



175-177 Cleveland Street, Redfern

Request for DGRs - Supporting
Document

Request for DGRs

175-177 CLEVELAND STREET, REDFERN

5 storey mixed use development with student accommodation for 40 students, and a residential flat building containing 13 apartments

January 2014

Prepared under instructions from
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1.0 INTRODUCTION	4
2.0 SITE DESCRIPTION AND LOCATION	5
3.0 BACKGROUND	9
3.1. State Significant Development Application 4949-2011	
4.0 PROPOSED DEVELOPMENT	10
4.1. Description	
4.2. Numerical Overview	
5.0 STATUTORY PLANNING FRAMEWORK	12
5.1. State Environmental Planning Policy (Major Development) 2005	
5.1.1. Zoning and Permissibility	
5.1.2. Floor Space Ratio	
5.1.3. Building Height	
5.2. State Environmental Planning Policy (State and Regional Development) 2011	
5.3. State Environmental Planning Policy (Affordable Rental Housing) 2011	
5.4. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development	
6.0 IMPACT IDENTIFICATION AND ASSESSMENT	17
7.0 JUSTIFICATION	18
8.0 CONSULTATION	19
9.0 CONCLUSION	20
APPENDIX A	
Ghazi Al Ali Architects	
ARCHITECTURAL PLANS	
APPENDIX B	
MMDCC	
QUANTITY SURVEYORS REPORT	
APPENDIX C	
Jim Simon	
ARTIST COMMISSION	

1.0 INTRODUCTION

This report relates to a request for Director General's Requirements (DGRs) to guide the redevelopment of 175-177 Cleveland Street, Redfern for the purposes of a development which involves the demolition of an existing building and erection of 5 storey mixed use development above a common basement level with student accommodation for 40 students, and a residential flat building containing 13 apartments.

Pursuant to Schedule 2 of the State Environmental Planning Policy (Major and Regional Development) 2011, the proposed development is considered to be State Significant Development (SSD). This is due to the subject site forming part of the 'Redfern-Waterloo Sites' State Significant Site, within this schedule and the proposed development having an estimated capital investment value greater than \$10 million, at \$10,702,771.00 (a quantity surveys report is submitted with this application demonstrating the capital investment value).

In accordance with Part 2, Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (adopted 1 October 2011), we hereby seek Director General Requirements to inform the preparation of an Environmental Impact Statement (EIS) for the proposed development.

This submission includes the following information:

- An overview of the site and surroundings.
- A background discussion concerning similar development in the context of the site.
- A description of the proposed development included design approach.
- An overview of relevant planning framework and permissibility.
- Impact identification and assessment.
- Justification for the proposal;
- An overview of consultation undertaken to date for the proposal with authorities and the public.
- Attached drawings of the proposal prepared by Ghazi El Ali Architects.
- Attached Quantity Surveyors Report.

2.0 SITE DESCRIPTION AND LOCATION

The site comprises 4 allotments and is legally described as Lot 10 in DP 809537, Lot 1 in DP 1093304, Lot 1 in DP 724328 and Lot 15 in DP 57107 and is known as 175-177 Cleveland Street Redfern. The site is located on the southern side of Cleveland Street, approximately 330 metres north of the Redfern Train Station. A location plan is included as Figure 1.

The site is irregular in shape and has an area of 645.2 square metres. The northern boundary of the site adjacent to Cleveland Street has a length of 30.68 metres. Each corner of the site is splayed and the site has a frontage of 7.15 metres to Woodburn Street to the east and 22.39 metres to Eveleigh Street to the west.

A part one and part two storey industrial building occupies the western side of the site, whilst the north-eastern part of the site is occupied by a hardstand car parking area. The site was used as for vehicle body repair for some time, before being used for the retail of furniture more recently. The existing building on the site is of limited architectural merit and Council granted consent in 2008 under D/2008/907 to the demolition of all structures on the site and erection of a two storey development comprising of showroom and warehouse for the production of advertising signs.

The site is not a heritage item and is not located in a heritage conservation area.

The context of the site contains a variety of buildings and uses. Immediately adjacent to the south is an adaptive re-use of a former industrial building into a 5 storey residential apartment building at 6-8 Woodburn Street. Opposite to the west is a recent part 3 part 4 storey infill residential apartment building at 165 – 173 Cleveland Street. Adjacent to the east is a 2 storey industrial building at 1-5 Woodburn Street, whilst across Woodburn Street to the east is part 4 part 5 storey building at 179 Cleveland Street used for the purposed of a youth hostel.



Figure 1:

Site (Source: Six Maps, Department of Lands 2013)

2.0 SITE DESCRIPTION AND LOCATION



Photograph 1:

Existing building as viewed from Cleveland Street

Photograph 2:

Existing building as viewed from Eveleigh Street



Photograph 3:

Existing car park at the north-eastern corner of the site

2.0 SITE DESCRIPTION AND LOCATION



Photograph 4:

6-8 Woodburn Street
(Source: Google streetview)

Photograph 5:

165-173 Cleveland Street (Source:
Google streetview)



Photograph 6:

1-5 Woodburn Street
(Source: Google streetview)



2.0 SITE DESCRIPTION AND LOCATION



Photograph 7:

179 Cleveland Street
(Source: Google streetview)

3.0 BACKGROUND

3.1. State Significant Development Application 4949-2011

On 16 May 2012, State Significant Development Application 4949-2011 was approved under delegation from the Minister by the Director General of the Department of Planning & Infrastructure for a Student Accommodation development at 157-163 Cleveland Street, Redfern.

The approved development comprised partial demolition of existing building and construction a part 2 and part 5 storey building for student accommodation for 461 students. The development provided facilities including reception/lobby, administration room, meeting room, internet/study area, TV/games room, laundry room, communal kitchen, plant and services. The approved development had a FSR of 3:1 with 100% residential use.

That site is governed by the same planning controls as the subject site.



Figure 2:

Photomontage of approved student housing under SSD 4949-2011

4.0 PROPOSED DEVELOPMENT

4.1. Description

The proposal provides for the erection of a 5 storey mixed use development above a common basement level at 175-177 Cleveland Street, Redfern containing the following:

- student housing development for 40 students facing Cleveland Street; and
- a residential flat building containing 13 apartments facing Woodburn Street.

The site has awkward proportions and a design approach has been adopted to split the two proposed uses on the site, student housing and residential apartments, vertically rather than horizontally. This approach provides for the introduction of two differing aesthetics which respond appropriately to the condition of each street.

The student housing element presents to Cleveland Street and has been designed as a robust architectural solution suitable to the more hostile environment of Cleveland Street. The typology of student housing, with no balconies, has provided an opportunity to achieve visual interest with a single, unifying skin of perforated, pressed metal screens. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade. Prominent local Aboriginal artist Jim Simon has been commissioned to assist in incorporating indigenous artwork into the pattern of the screen to recognise and celebrate the Aboriginal significance of Redfern.

The residential apartment building presents to Woodburn Street and introduces a domestic language which is distinctly different in character to the defensive language of the student housing element. The façade is framed and punctuated by balcony openings, with both solid and clear facades to achieve variety for the façade.

The student housing has been designed with a ground floor reception, lounge, internet desks and laundry facilities for the students, whilst each floor above comprises 10 students rooms accessed from an open corridor, and two communal rooms with a kitchen at each end of every floor. The communal rooms take advantage of the wide view corridors to the east and the west. Each student room has an operable window and louvres above the entry door which provides for cross-flow ventilation. A large 117.59 square metre roof top area provides for the open space needs of the students, with a continuous landscaped perimeter. A screen is located along the southern open corridor of the student accommodation to provide visual privacy between the student housing and the residential apartments.

The residential apartments are accessed separately from their own lobby at Woodburn Street and include a range of cross-through and single aspect apartments. The residential apartments also have a generous 139.36 square metre roof top area with a continuous landscaped perimeter.

4.0 PROPOSED DEVELOPMENT



Figure 3:

Photomontage of the proposed Cleveland Street façade facing east



Figure 4:

Photomontage of the proposed Cleveland Street façade facing west

4.2. Numerical Overview

Control	Permissible	Proposed
Total FSR	3:1	3:1
Commercial FSR	2:1	0
Residential FSR	1:1	Student 1.77:1 Apartments 1.23:1
Student Rooms	N/A	40
Apartments	N/A	13 (13 x 1 bed)
Car Parking	N/A	7
Motorcycle Parking	N/A	7
Bicycle Parking	N/A	18

5.0 STATUTORY PLANNING FRAMEWORK

5.1. State Environmental Planning Policy (Major Development) 2005

5.1.1. Zoning and Permissibility

The subject site falls within the Business - Mixed Use Zone under the Major Development SEPP. The SEPP states that any use which is not prohibited in the zone is therefore permitted with consent. The proposed uses for student accommodation and residential accommodation are not listed as a prohibited use and are therefore permissible with consent.

5.1.2. Floor Space Ratio

Total FSR

The SEPP provides a maximum floor space ratio (FSR) for the site of 3:1 and 1:1 for residential development. The development proposes a gross floor area of 1,936 square metres and an FSR of 3:1.

Residential and Commercial FSR

Notwithstanding that student accommodation has significantly different characteristics to permanent residential accommodation it is nonetheless defined as a type of residential accommodation. Therefore, the proposed development has a 3:1 residential FSR which exceeds the 1:1 provided under the SEPP. This split in FSR is:

- 1.77:1 for the student accommodation; and
- 1.23:1 for the residential apartments.

Whilst there are no objectives for this FSR control, the objectives of the zone are fully satisfied by this proposed development.

It is noted that the Director General recently approved 100% residential accommodation for the student housing proposal at 157-163 Cleveland Street, Redfern under SSD application 4949-2011 on the basis that the development met the objectives of the zone and that strict application of the 1:1 maximum FSR for residential accommodation would hinder the attainment of the objectives of the Act and that the proposed development achieved the underlying objectives of the standards, notwithstanding the non-compliance.

The circumstances in relation to the proposed development are the same as those which were considered in the assessment of SSD 4949-2011 and accordingly it is appropriate that the same approach is adopted in relation to FSR. The variation to the maximum residential accommodation in this circumstance is also capable of support for the following reasons:

- the proposal will provide accommodation for up to 40 students enrolled in a number of surrounding tertiary educational establishments;
- the development will assist in relieving pressure on existing market rental housing;
- students will provide a range of community and economic benefits through financial contributions to local businesses and social involvement within the community;
- the proposal will provide for up to approximately 2 full time employees;
- the proposal is compatible with the existing mix of surrounding residential and commercial and light industrial uses;

5.0 STATUTORY PLANNING FRAMEWORK

- the proposal will allow for the full utilization of a site subject to a number of site constraints;
- the student accommodation is not provided with any car parking due to its inner city location which is consistent with the policy of reducing reliance on private vehicle ownership;
- the proposal demonstrates quality urban design; and
- the development will provide high quality amenity for students residents in the form of centrally located private communal open space;

5.1.3. Building Height

The SEPP provides a maximum height of 5 storeys. The proposed development is 5 storeys in height and complies with this requirement.

5.2. State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 was adopted on 1 October 2011 and identifies State Significant Development (SSD). Schedule 2 of the SEPP identifies 'Redfern-Waterloo Sites' as shown on the map as being SSD where the capital investment value is more than \$10 million. The subject site falls just within the boundary of the Redfern-Waterloo Sites map. The project has a capital investment value will be \$10,702,771 and is therefore SSD.

Development Control Plans do not apply to State Significant Development under Clause 11 of the SEPP.

5.3. State Environmental Planning Policy (Affordable Rental Housing) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009 provides planning controls for affordable rental housing, which includes 'boarding houses'. Student housing/accommodation is not separately defined in either the SEPP or the standard instrument and fits within the definition of boarding house.

The proposal's compliance with the primary controls of SEPP is outlined in the table below.

Standard	Proposed	Complies
Communal Living Room • if a boarding house has 5 or more boarding rooms, at least one communal living room to be provided • where the development provides for one or more communal living rooms, at least one of those rooms must receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter	• 1 communal room is provides per 5 boarding house rooms. • 3 hours sunlight between 9am and 3pm	Yes
Private Open Space • one private open space area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers	• A 117 square metre roof top terrace with minimum 4m dimension is proposed.	Yes

5.0 STATUTORY PLANNING FRAMEWORK

Standard	Proposed	Complies
Manager • if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling is to be provided for a boarding house manager • if accommodation is provided on site for a boarding house manager—one private open space area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation	• A Manager's office is provides on the ground floor area which is capable of being used for accommodation if necessary.	Yes/No
Room Size • each boarding room must have a minimum gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least: (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or (ii) 16 square metres in any other case • no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres	• All room sizes are between 12.5 square metres and 15 square metres	Yes
Bathroom and Kitchen adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger. A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.	• Private bathroom facilities are provided in each room • Two kitchens are provided per floor in the communal rooms	Yes
Parking (i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and (ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site at least one parking space to be provided for a bicycle, and one to be provided for a motorcycle, for every 5 boarding rooms	• No car parking proposed • 8 bicycle parking spaces are provided for the 40 rooms in the basement	No/Yes

5.0 STATUTORY PLANNING FRAMEWORK

5.4. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 65 (SEPP 65) applies to the proposed development. SEPP 65 requires any development application for residential flat development to be assessed against the 10 principles contained in clauses 9-18 of SEPP 65 and the matters contained in the Residential Flat Design Code (RFDC).

The proposal's compliance with the key numeric requirements of the Residential Flat Design Code is detailed in the following table.

Control	Requirement	Proposed
Building Separation	Design and test building separation controls in plan and section. Suggested building separation standards include 12 metres separation between habitable rooms/balconies	The proposal provides an approximately 6m setback from the residential apartments to the rear boundary to achieve a sharing of the 12m separation requirement.
Deep Soil Zones	A minimum of 25% of the open space area of a site should be a deep soil zone (i.e. 6.25% of the site area); Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration.	The site is located within a highly urbanised context where the existing building has 100% site coverage. Given the limited number of apartments and the generous communal open space provided on the roof of the building, deep soil planting is not considered necessary in this instance.
Open Space	The area of communal open space required should generally be at least between 25 and 30% of the site area. Larger sites and brownfield sites may have potential for more than 30%.	52% of the component of the site used for residential apartments is provided as common open space for the residential apartments, comprising 21.74 square metres at ground level and 139.36 square metres as a roof top terrace area.
Ceiling Heights	A 2.7 metre minimum floor to ceiling height is recommended for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms.	A 2.7 metre floor to ceiling height is proposed for all residential levels containing living areas.

5.0 STATUTORY PLANNING FRAMEWORK

Control	Requirement	Proposed
Daylight Access	Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of two hours direct sunlight between 9 am and 3 pm in mid-winter. In dense urban areas a minimum of two hours may be acceptable. Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).	85% of living rooms and private open spaces of apartments will achieve 2 hours of solar access. There are nil single aspect south facing apartments.
Natural Ventilation	Building depths, which support natural ventilation typically range from 10 to 18 metres (from glass line to glass line). 60% of residential units should be naturally cross ventilated.	61.% of apartments will be provided with cross flow ventilation.

