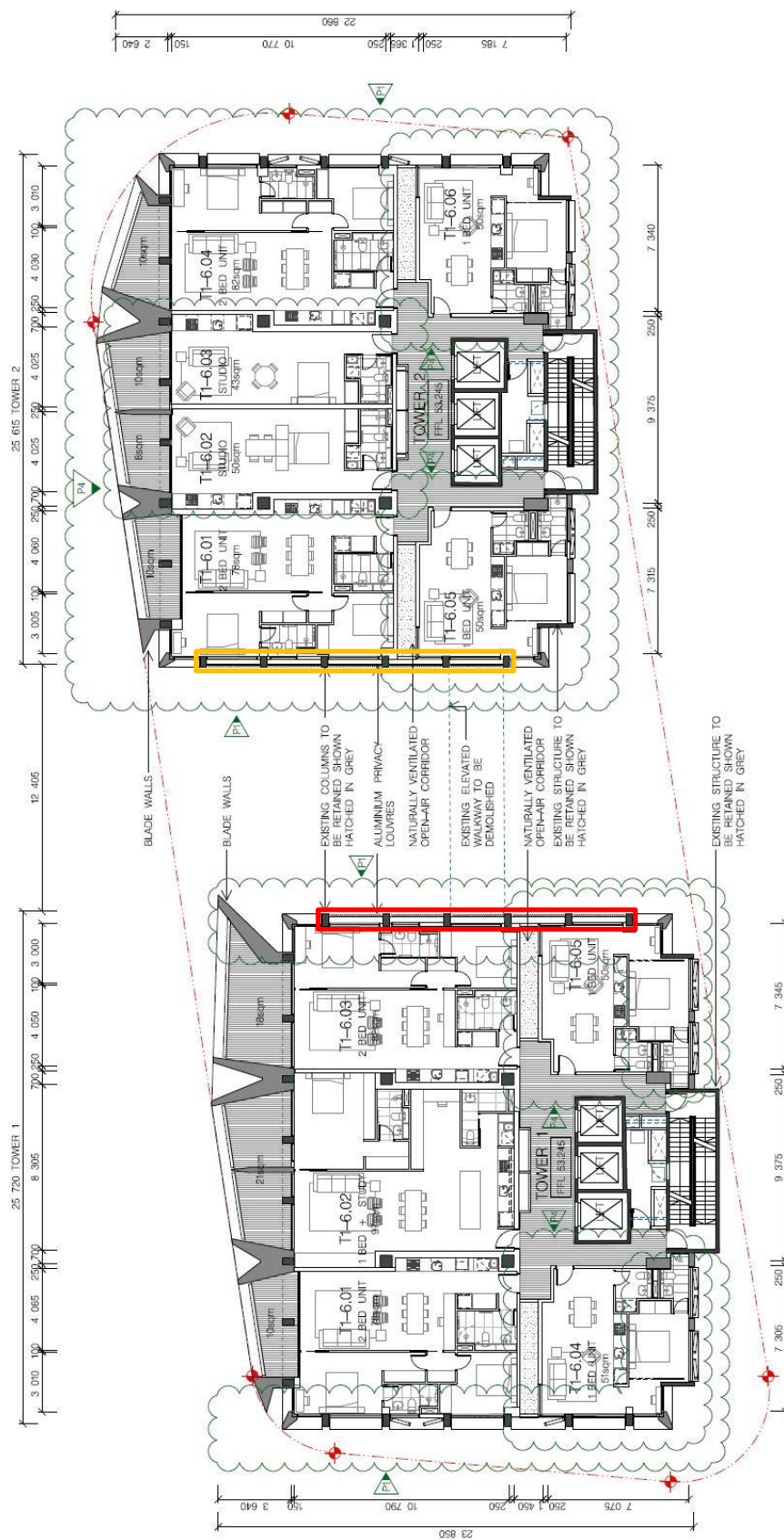
*"that further consideration is given to how the proposed changes to the façade treatment maintains adequate privacy between apartments within the site and those to the south of the site."*

**1.1 Privacy Between Apartments Within the Site**

The eastern façade of Tower 1 and the western façade of Tower 2 are proposed to accommodate fixed aluminium louvres. The louvres are angled to prevent overlooking, enable light to enter the apartments and allow occupants to enjoy views to the north. **Figures 1 and 2** illustrate the proposed aluminium louvres. The louvres are drawn on the plans submitted with MOD 3.



