

175 - 177 CLEVELAND ST & 1-5 WOODBURN ST, REDFERN

PROPOSED MIXED USE MULTI UNIT RESIDENTIAL DEVELOPMENT



FOR DEPARTMENT OF PLANNING

BY

JPRA

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&

SUTHERLAND & ASSOCIATES PLANNING

12.05.2015

PROPOSED MIXED USE MULTI UNIT RESIDENTIAL DEVELOPMENT 175-177 CLEVELAND STREET & 1-5 WOODBURN STREET, REDFERN NSW 2016

DA 1100	ARTIST IMPRESSION SHEET 01
DA 1101	ARTIST IMPRESSION SHEET 02
DA 2000	LOWER BASEMENT FLOOR PLAN
DA 2001	UPPER BASEMENT FLOOR PLAN
DA 2002	GROUND/LEVEL 1 FLOOR PLAN
DA 2003	LEVEL 2 FLOOR PLAN
DA 2004	LEVEL 3 FLOOR PLAN
DA 2005	LEVEL 4 FLOOR PLAN
DA 2006	LEVEL 5 FLOOR PLAN
DA 2007	LEVEL 6 FLOOR PLAN
DA 2008	LEVEL 7 FLOOR PLAN
DA 2009	ROOF PLAN
DA 2301	NORTH ELEVATION
DA 2302	SOUTH ELEVATION
DA 2303	EAST ELEVATION
DA 2304	WEST ELEVATION
DA 2305	SECTION A
DA 2400	REGULATORY REQUIREMENTS
DA 2414	COMPARATIVE VIEWS SHEET 01
DA 2415	COMPARATIVE VIEWS SHEET 02



ARTIST IMPRESSION

VIEW FROM CLEVELAND STREET

FILE: 2014067_PEDA_CLEVELAND ST_(Hotel Apartment) 12.pln

JPR Architects Pty Ltd has prepared these concept plans from incomplete information and without measured survey plans of the site and without input from relevant consultants and therefore does not take responsibility for the accuracy of the output provided herein. Whilst every endeavour has been made to provide reliability in this document, the user must make their own enquiries as to the information contained herein before making any decisions based on this document.

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PROJECT: PROPOSED MIXED USE MULTI UNIT RESIDENTIAL DEVELOPMENT
175-177 CLEVELAND ST & 1-5 WOODBURN ST REDFERN
DRAWING: ARTIST IMPRESSION SHEET 01 (1)

PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: N.T.S. @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA1000 C



ARTIST IMPRESSION

VIEW FROM CLEVELAND STREET

FILE: 2014067_PREDA_CLEVELAND ST_(Hotel Apartment) 12.pln

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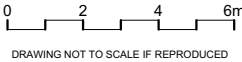
PROJECT: PROPOSED MIXED USE MULTI UNIT RESIDENTIAL DEVELOPMENT
175-177 CLEVELAND ST & 1-5 WOODBURN ST REDFERN
DRAWING: ARTIST IMPRESSION SHEET 02 (1)

PROJECT NO: 2014067
DRAWN BY: RM, JC
SCALE: N.T.S. @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA1001 C



PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: 1:200 @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015