6.0 IMPACT IDENTIFICATION AND ASSESSMENT

The key environmental considerations associated with the proposed development which will form the basis of the Director General's Requirements are listed below.

- compliance with relevant statutory plans;
- built form and urban design;
- pedestrian and vehicular traffic and access;
- contamination;
- noise;
- amenity and operational management of student housing;
- sustainability;
- waste management;
- BCA compliance;
- construction impacts;

7.0 JUSTIFICATION

The subject site is in a location where there is high demand for affordable student housing due to its proximity to a number of education institutions with excellent access to transport, retail and recreation services. The immediate locality is also becoming a hub for students with the Urbanest student housing development nearby on Cleveland Street as well as the student housing element with the Pemulwuy development in Eveleigh Street and it is likely that services catering to the needs of students will become apparent in the locality, further emphasising that the site is appropriate for student housing.

As discussed above, It is noted that the Director General recently approved 100% residential accommodation for the student housing proposal at 157-163 Cleveland Street, Redfern under SSD application 4949-2011 on the basis that the development met the objectives of the zone and that strict application of the 1:1 maximum FSR for residential accommodation would hinder the attainment of the objectives of the Act and that the proposed development achieved the underlying objectives of the standards, notwithstanding the non-compliance. The circumstances in relation to the proposed development are the same as those which were considered in the assessment of SSD 4949-2011 and accordingly it is appropriate that the same approach is adopted in relation to FSR.

The residential flat building element of the development complies with the relevant planning controls and will ensure that a further provision of regular residential accommodation is provided in a location with close proximity to employment opportunities and a range of services and public transport. The proposal will result in increased housing supply and choice which will contribute to easing the costs of housing in the locality.

The proposed building complies with the scale and density envisaged for the site under the relevant planning controls and will deliver a visually engaging response relevant to the heritage of the locality.

8.0 CONSULTATION

To date, the project team has consulted with the following:

- Department of Planning and Infrastructure
- The Aboriginal Housing Corporation
- The City of Sydney Council

A meeting was held with the Department of Planning and Infrastructure on 22 October 2013 to discuss the proposal and feedback provided at that meeting has been incorporated into the design.

A meeting was held with the Aboriginal Housing Corporation (AHC) on 11 November 2013 to introduce the project, seek feedback and also seek advice in relation to engaging a local Aboriginal artist to design the facade screen. The AHC indicated that they believed the scheme would contribute positively to the area, provide a facility for students which would achieve a synergy with the student housing in Eveleigh Street, and provide an appropriate response to the Aboriginal heritage of the location.

A written request was sent to the City of Sydney Council on 11 December 2013 seeking a consultation meeting in relation to the proposal. An email response was received on 20 December advising that “given the time of the year and your intention to lodge with the Department early next year, and given that the Department will be seeking Council’s comments on the draft DGRs in due course, a meeting is unnecessary at this stage”.

9.0 CONCLUSION

This submission provides information to assist in the preparation of DGRs for the proposed 5 storey mixed use development above a common basement level at 175-177 Cleveland Street, Redfern with student accommodation for 40 students, and a residential flat building containing 13 apartments.

The issues discussed in this report are considered to represent the key environmental considerations associated with the proposal and adequate to inform the Director Generals Requirements.

The proposal will provide an appropriate response to the context of the site and will assist in the orderly and economic development of the land. The future Development Application will satisfactorily address all relevant issues and all relevant provisions of the applicable planning controls.

APPENDIX A

ARCHITECTURAL PLANS

A

Ghazi Al Ali Architects

DRAWING SCHEDULE

A 0000 TITLE PAGE
A 1000 SITE ANALYSIS
A 1010 SITE PLAN
A 1100 SURVEY PLAN
A 1200 BASEMENT 01
A 1201 LOWER GROUND FLOOR
A 1202 GROUND FLOOR PLAN
A 1203 LEVEL 01
A 1204 LEVEL 02
A 1205 LEVEL 03
A 1206 LEVEL 04
A 1207 ROOF GARDEN
A 1208 ROOF PLAN
A 1500 ELEVATIONS
A 1501 ELEVATIONS
A 1700 SECTION AA
A 1701 SECTION BB
A 2000 PERSPECTIVES



UNIT MIX

STUDENT ACCOMMODATION: 40 ROOMS

RESIDENTIAL TOTAL: 13
1 BED: 13

FSR

SITE AREA: 645.2 SQM
TOTAL GFA PERMISSIBLE: 1936 SQM
PERMISSIBLE 3:1

RESIDENTIAL: 1.23:1 (794.8 SQM)
STUDENT ACCOMMODATION: 1.77:1 (1141.4 SQM)
FSR TOTAL: 3.00:1 (1936 SQM)



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ARCHITECT

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175-177 CLEVELAND ST

175-177 CLEVELAND ST, REDFERN, NSW 2016



LEGEND

PROPOSED DEVELOPMENT

CAR PARK ENTRY

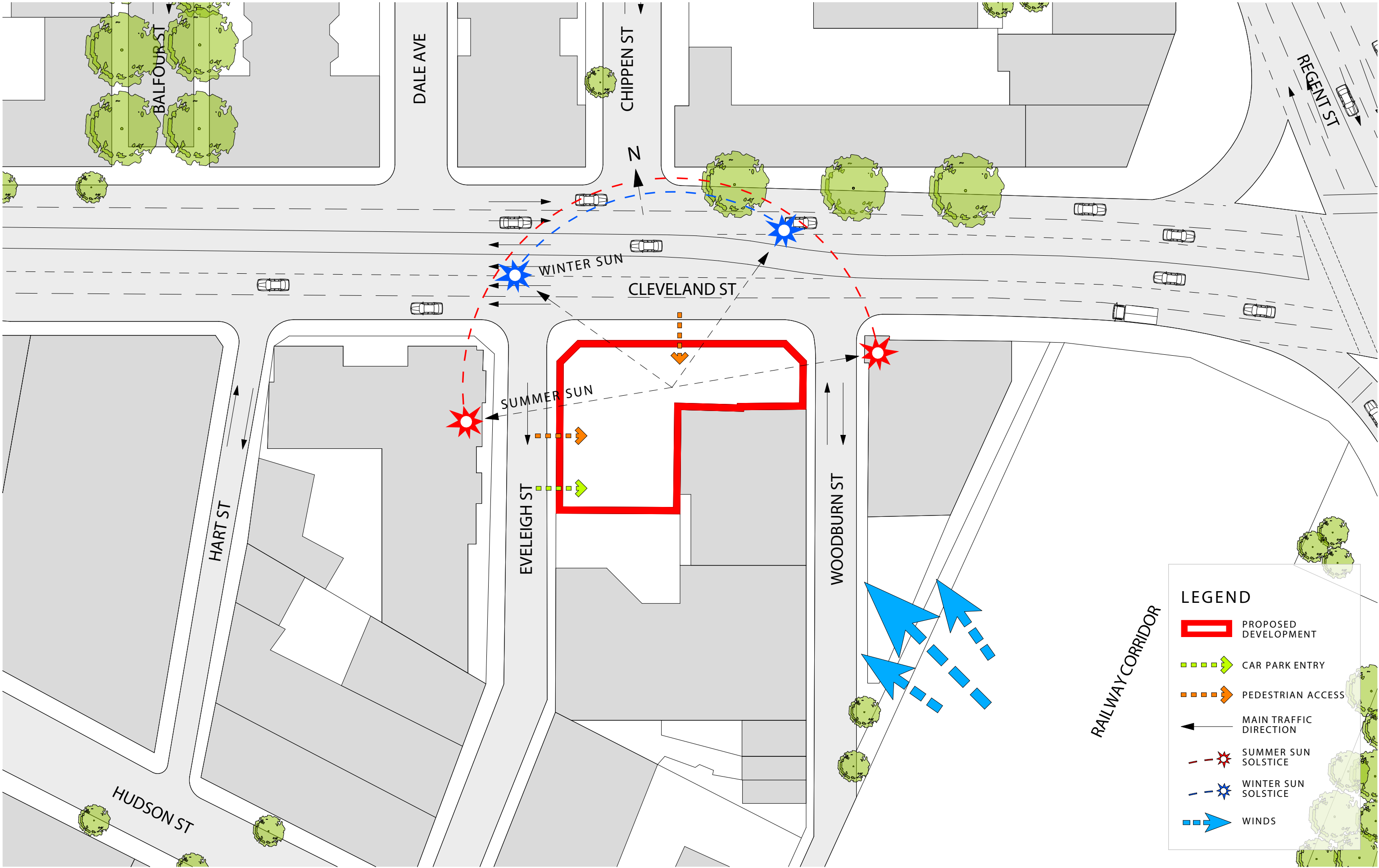
PEDESTRIAN ACCESS

MAIN TRAFFIC DIRECTION

SUMMER SUN SOLSTICE

WINTER SUN SOLSTICE

WINDS



LEGEND

PROPOSED DEVELOPMENT

CAR PARK ENTRY

PEDESTRIAN ACCESS

MAIN TRAFFIC DIRECTION

SUMMER SUN SOLSTICE

WINTER SUN SOLSTICE

WINDS

1:500



DP809537

CLEVELAND

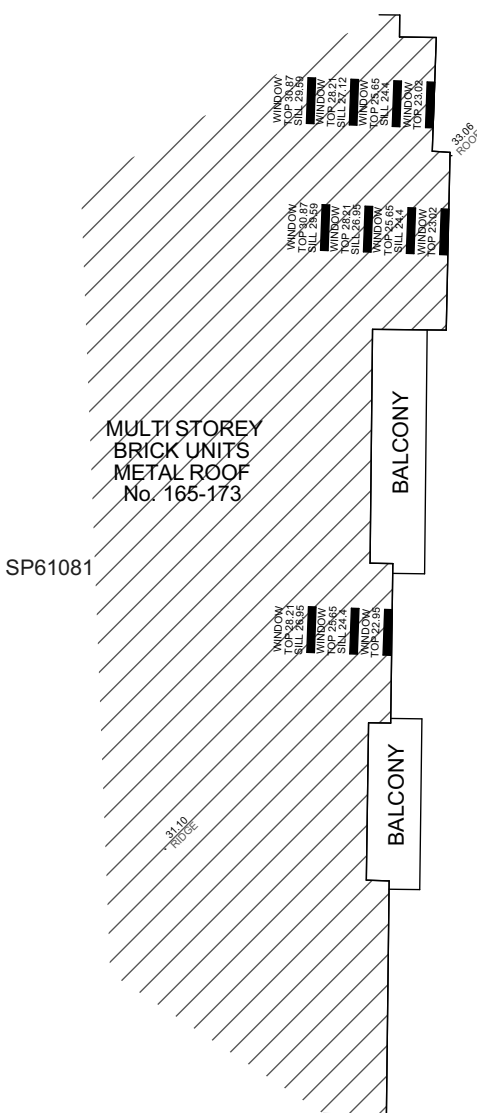
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STREET

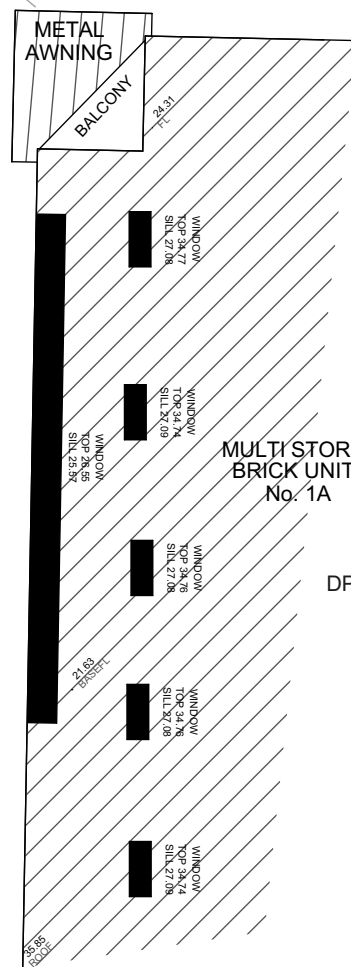
EVELEIGH

STREET

WOODBURN



SP61081



THE BOUNDARIES HAVE NEVER BEEN SURVEYED BY THE LANDS DEPARTMENT. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN CALCULATED FROM A SURVEY PLAN PROVIDED BY GAZI AL ALI. A PLAN OF SURVEY IS RECOMMENDED BEFORE FUTURE WORK IS COMMENCED.



- ALL SURVEYING SERVICES
- LAND SUBDIVISION
- ROAD / DRIVEWAY DESIGN
- DRAINAGE / OSD DESIGN
- DETAIL SURVEYS
- STRATA PLANS
- IDENTIFICATION SURVEYS
- CONSTRUCTION SETOUT
- PROJECT MANAGEMENT

Head Office: Liverpool
57 Pine Road, Casula NSW 2170
Ph: 9822-2477 Fax 9822-2577
Email: sydrs@bigpond.com
Mobile 0418268930, 0431919480
Sutherland Office
85 Captain Cook Drive, Kurnell NSW 2231
Southcoast Office
92 Jasmine Drive, Bombaderry NSW 2541
Northbridge Office
152 Sailors Bay Rd, Northbridge, NSW 1560

LOCAL COUNCIL AREA: SYDNEY
DETAIL SURVEY
BEING No. 175-177 CLEVELAND ST, REDFERN
DRAWN: RGW DATE: 17-09-2013 CADREF: 1643CLEVELAND-01-01A
SCALE 1:100 APPROVED: RGW DATUM: A.H.D

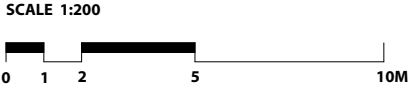
PLAN	AMENDMENT	REFERENCE
A	17-09-2013	INITIAL ISSUE
AMEND.	DATE	DESCRIPTION
RGW	BY	

PLAN REFERENCE:
1649
CLEVELAND
SHEET 1 OF 1

Notes:
* This plan has been prepared from a combination of field survey and existing records, for the purpose of updating the drawing records of the land and should not be used for any other purpose.
* The title boundaries shown hereon have been determined by plan dimensions only and have not been verified by field measurement.
* Services shown hereon have been located by field survey only where visible.
* Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.
* Contours have been interpolated from spot heights taken and are an approximation only.
* This note is an integral part of this plan.
ORIGIN OF LEVELS IS A.H.D. USING COORDINATES STATE SURVEY MARK



BASEMENT PLAN @ 1:200



FOR DA PURPOSES ONLY
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PRE-DA

Drawing Original Size

A3

A

11/02/13

FOR PRE-DA

P1

03/03/13

FOR PRE-DA

Issue

Date

Description

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BCA:

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PROJECT:
175-177 CLEVELAND ST