**Figure 1** – Proposed aluminium louvres on the Tower 2 western façade  
Source: Candalepas Associates



**Figure 2** – Typical floor plan with the location of the aluminium louvres highlighted

Source: Candalepas Associates

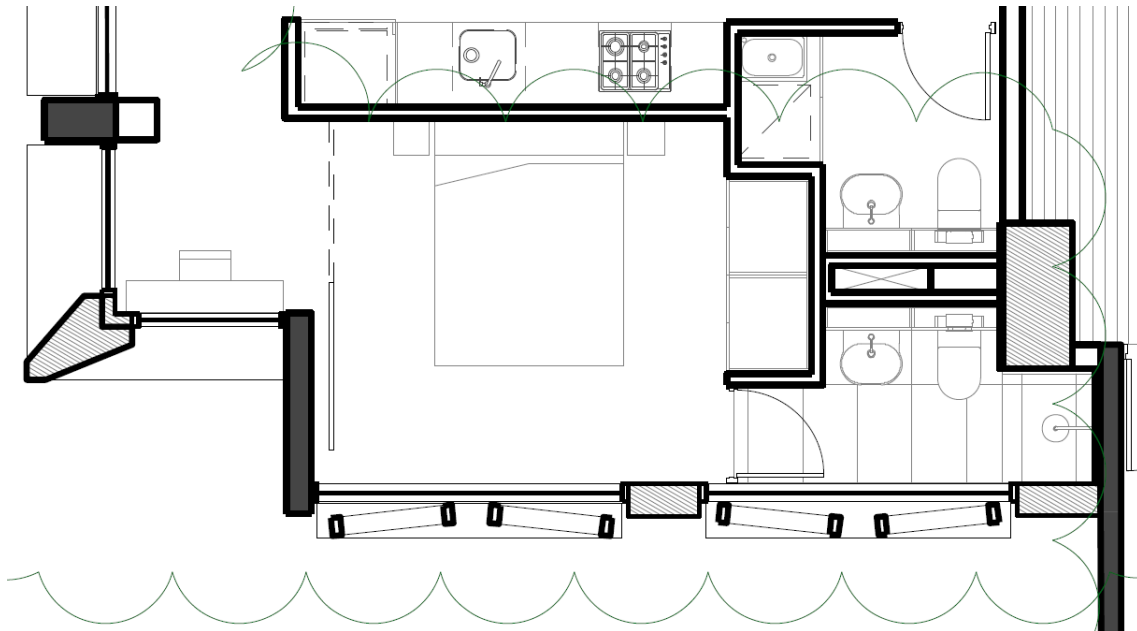
## 1.2 Privacy Between the Development and the Neighbouring Sites to the South

Tower 1 is 17.1m from the nearest apartment in the Deicota building. The rooms on the southern façade are bedrooms, bathrooms, and small corridor/study nook areas. Kitchens, dining areas and living rooms are oriented to the east or west, and do not overlook Deicota. On the southern façade:

- the bedrooms have opaque GRC panels fixed to the window openings to prevent overlooking. The panels:
  - are angled to direct views away from Deicota; and
  - have a minimal gap of 280mm which significantly restricts views to Deicota.
- the bathrooms have opaque glass windows and panels which will prevent overlooking;
- the corridor/study nook has a small window that was approved under MOD 2. MOD 3 maintains a window in this location.

A plan of the Tower 1 southern façade is provided as **Figure 3** below.

Tower 2 is a minimum 25.63m from the 'Iglu Redfern' development currently under construction, and 28m from the Deicota development. These separation distances comply with the minimum design criteria requirement in the Apartment Design Guide.



**Figure 3** – Tower 1 plan – southern façade detail  
Source: Candalepas Associates

## 2.0 CONCLUSION

We trust this letter addresses the privacy matters raised in the DPE's Response to Submissions letter. The photomontages and A1 plans requested by the DPE will be submitted separately. Should you have any queries or further questions about this matter, please do not hesitate to contact me on 9956 6962 or [jmurray@jbaurban.com.au](mailto:jmurray@jbaurban.com.au).

Yours faithfully,

Jim Murray  
Principal Planner