CLIENT:
KRICKOR SIMONIAN

SCALE:
1:200

DATE:
11/12/2013

CAD FILE NUMBER:

DRAWN BY:
JU

CHECKED 1:
GA

CHECKED 2:

APPROVED:

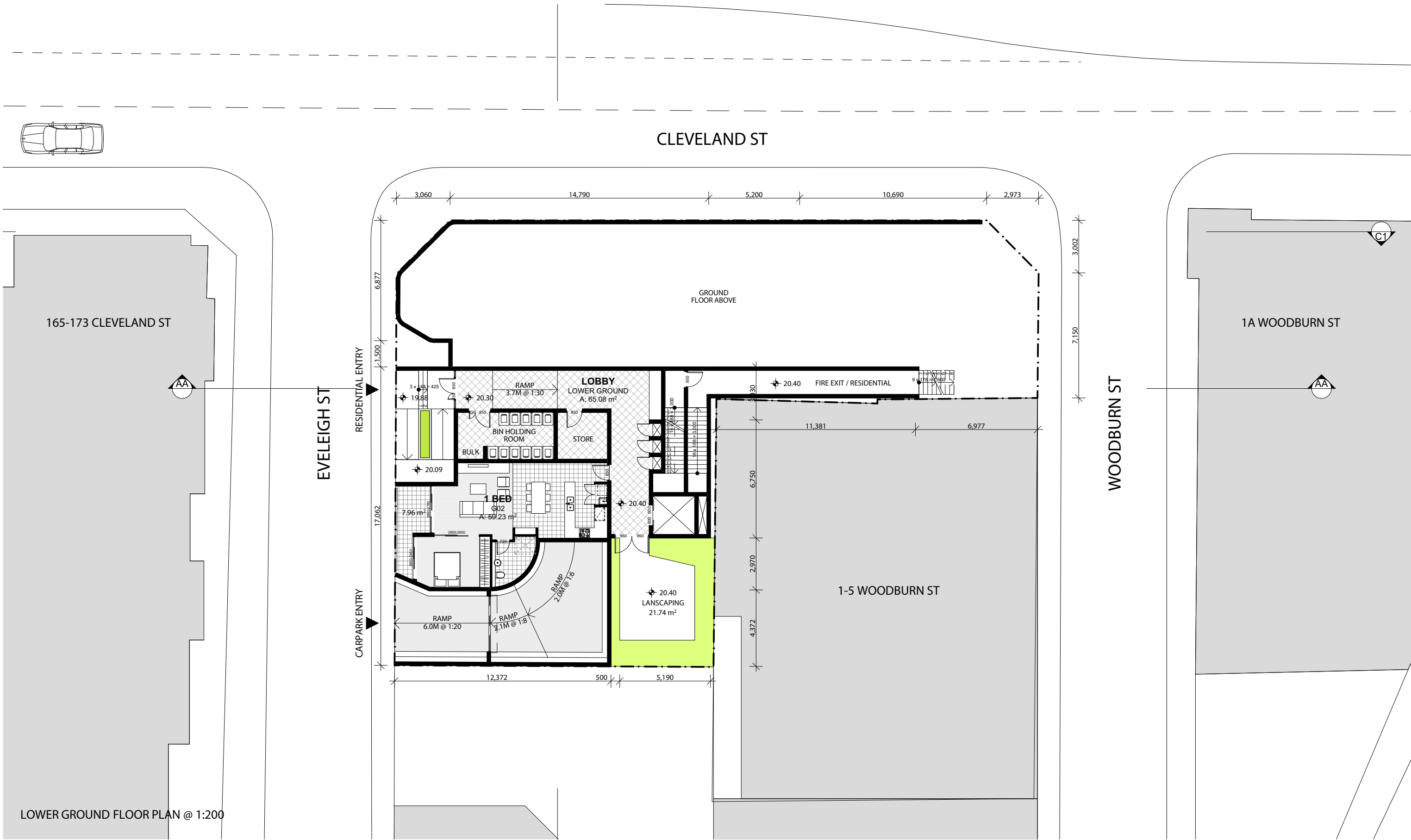
DRAWING NAME
BASEMENT PLAN

DRAWING NUMBER
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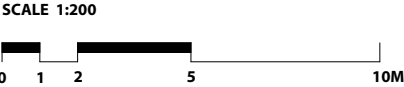
PROJECT NUMBER
A1200

ISSUE
A

PROJECT NUMBER
24.13



LOWER GROUND FLOOR PLAN @ 1:200



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Drawing Original Size **A3**

A 11/02/13 FOR PRE-DA
P1 03/09/13 FOR PRE-DA

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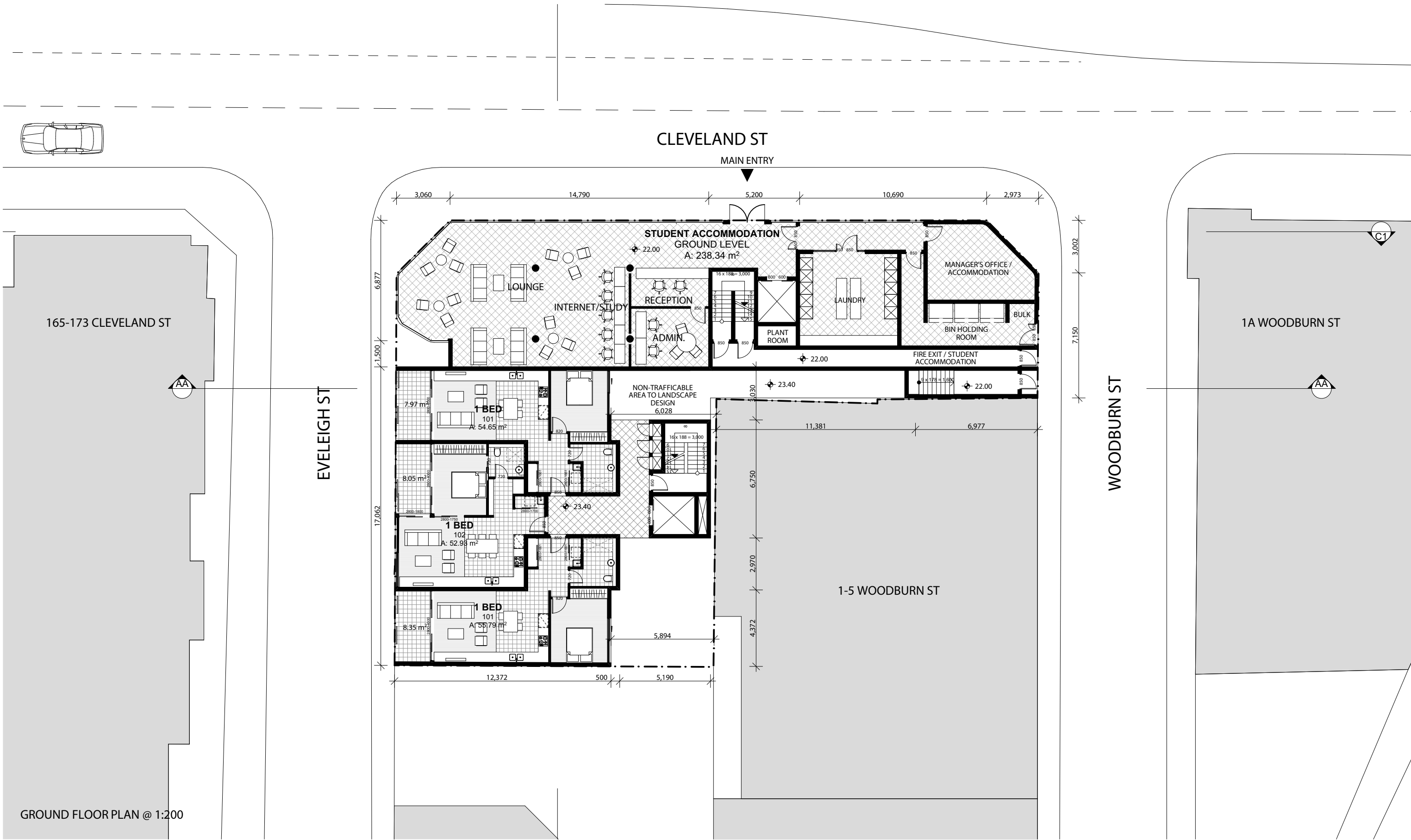
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183 LAKEMBA ST, LAKEMBA NSW 2195

PROJECT:
175-177 CLEVELAND ST
CLIENT:
KRIKOR SIMONIAN
SCALE:
1:200
DATE:
11/12/2013
CAD FILE NUMBER:
DRAWN BY:
JU
CHECKED 1:
GA
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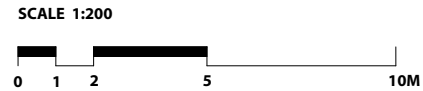
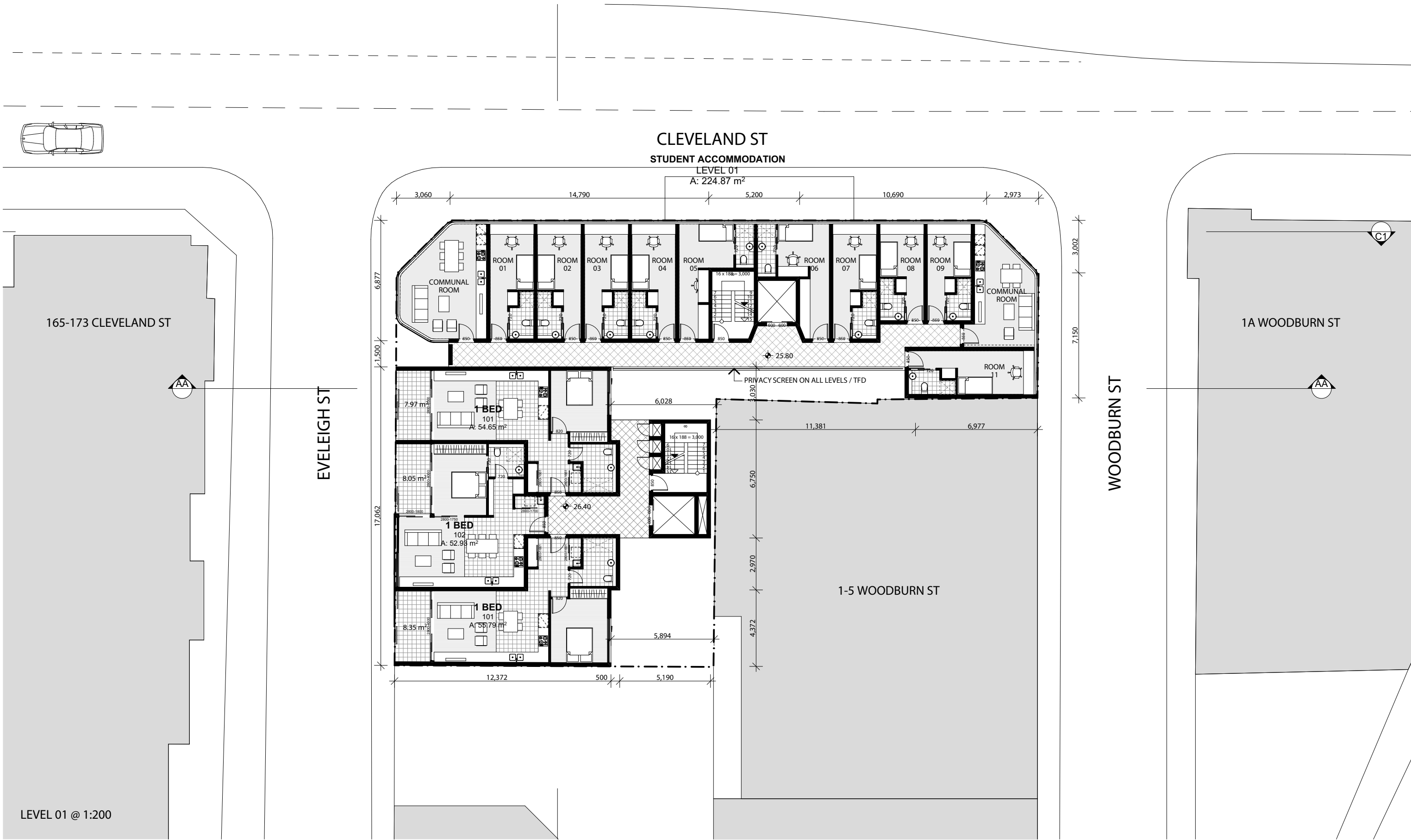
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FLOOR**
DRAWING NUMBER
DA A1201
PROJECT NUMBER
24.13
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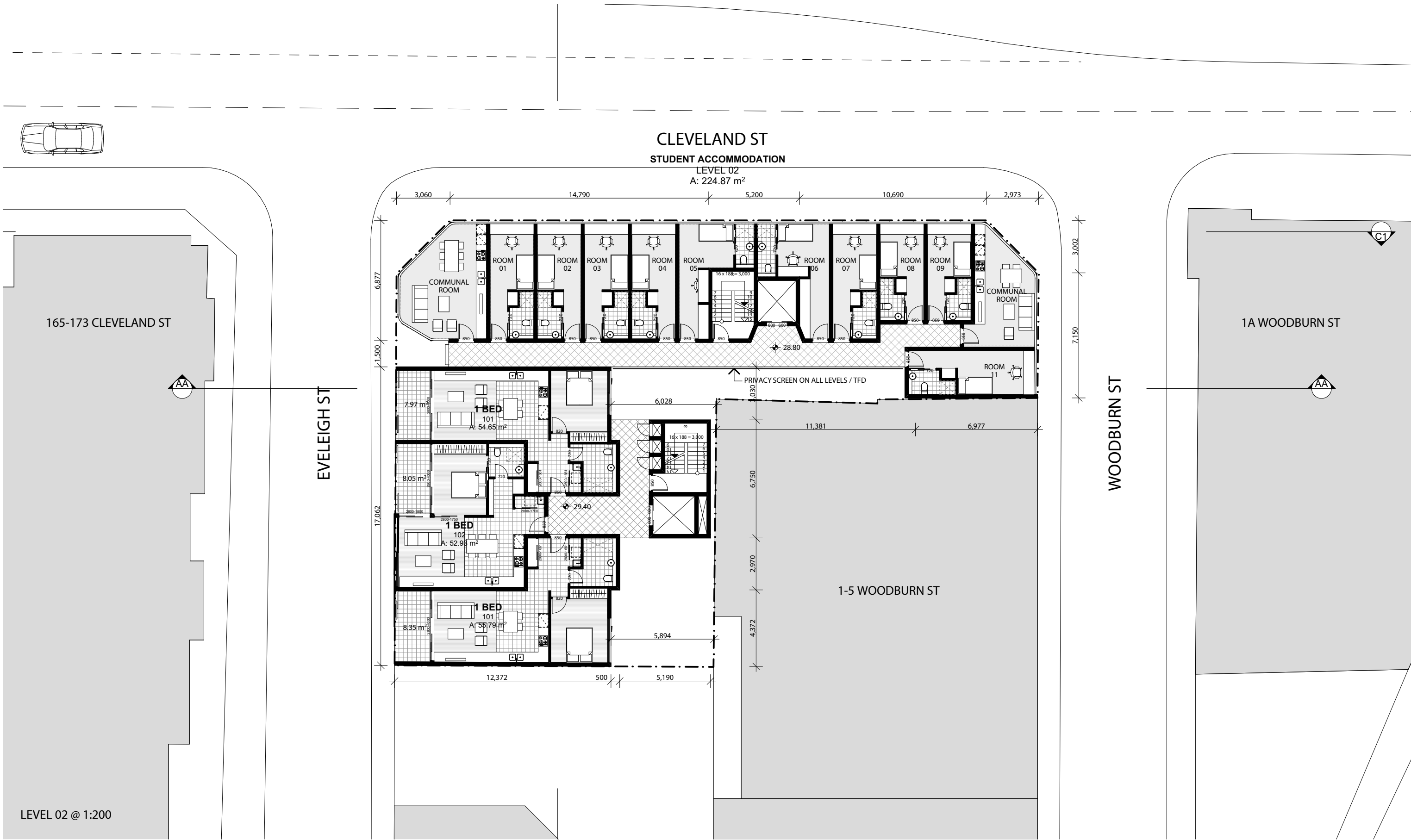
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PROJECT:
175-177 CLEVELAND ST
CLIENT:
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LEVEL 01
DRAWING NUMBER
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175-177 CLEVELAND ST
CLIENT:
KRRIKOR SIMONIAN

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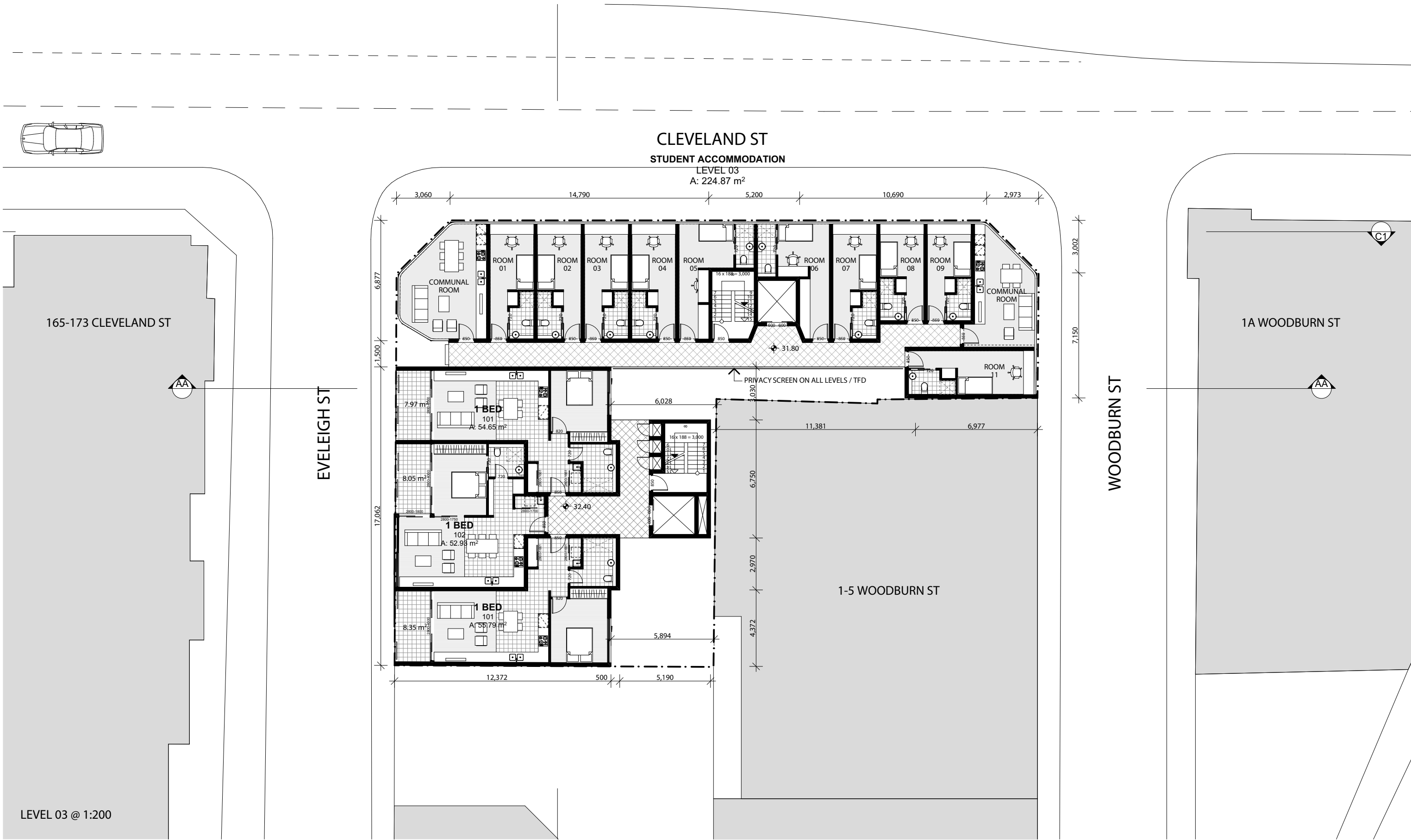
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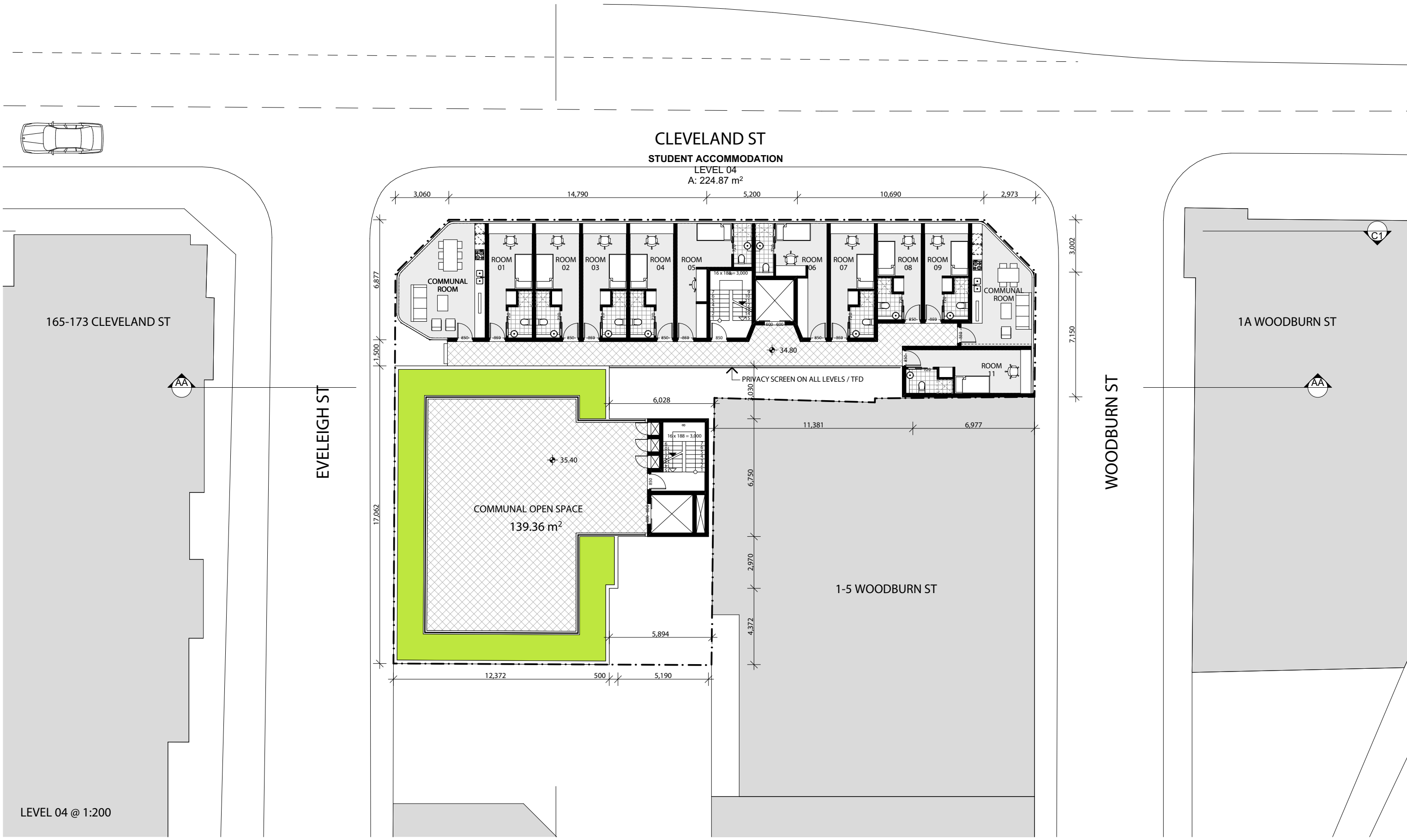
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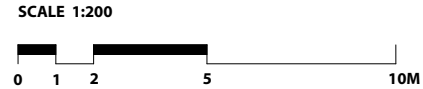
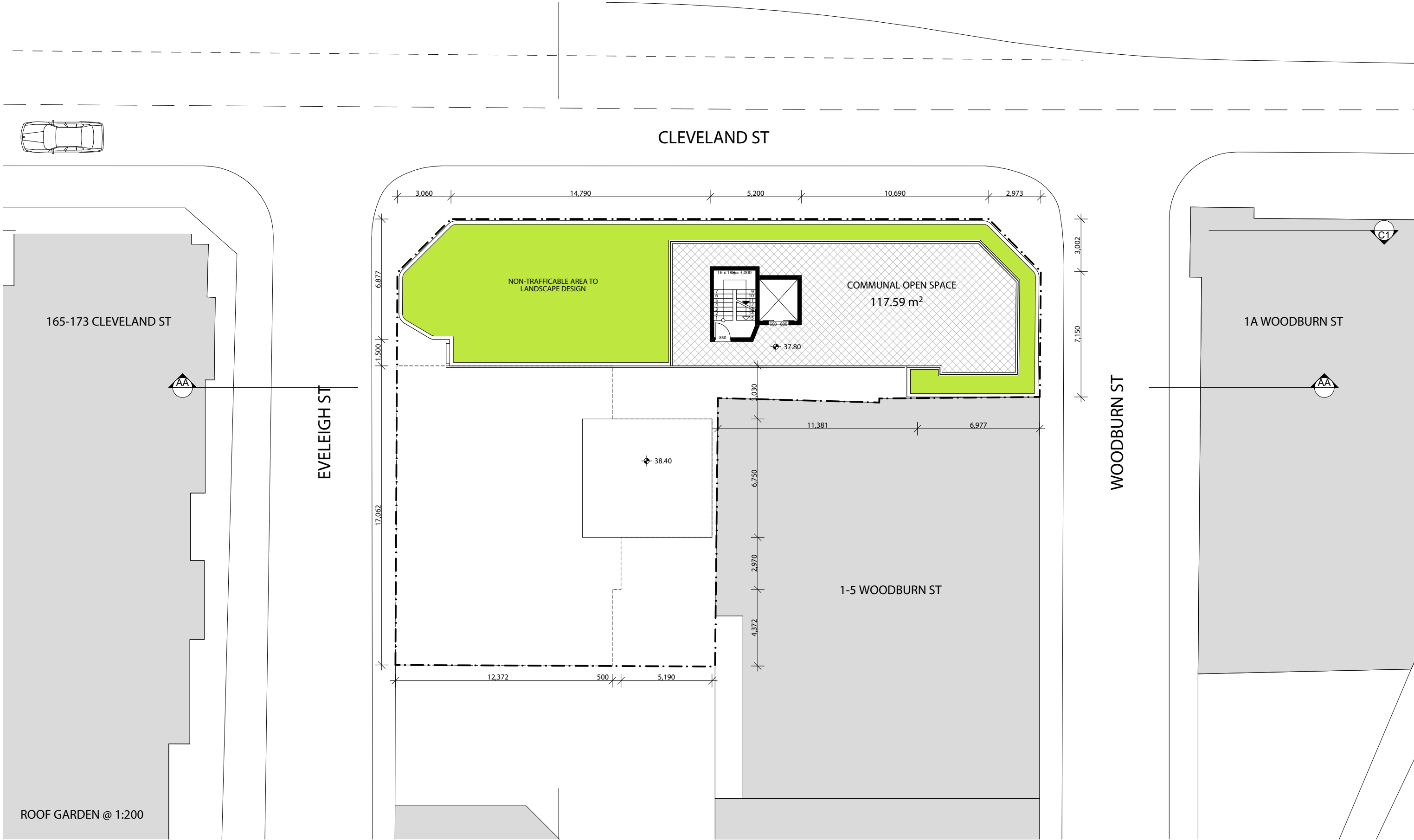
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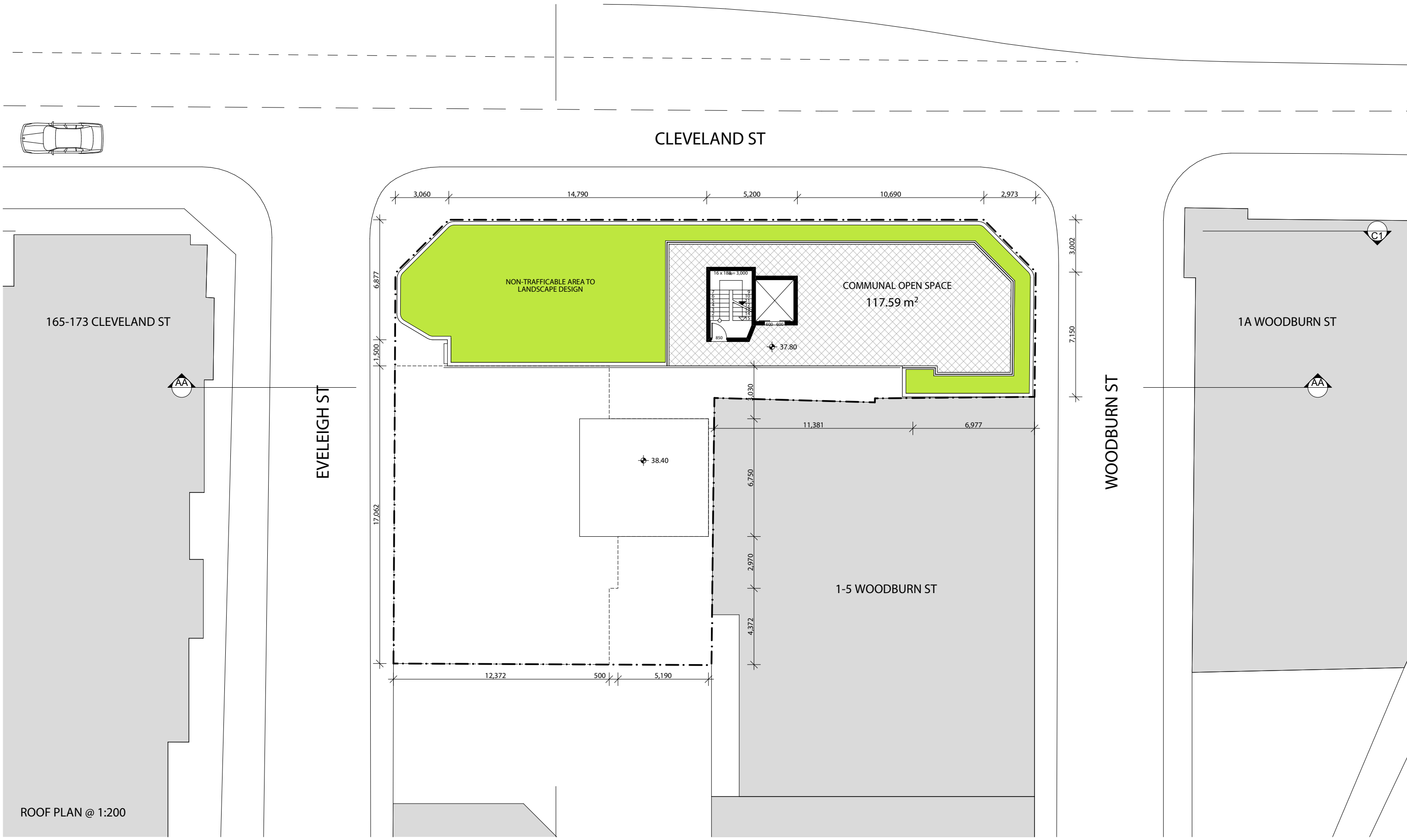
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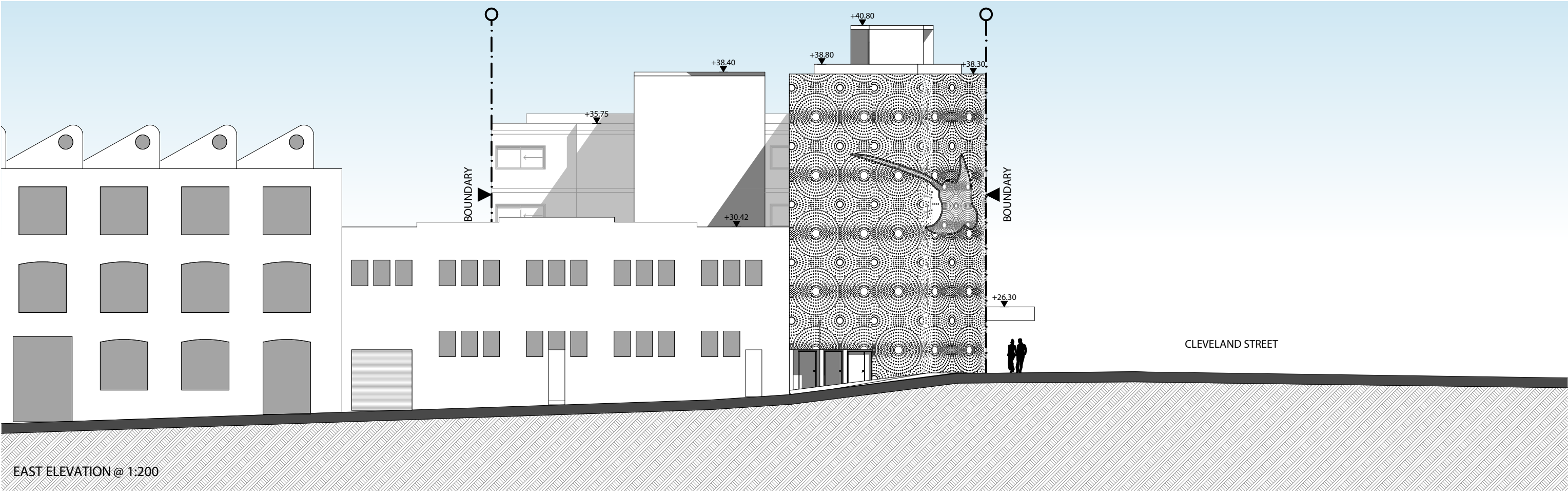
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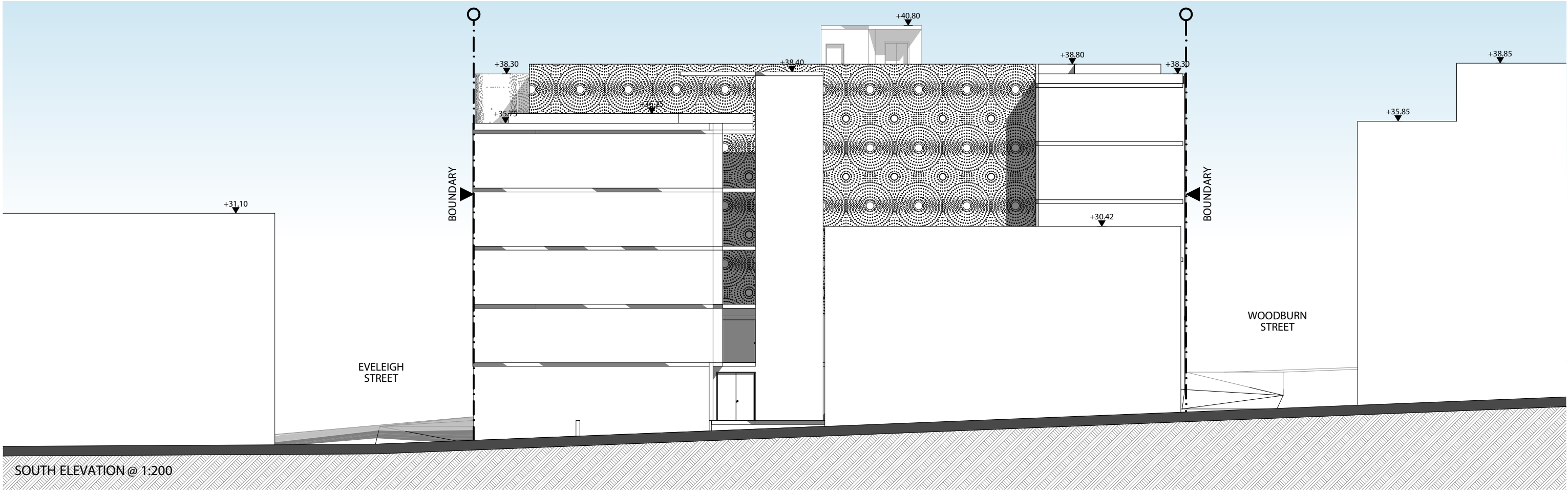
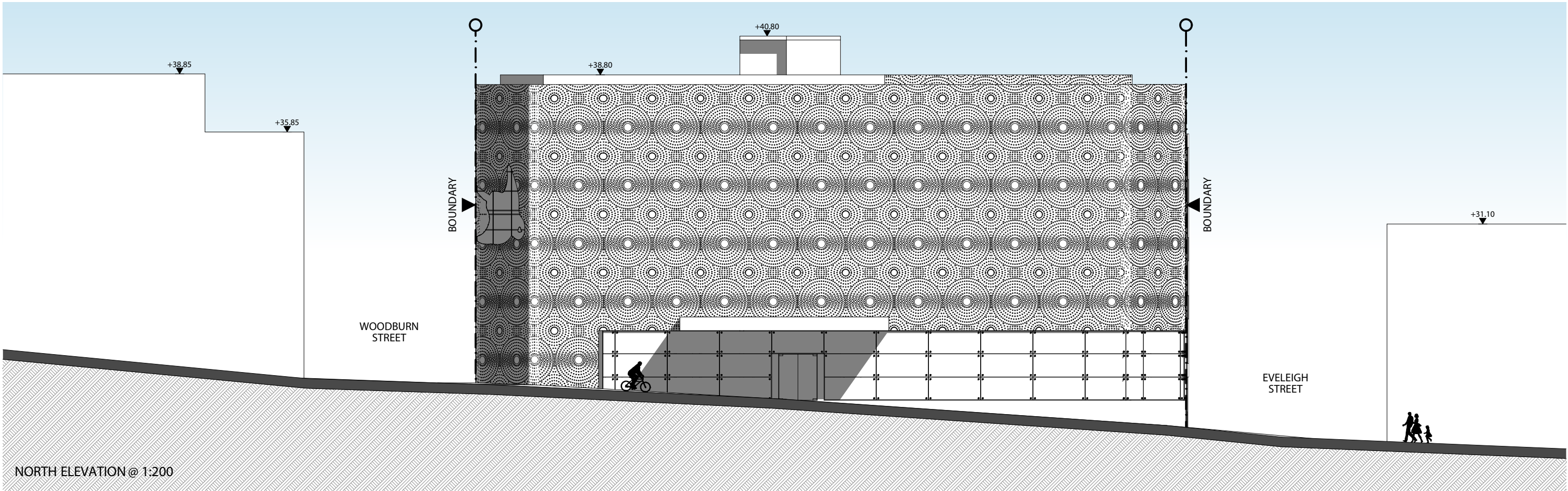
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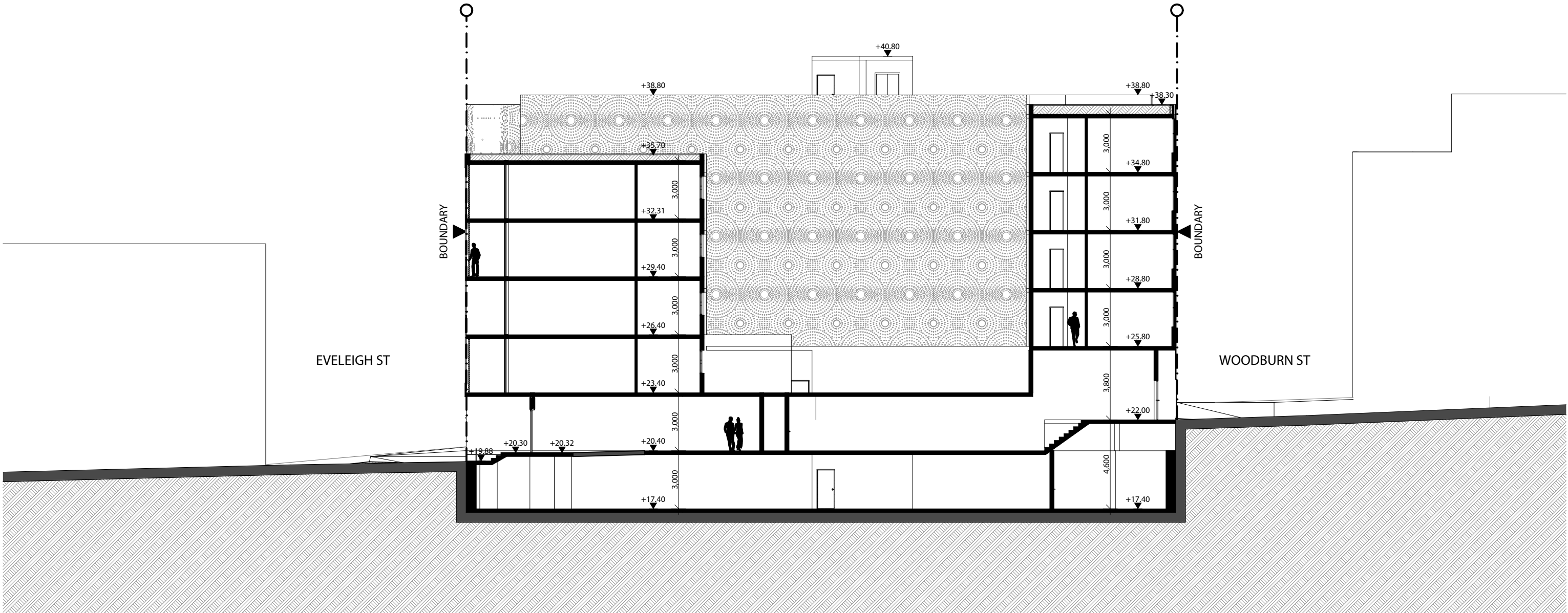


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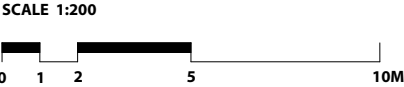
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PROJECT:
175-177 CLEVELAND ST

CLIENT:
KRRIKOR SIMONIAN

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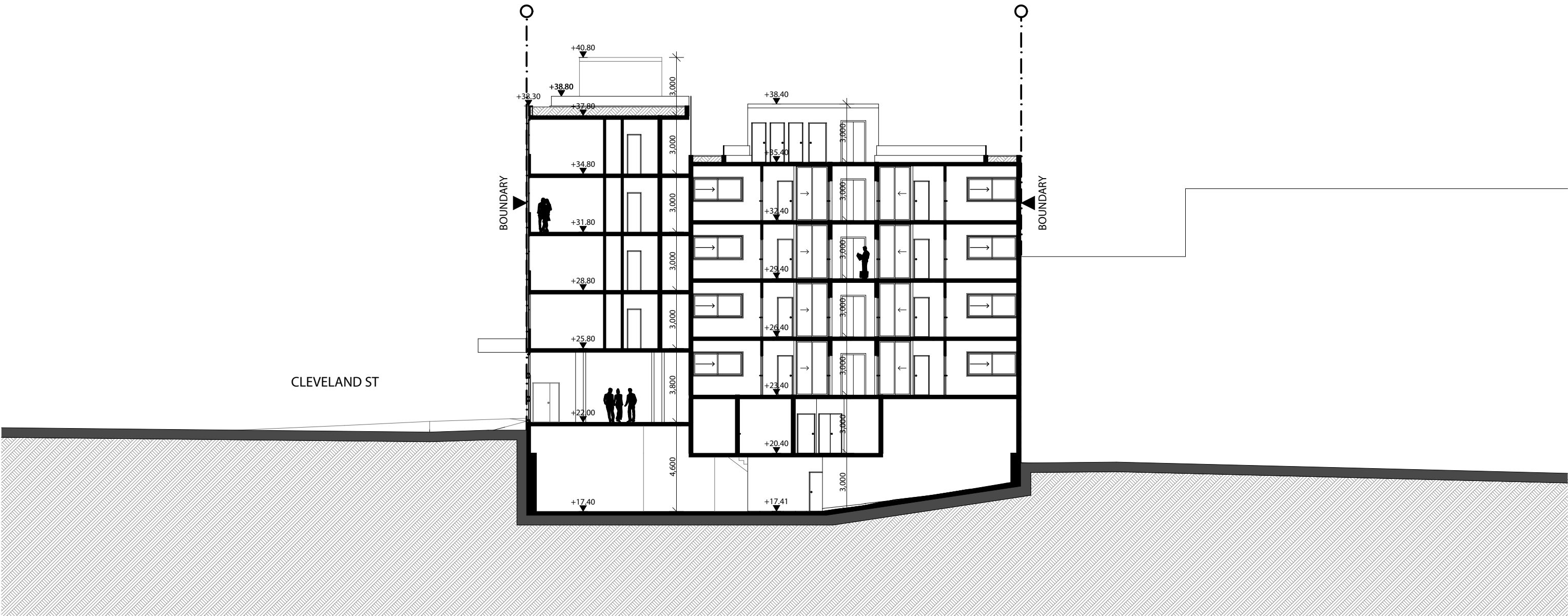
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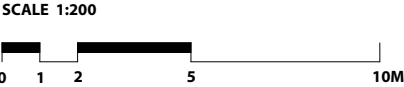
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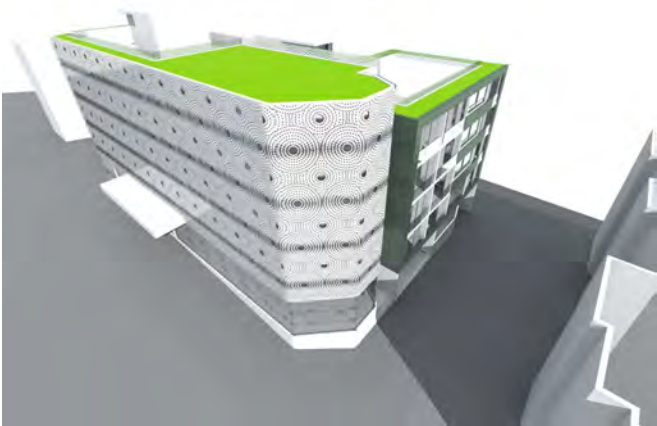
CORNER OF CLEVELAND STREET AND
EVELEIGH STREET



CORNER OF CLEVELAND STREET AND
WOODBURN STREET



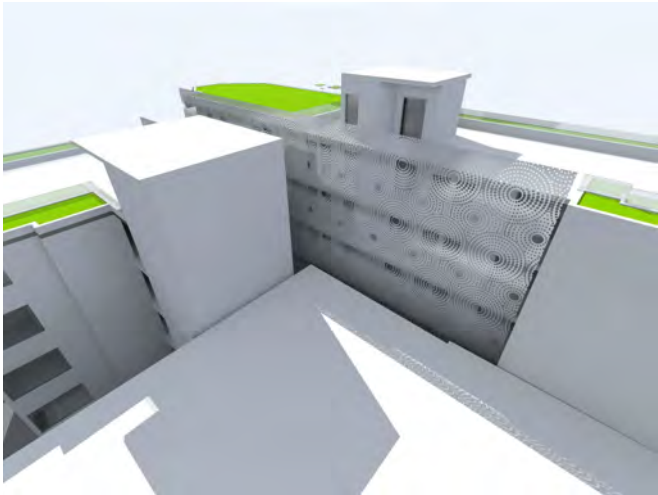
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STREET AND WOODBURN STREET



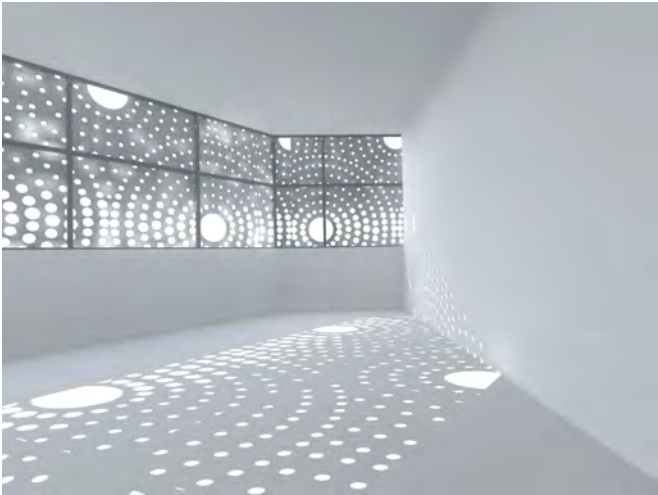
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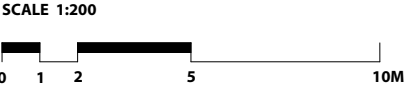
EVELEIGH STREET ELEVATION



REAR ELEVATION



INTERIOR SCREEN STUDY



APPENDIX B

QUANTITY SURVEYORS REPORT

B

MMDCC



CONSTRUCTION
CONSULTANTS

■ QUANTITY SURVEYORS ■ CONSTRUCTION ECONOMISTS ■ PROJECT MANAGERS

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www.mmdcc.com.au

CAPITAL INVESTMENT VALUE REPORT



Source: Ghazi Al Ali Architect

Project: Proposed Student Accommodation + Residential Units
At Nos. 175-177 Cleveland Street
Redfern NSW 2016

Owner: Krikor Simonian
C/- Ghazi Al Ali Architect
Email: ghazi@ghazia.com

Builder: Developer Managed

Report Date: 17th January 2014

Table of Contents

1. Instruction	3
2. Location	3
3. Brief Development Description	3
4. Construction Cost Estimate – Capital Investment Value	4
5. Construction Cost Estimate – Section 94A Levy	4
6. Quality of Finishes	4
7. Areas	5
8. Exclusions	6
9. Documentation.....	6
10. Design Assumptions / Parameters	7
11. Disclaimer	7

<i>Appendix A</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix B</i>	<i>Council Schedule</i>
<i>Appendix C</i>	<i>Assumed Schedule of Finishes</i>
<i>Appendix D</i>	<i>Reduced Architectural Drawings</i>

1. Instruction

We have undertaken a study of the Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing a **Capital Investment Value Report**.

2. Location

The subject property is located at Nos. 175-177 Cleveland Street, Redfern. The site incorporates street frontages to Cleveland Street, Eveleigh Street and Woodburn Street. The location of the Subject Property is depicted in the figure below:



Source: Google Maps

3. Brief Development Description

The proposal comprises the erection of a mixed use development at Nos. 175-177 Cleveland Street, Redfern. The proposed Development consists of:

- Seven (7) car parking spaces within a single basement level;
- Forty (40) student accommodation within Ground Floor to Level 4;
- Thirteen (13) one bed residential units within Lower Ground Floor to Level 3.

Typically, each student unit comprises an open plan bedroom and a bathroom.

Each one bed residential unit comprises a bathroom, laundry, living/dining, kitchen and balcony.

4. Construction Cost Estimate – Capital Investment Value

The estimated cost of construction may be achieved in the vicinity of the following:

Description	Amount (\$)
Building Cost (Capital Investment Value)	\$ 10,724,468

Please refer to *Appendix A* for an Elemental Cost Estimate Summary prepared in general compliance with the criteria outlined by the NSW Government Department of Planning (Part 3A). This indicative Capital Investment Value includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (**but excluding land costs and GST**).

5. Construction Cost Estimate – Section 94A Levy

Description	Amount (\$)
Total Construction Cost	9,761,150
<i>Add</i>	
Consultants Fees	283,318
Demolition Allowance	350,000
Site Decontamination + Remediation Allowance	150,000
Substation Allowance	130,000
External Services Allowance (S73)	50,000
Total Development Cost (excl. GST)	10,724,468
<i>Add GST</i>	1,072,447
Total Development Cost (incl. GST)	11,796,915

The required Council Schedule, titled “Registered Quantity Surveyor’s Detailed Cost Summary Report” is also attached in *Appendix B*. Our Construction Cost Estimate is prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 94A Levy - Determination of proposed cost of Development.

Our Construction Cost Estimate may be considered at mid-range of recent costs, based on the proposed level of finishes and in the absence of structural and services drawings, Contract Documents and DA Conditions.

6. Quality of Finishes

The proposed Fixtures and Finishes for the residential portion of the development may be considered of High quality, as described in the attached Schedule of Finishes (*Appendix C*), prepared by MMDCC and based on information supplied by the Developer.

The proposed Fixtures and Finishes for the Student accommodation may be described of good commercial quality. Fit-out and FF&E are included and depicted in *Appendix C*.

The quality of finishes proposed above, is appropriate to the type, scale and location of this project.

A number of assumptions were made in reference to the elaborated façade and curtain wall system. We reserve the right to revise this report following any amendments or changes to the proposed internal and external Finishes.

7. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement	Parking	587		587
Lower Ground Floor	Residential Units	59	8	67
Lower Ground Floor	Residential Common Area	113	21	134
Ground Floor	Manager's Office	23		23
Ground Floor	Student Accommodation Common Area	257	1	258
Ground Floor	Residential Units	163	24	188
Ground Floor	Residential Common Area	51	1	52
Level 1	Student Units	174		174
Level 1	Student Accommodation Common Area	112		112
Level 1	Residential Units	163	24	188
Level 1	Residential Common Area	42		42
Level 2	Student Units	174		174
Level 2	Student Accommodation Common Area	112		112
Level 2	Residential Units	163	24	188
Level 2	Residential Common Area	42		42
Level 3	Student Units	174		174
Level 3	Student Accommodation Common Area	112		112
Level 3	Residential Units	163	24	188
Level 3	Residential Common Area	42		42
Level 4	Student Units	174		174
Level 4	Student Accommodation Common Area	112		112
Level 4	Residential Common Area	20	26	46
Level 5 (Roof Garden)	Student Accommodation Common Area	15	2	17
Total		3,046	157	3,203

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and*

net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

**** G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.*

8. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management;
- Taxes, levies and charges;
- Major services diversions, external connections and/or improvement;
- Amplification / amendment to existing services;
- Amendments to plans, incomplete documentation;
- Disabled access;
- Underpinning of existing structure;
- Energy and water efficiency;
- Rock excavation;
- Authorities Fees (\$94 Contribution and the like);
- Contingency allowance;
- Goods and Services Tax (GST).

9. Documentation

Our Cost Estimate was based on Architectural Drawings supplied by *Ghazi Al Ali Architect*, Job No. 24.13, Drawing No. A1100, A1200 to A1208, A1500, A1501, A1700, A1701, Issue A, Dated 11/12/2013. Please refer to *Appendix D* for a reduced copy of part of these drawings.

10. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete basement columns and subsequent floor slabs.

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

11. Disclaimer

This Certificate has been prepared for the sole purpose of providing a Cost Estimate for an indicative Capital Investment Value Report and DA Council Submission only. This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) AAIQS MAIB MCIOB ICECA*
AAIQS Reg. No. 3618

Elemental Summary

175-177 Cleveland St, Redfern

Item	Cost (\$) / m2	%	Total Cost (\$)
Preliminaries	554	17.7	1,775,061
Excavation, Shoring & Basement structure	216	6.9	690,627
Building Structure			
Columns	38	1.2	121,543
Upper floors	230	7.3	737,914
Staircases	28	0.9	91,109
Roof	33	1.1	106,262
External Walls, incl. Windows	318	10.2	1,019,832
External Doors	14	0.5	45,715
Internal Walls	128	4.1	409,446
Internal Screens	8	0.2	24,321
Internal Doors	63	2.0	203,034
Finishes			
Wall	94	3.0	300,615
Floor	86	2.7	275,611
Ceiling	59	1.9	190,485
Fixtures and Fittings			
Fitments	119	3.8	380,915
Services			
Hydraulic Services	281	9.0	899,414
Mechanical Services	364	11.6	1,165,907
Fire Services	104	3.3	332,907
Electrical Servcies	171	5.4	546,233
Lift (s)	136	4.3	434,152
External Services	3	0.1	10,044
Consultants	88	2.8	283,318
Sub-Total (excl. GST)	3,136	100	10,044,468
Add:			
Demolition (incl. Asbestos Removal)			350,000
Site Decontamination + Remediation Allowance			150,000
Substation Allowance			130,000
External Services Allowance (S73)			50,000
Total (excl. GST)			10,724,468
Add GST			1,072,447
Total (incl. GST)			11,796,915

Registered* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$2,000,000.00]

* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors



DEVELOPMENT APPLICATION
or
CONSTRUCTION CERTIFICATE [Section 61]

REFERENCE:

DATE:

APPLICANT'S NAME
APPLICANT'S ADDRESS

OCCUPIER'S NAME

KRIKOR SIMONIAN

DEVELOPMENT NAME
DEVELOPMENT ADDRESS

175-177 Cleveland St, Redfern

DESCRIPTION OF WORKS		PROPOSED STUDENT ACCOMMODATION AND RESIDENTIAL UNITS			
TOTAL DEVELOPMENT COST	\$	Refer to "Appendix A"	GROSS FLOOR AREA (Student Accommodation)	m ²	1,440
TOTAL CONSTRUCTION COST	\$	Refer to "Appendix A"	GROSS FLOOR AREA (Residential)	m ²	1,175
TOTAL GST	\$	Refer to "Appendix A"			
TOTAL SITE AREA	m ²	645	GROSS FLOOR AREA (Retail)	m ²	N/A
TOTAL GROSS FLOOR AREA	m ²	3,203	GROSS FLOOR AREA (Parking)	m ²	587
			NUMBER OF PARKING SPACES	no	7

PROFESSIONAL FEES	%		of construction cost	
	%		of development cost	
DEMOLITION & SITE PREPARATION	\$		total construction cost	
	\$		/m ² of site area	
EXCAVATION	\$		total construction cost	
	\$		/m ² of site area	
CONSTRUCTION Commercial	\$		total construction cost	
	\$		/m ² of commercial area	
CONSTRUCTION Residential	\$		total construction cost	
	\$		/m ² of residential area	
CONSTRUCTION Retail	\$		total construction cost	
	\$		/m ² of retail area	
FITOUT Commercial	\$		total construction cost	
	\$		/m ² of commercial area	
FITOUT Residential	\$		total construction cost	
	\$		/m ² of residential area	
FITOUT Retail	\$		total construction cost	
	\$		/m ² of retail area	
CARPARK	\$		total construction cost	
	\$		/m ² of parking area	
	\$		per space	

We certify that we have:

- Inspected the plans the subject of the application for construction certificate
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with Schedule 2 of the City of Sydney Section 61 Plan Contributions (Amendment) Plan 2002: "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): MMD Construction Consultants

Signed:

Name: Michael M. Dakhoui

Position and Qualifications: AAIQS No. 3618

Date: 17/01/2014

Proposed Student Accommodation And Residential Development

175-177 Cleveland St, Redfern

ASSUMED SCHEDULE OF FINISHES

Residential Fixtures and Finishes

Kitchen appliances

Cooktop	Gas cooktop - <i>Smeg S/S</i>
Wall Oven	Electric multi-function - <i>Smeg S/S</i>
Rangehood	Re-circulating - <i>Smeg S/S</i>
Dishwasher	<i>Smeg SS</i>
Sink	<i>Clark</i> Stainless Steel 1 & ½ bowl

Laundry Fittings

Dryer	<i>Smeg</i>
Laundry Tub	45 Litre tub / Cabinet

Tapware

Kitchen	Single Lever Mixer / Chrome - Grohe
Vanity Units	Single Lever Mixer / Chrome - Grohe
Bath	Single Lever Mixer / Chrome - Grohe
Shower	Single Lever Mixer / Chrome - Grohe

Bathroom Fittings

Main Bathroom	<i>Parisi or equal</i>
Ensuite	<i>Parisi or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

Bathroom Sanitary ware

Bath	<i>Parisi or equal</i>
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	<i>Parisi wall hung or equal</i>

Internal finishes and Fittings

Internal Doors	Solid - flush
Front Doors	Solid – fire rated
Door Handles	Lever Lockset to entry doors
	Lever to internal doors
Kitchen	Granite benchtop and painted doors
	White glass splashback
Wardrobes	Joinery doors (all bedrooms)
Walls	Plasterboard lining / painted
Ceilings	Plasterboard lining with shadow angle trims/painted
Blinds	Vertical

Floor Finishes

Living / Dining
 Kitchen
 Bedrooms
 Laundry
 Bathroom / Ensuite
 Balcony

Carpet
 Ceramic tiles
 Carpet
 Ceramic tiles
 Ceramic tiles
 Ceramic tiles

Fixtures

Hot water unit
 Air conditioning
 Security
 Lift (s)

Rinnai Infinity gas or equal
 Ducted / Reverse cycle / 3 zones
 Vedio intercom
 1 off

Student Accommodation Fixtures and Finishes

Internal finishes and Fittings

Internal Bathroom Doors
 Room Front Doors
 Door Handles

Hollow core / plain / painted
 Fire rated / plain / painted
 Lockset to room doors
 Metal lever to internal doors
 Cement render / painted
 Set plaster / painted
 Suspended set plasterboard / painted
 Split system (1 per room)

Walls
 Ceilings (Room)
 Ceilings (Bath)
 Air conditioning

Bathroom Fittings

Shower Screens
 WC Suite
 Vanity Unit
 Mirror
 Tapware
 Bathroom Fittings

Powdercoated alum. Semi-Frameless / Safety glass
 Vitreous China Suite with 6/3 dual flush
 Laminated top with Semi-recessed basin
 Wall mounted mirror above each vanity unit
 Single Lever Mixer / Chrome
 Stainless steel

Floor Finishes

Rooms / Hallways
 Bathrooms

Carpet
 Ceramic tiles

Inclusions

Artworks
 Signage
 Loose furniture and Joinery
 Beds & Mattresses
 Manchester and curtains
 Lounge / Study Area furniture
 Reception Desk
 Manager's Office table and chairs

Communal Room Kitchen fit-out
Appliance storage cabinets
Fridges / fridge cupboards
Microwaves
Washing Machines / Dryers
Heaters

Building Exterior

External walls	Refer to architectural drawings
Windows and sliding doors	Powdercoat / aluminum framed
Handrails / balustrades	Powdercoated metal / glass infills
Roof	Roof slab
Individual Garage Doors	N/A
Main garage Door	Overhead / automatic
Letterboxes	Powdercoated

CLEVELAND ST

WOODBURN ST

1A WOODBURN ST

165-173 CLEVELAND ST

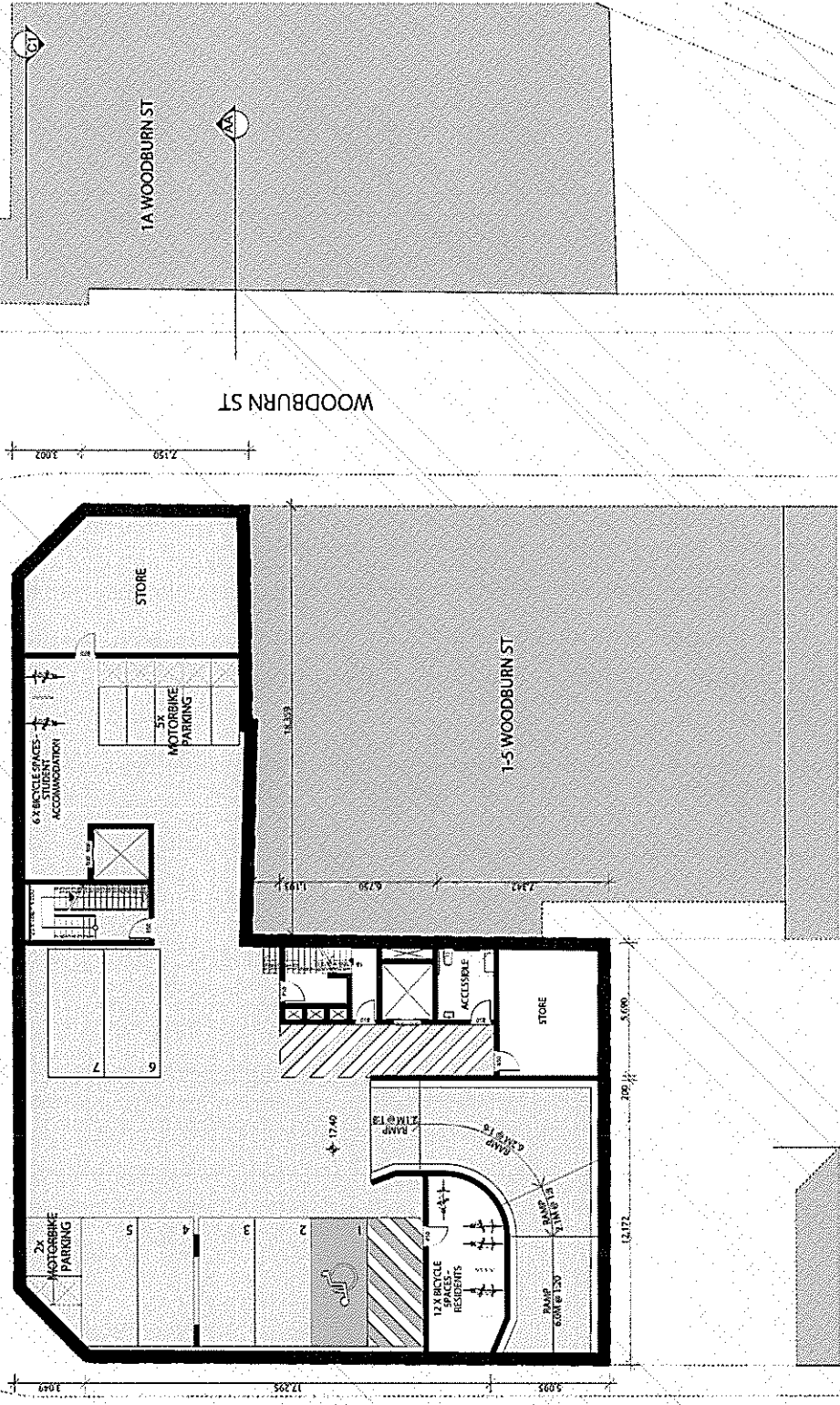
1-5 WOODBURN ST

BASEMENT PLAN @ 1:200

SCALE 1:200

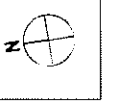


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ARCHITECT
11111 KENNEDY RD. UNIT 100
MARKHAM, ONTARIO
L3R 9V7
TEL: (905) 477-1111
FAX: (905) 477-1112

PROJECT
175-177 CLEVELAND ST
OWNER
KHORR SIMONIAN
DATE
17/03/2018
SCALE
1:200
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REVISION
BASEMENT PLAN
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CLEVELAND ST

165-173 CLEVELAND ST

EVELEIGH ST

WOODBURN ST

1A WOODBURN ST

1-5 WOODBURN ST

LOWER GROUND FLOOR PLAN @ 1:200

SCALE 1:200



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175-177 CLEVELAND ST
PROJECT
KRIKOR SIMONIAN
DATE
17/03/2018
1/200
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LOWER GROUND
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A1201
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ALN 2349596606
AL OFFICE 11
101 BARBER ST., LAKEMAN AVE 2105

PROJECT	175-177 CLEVELAND ST		
C.B.N.T.	KRRIKOR SIMONIAN		
SCALE	1:200	DATE	11/12/2013
FOOTPRINT		DATE (1)	(1) 11/12/2013

DRAWING NO. GROUND FLOOR PLAN	DRAWING NUMBER DA	PROJECT NUMBER A1202
	SCALE A	DATE 24.13



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CONTACT:  **GHAZI AL A**
AMIN
862.142.14 | E-MAIL: info@ghaziameen.com
485.192626
1001 E. 12TH AVE.
SUITE 301, LAKEMEA, MINN 55040

PROJECT	175-177 C
CLIENT	KRIKOR SIMONIAN
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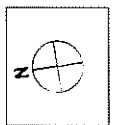


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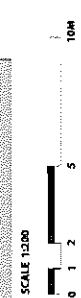
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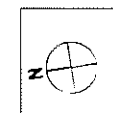
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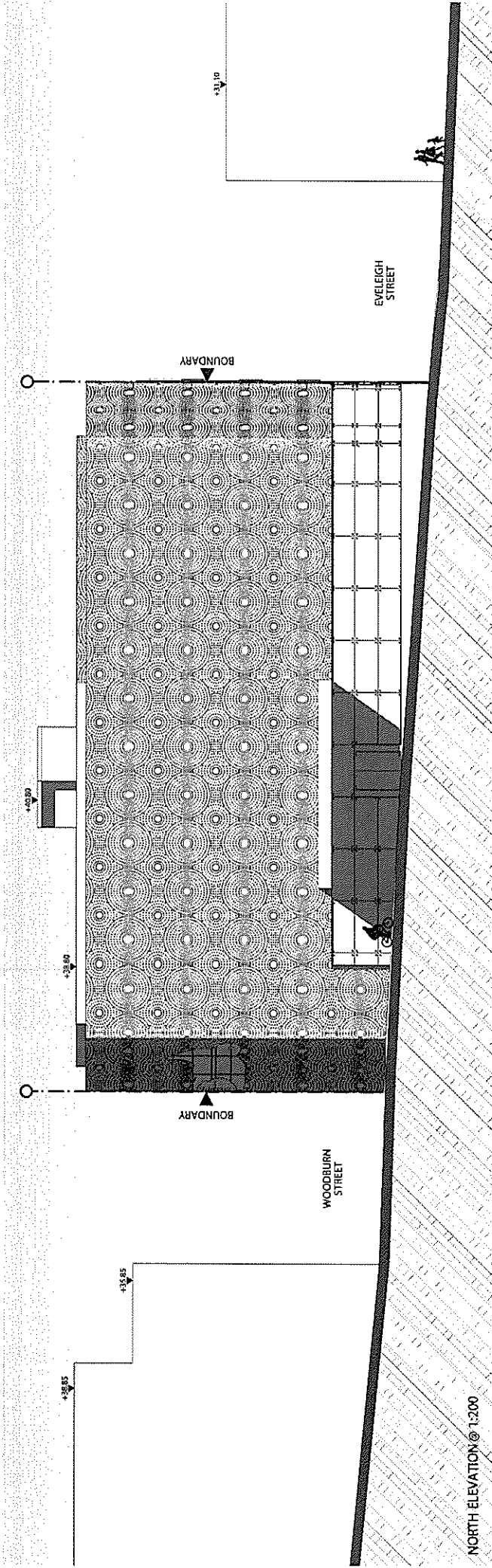
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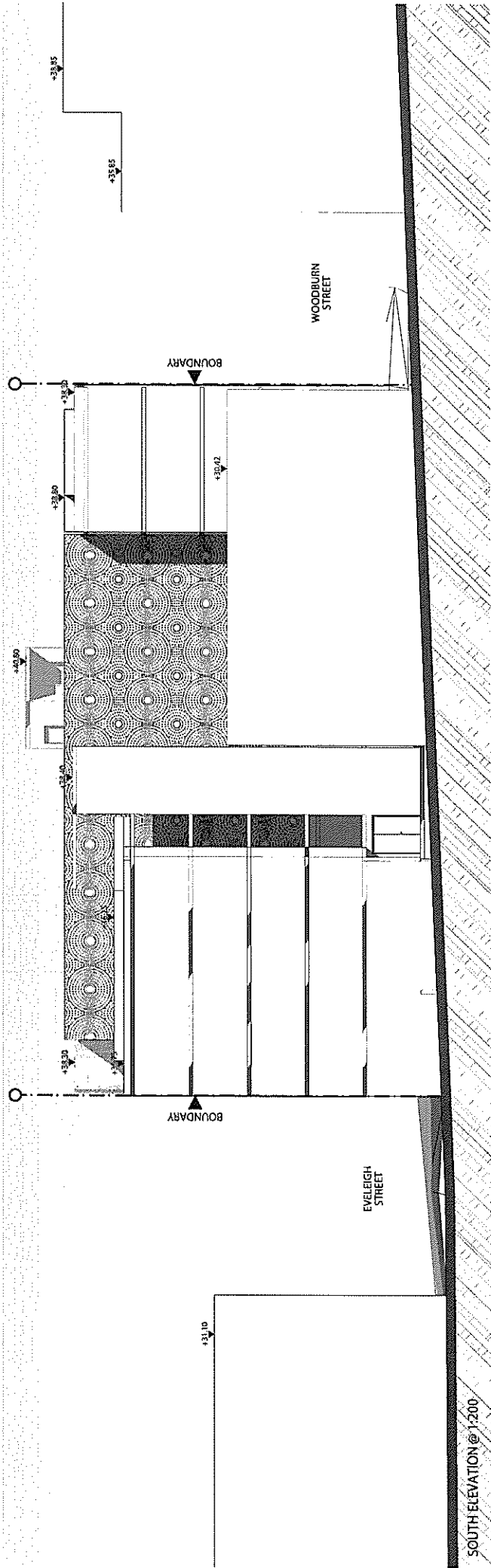
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ROOF PLAN

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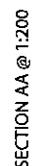


NORTH ELEVATION @ 1:200



SOUTH ELEVATION @ 1:200

FOR OA PURPOSES ONLY CONSTRUCTION PRE-DA	Drawing Approval No. 33	A - 175-177 CLEVELAND ST R1 - 175-177 CLEVELAND ST R1 - 175-177 CLEVELAND ST	NORTH ARROW	ACCESS	TRAFFIC	ACQUIT	MUNICIPAL ELECTRICAL HYDRAULIC - CIVIL - RAIL	R.A.	TRAINING MARIO SUAREZ ARCHITECTURE 175-177 CLEVELAND ST SYDNEY NSW 2008 www.ghazi.al.ali.com.au	ARCHITECT GHAZI AL ALI ARCHITECTS 175-177 CLEVELAND ST SYDNEY NSW 2008 www.ghazi.al.ali.com.au	PROJECT 175-177 CLEVELAND ST KRISHNAN SIMONIAN 175-177 CLEVELAND ST SYDNEY NSW 2008 www.ghazi.al.ali.com.au	ELEVATIONS	DATE 24.13	A1501



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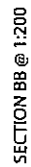
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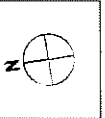
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DO NOT SCALE DIMS. USE
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ARCHITECT



**GHAZI AL ALI
ARCHITECTS**

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APPENDIX C

ARTIST COMMISSION

C

Jim Simon

6 December 2013

Aaron Sutherland

Sutherland & Associates Planning

PO Box 6332, Baulkham Hills BC, NSW 2153

Ph: 02 9894 2474

Mob: 0410452 371

www.sutherlandplanning.com.au

Dear Aaron

Re: Assisting in design of screen facade for Cleveland Street

I am writing in response to your request stating that I have been commissioned to assist in the design for the screen facade for Cleveland St.

I belong to the Wiradjuri - Biripi Tribe. I was born in Wellington, near Dubbo N.S.W. I grew up around Newtown and Redfern in Sydney. I have lived and worked within this community for the past 40 years and have a good connection to the local community. I have painted all my life. In 1987, I was awarded a grant (\$10,000.00) by the Aboriginal Arts Council. I am largely a self-taught artist and have continued to develop my own very distinctive style. I have attached my bio and resume which includes an extensive list of Group and Solo exhibitions, Commissions, and publications. My work is found in many collections, both in Australia and overseas. I am able to bring in a more extensive portfolio if needed and look forward to meeting you.

I have met with Ghazi and had a discussion with him regarding the original design. I liked the existing screen but decided to give it my own personal touch. So Ghazi and I have chosen the preferred design option and Ghazi will work this into the design. Ghazi thinks this is useful for the design process and construction. I have enclosed a scanned image of this with the email.

I enjoy working in a creative team I pride myself on my abilities to relate in a calm, professional and respectful manner with everyone I am involved with. I am aware that we all possess a variety of different skills and I feel that it is through collaboration and in sharing of experience that we are able to best meet the needs of our client.

As such, I believe I can make a significant contribution to the Cleveland St project.

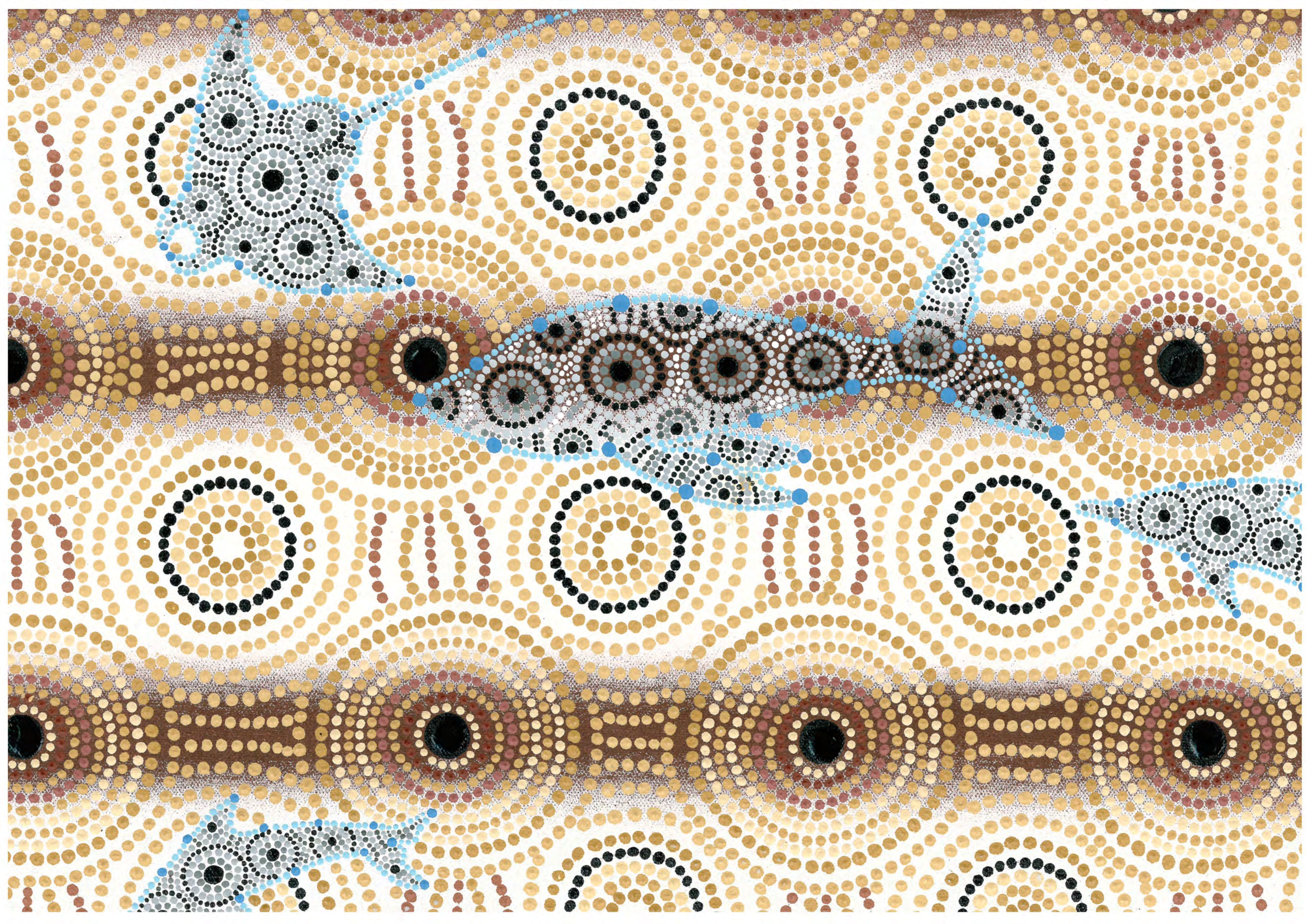
Yours sincerely



James Simon

Email: jbostock@live.com.au

Mob: 0432169874



PROFILE - JAMES P SIMON

James P Simon belongs to the Wiradjuri - Biripi Tribe. Born in Wellington, near Dubbo N.S.W. James grew up around Newtown and Redfern in Sydney, where he has seen many changes over the last 30 years.

James has painted all his life. In 1987, he was awarded a grant (\$10,000.00) by the Aboriginal Arts Council. Although he completed a six-month art course, James is largely a self-taught artist who has continued to develop his own very distinctive style and who now paints mostly in oils. His favourite artists are Picasso, Tom Roberts, Salvador Dali and Albert Namitjira. James Simon has an impressive resume, which includes an extensive list of Group and Solo exhibitions, Commissions, and publications. His work is found in many collections, both in Australia and overseas. Currently, James P Simon lives and paints in Sydney.

Selected Group Exhibitions

2013	BIG ONES LITTLE ONES® <i>In my World @ Art Gallery of Brunei</i>
2012	Boomalli Annual Artist Exhibition
2011	Boomalli Annual Artist Exhibition
2010	Urban Aboriginal artists @ Downing Centre
2010	Boomalli Annual Artist Exhibition
2009	Boomalli Annual Artist Exhibition
2008	BIG ONES LITTLE ONES® <i>Together in Sharjah, U.A.E.</i>
2007	BIG ONES LITTLE ONES® <i>Together @ Parliament House, Sydney</i>
2006	BIG ONES LITTLE ONES® <i>Connecting Communities</i> at Boomalli
2005	BIG ONES LITTLE ONES® <i>In my life</i> , Belle Art Gallery, Sydney
2004	BIG ONES LITTLE ONES® Boomalli Aboriginal Artists' Co-op Gallery, Sydney
2004	Members' Exhibition - Boomalli Aboriginal Artists' Co-op Gallery, Sydney
2003	All Us Now - Gallery Amichi, Sydney
	Gordon Syron & James P Simon - Blackfella's Dreaming Gallery, Sydney

- 2000 Amnesty International Exhibition - Newtown
- 1996 Faces of Hope -Amnesty International Art Exhibition - AGNSW, Sydney
 Australian National Heritage Award, National Gallery, Canberra
 Blakboys - Boomalli Aboriginal Artists' Co-op Gallery, Sydney
 NAIDOC Exhibition - ABC Radio, Sydney
 Celebrating NAIDOC - Sydney
 Chip on the Shoulder - Boomalli Aboriginal Artists' Co-op Gallery, Sydney
- 1995 16 Songs: Issues of Personal Assessment and Indigenous Renewal - St. Louis
 Art Museum, St.Louis, Missouri USA
 Re-actions - Boomalli Aboriginal Artists' Co-op Gallery, Sydney
 Dhanguu Yandhal - Boomalli Aboriginal Artists' Co-op Gallery, Sydney
- 1994 Urban Artyfacts - Boomali Aboriginal Artists' Co-op Gallery, Sydney
 Isabell Coe, David Fernando, James Simon, Robyn Coughlan - Boomalli
 Aboriginal Artists' Co-op Gallery, Sydney
- 1987 Art & Aboriginality, Portsmouth, UK
- 1986 Origins, Originality and Beyond - The Biennale of Sydney, 1986
- 1985 Eora Centre, Sydney
 St. Peter's Gallery, Sydney
 NSW State Parliament, Sydney
 Two Worlds Collide - Artspace, Sydney
- 1984 Eora, Sydney
 St. Peter's Gallery, Sydney
 Koori Art '84 - Artspace, Sydney

Solo Exhibitions

- 2013 **James Simon – Redfern Cafe**
- 2012 **James Simon – Club Redfern**
- 2011 **James Simon – Waverly Uniting Church**
- 2010 **James Simon – Redfern Community Centre**

2009 James Simon – Opening of Wyanga - Redfern

2003 James P Simon - Blackfella's Dreaming Gallery, Sydney

1991 Regeneration for the Next Generation - Hogarth Gallery, Sydney

1986 Aboriginal Art Gallery, Sydney

Commissions

2011 – 2013 Artwork – Designs Tattoos

2013 Telstra - Artwork

2013 RPA – Artwork of Alison Bush

2012 PCYC logo

2012 Artwork –

2012 Donated artwork – NRL

2012 Artwork – Telstra

2012 Artwork – Cox inall – Ridgeway

2012 Logo Australian Defence Force

2011 Four pieces of artwork – Darkinjung Land Council

2011 Wall Mural – Marrickville West School

2011 Wall Mural – NCIE Redfern

2010 Artwork – Redfern Community Centre

2010 Workshop – World Vision

2010 Wall mural – Annandale PS

2009 Wall Mural – Redfern Cafe

2009 Wall Mural – Redfern Community Centre

2009 Wall Mural – Mathew John Aged Care- Erina

2006 Artwork – Body Designs – Carriage Works

2005 Artwork - Centrelink

2004-2009 Artwork - logo, children's certificates, catalogues and posters,

BIG ONES LITTLE ONES® exhibitions in Australia and United Arab Emirates, for Gallery Amichi, Sydney.

- 2004-05 **Murals** for Gunya Bar, Redfern
- Cover and art work** for *Tender for the Provision of Program Management Services for Dept of Health & Ageing (Office for ATSI Health Capital Works Program)* for ARUP Project Management, NSW
- 2003 **Cover design** - Australia Mail industry magazine, Issue 24 Dec 2003
- Greeting cards** - Amnesty International, Australia
- Logo design** - DOCS, Redfern
- Mural** - Marrickville Community Centre, Sydney
- 2001 **Pamphlet** - National Parks & Wildlife, NSW
- Mural** - Glebe Public School, Sydney
- Cover** - Aboriginal Studies Support Book, Department of Education, NSW
- Book Cover** - The Trauma & Triumph of Early White Contact - Kalianna Productions, Sydney
- Design** - Aboriginal Teachers' Resource Kit, Kalianna Productions, Sydney
- 2000 **Mural** - Darlington Public School, Sydney
- Mural** - Berala Public School, NSW
- 1999 **Poster and Pamphlet** -South Sydney Council, Sydney
- Logo** - Koori Scaffolding, Sydney
- Mural** - Domain Walkway, Sydney
- 1998 **Pamphlet** - South Sydney Community Aid, Sydney
- Cover** - Barawul Oten TAFE, NSW
- 1997 **Cave painting** - Australian Museum, Sydney
- Illustrations** -Tenancy Rights Information Kit, Redfern Community Aid
- Design** - Westpac Anniversary promotional material, Redfern
- Illustrations** - Kalianda Aboriginal Resource Kit, Sydney
- 1996 **Illustrations** - After School - reading book and resource kit; NSW Board of Study

- Design** - artwork for re-development of TNT building, South Sydney Council
- Cover** - Aboriginal Law Magazine, The Bulletin
- Mural** - Redfern Public School, Sydney
- Mural** - Mascot High School, Sydney
- Mural** - South Sydney High School, Sydney
- Mural** - Private enterprise (C.Herberts) Riverwood
- Cover page** - The Hub: local newspaper, Sydney
- 1995 **Pamphlet** - Dept. of Community Services, NSW
- Art work design** - WEB Australia
- Poster and pamphlet** - Barawul Oten TAFE, NSW
- Mural** - Koori Care, Redfern
- Design** - promotional cassettes for TDK, Australia
- 1994 **Illustration** - 'What the Fox Did When He Came to Australia' book, Board of Studies, NSW
- Cover** - Environmental Law, Local newspaper, NSW
- Logo** - Christine Williams, ATSIC Commissioner, NSW
- Paintings x 2** - Tony Mundine Gym, Redfern
- 1993 **Mural** - Eveleigh Street Project, Redfern
- 1988 **Logo** - Aboriginal Liaison Unit, Redfern Police
- 1986 **Logo** - Aboriginal Housing Company, Redfern
- 1984 **Logo** - NSW Land Council
- Mural** - Gullama YACS, Sydney
- Mural** - Darlington Public School, Sydney
- Mural** - Redfern Public School

Notable Collections:

Holmes a Court Collection - Australian Museum - Australian National Gallery - John Royal Gallery New York - University Art Museum, University of California, Santa Barbara - 1996 Biennale - NSW Police Collection - Bourke Catholic School Collection - Minister for Education, NSW - Tamworth City Council - Dr. Andrew Malouf, NSW - Dr. Allen Patterson, Sydney.

Also: Maree Bashir, Amichi Private Collection, Sydney - The Aquing Family, UK plus several other private collections (Australia and overseas)

Publications:

James P Simon's work features in:

NSW Aboriginal Artists - Board of Studies, Dept of Education NSW

Two Worlds Collide - Author Julie Ewington, Art Network 1985-86

Koorie Art '84 - Catalogue for Artspace, Sydney 1984