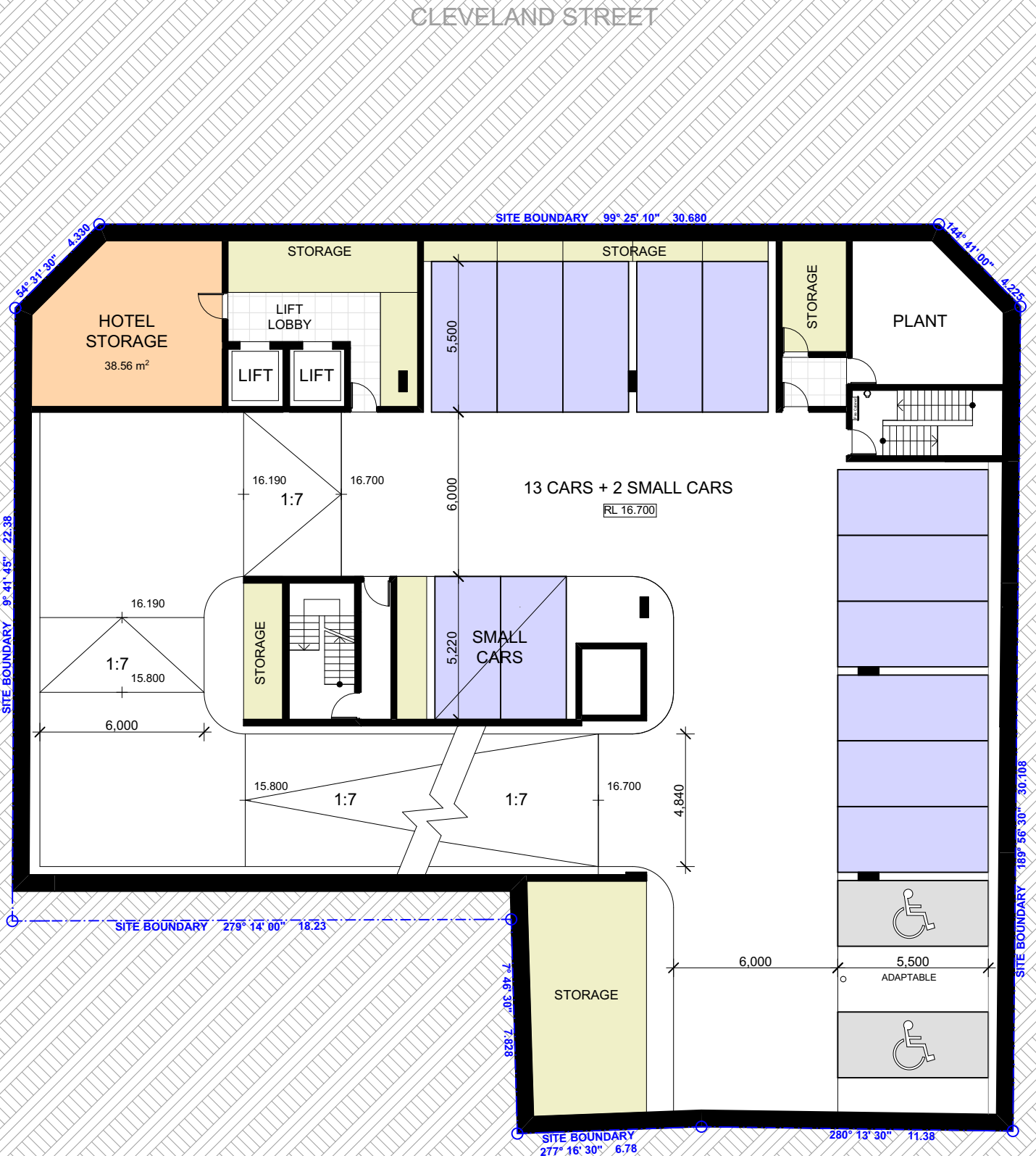
DA2000 C



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PROJECT: 2014067
DRAWN BY: RM,JC
SCALE: 1:200 @A3
DRAWING NO: REV:
175-177 CLEVELAND ST & 1-5
WOODBURN ST REDFERN
DRAWING:
UPPER BASEMENT FLOOR PLAN

PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: 1:200 @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2001 C





165-173
CLEVELAND ST
3 STOREY

EVELEIGH STREET



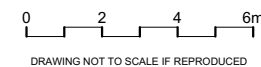
NO 6-8 EVELEIGH ST
3-4 STOREY

LIGHT COURT

PRIVACY SCREEN

WOODBURN STREET

NO 179
CLEVELAND
3 STOREY

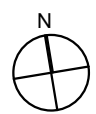
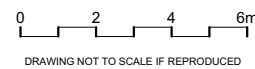


JPR A
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PROJECT: PROPOSED MIXED USE MULTI UNIT
RESIDENTIAL DEVELOPMENT
175-177 CLEVELAND ST & 1-5
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DRAWING: LEVEL 4 FLOOR PLAN

PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: 1:200 @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2005 C

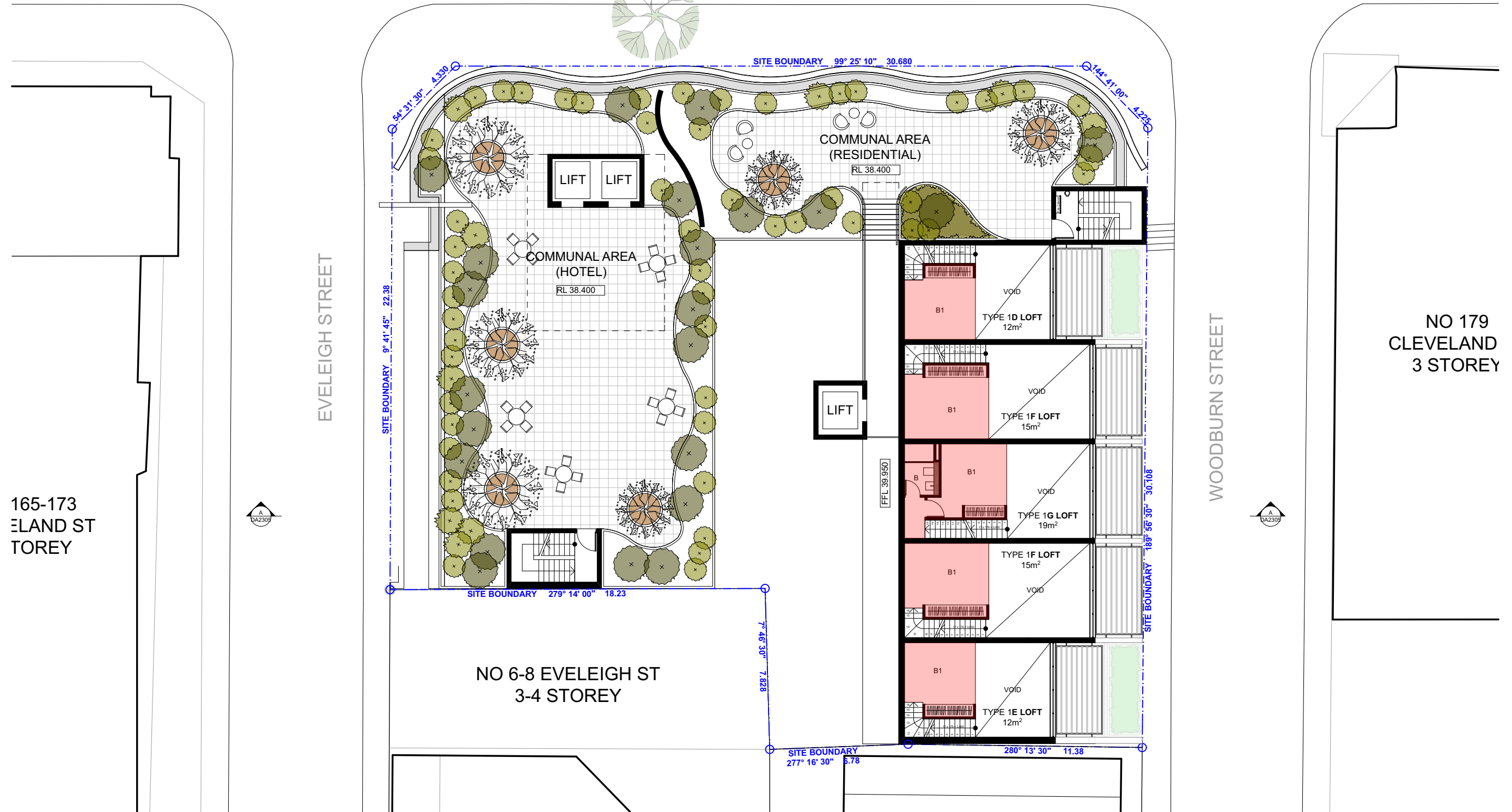




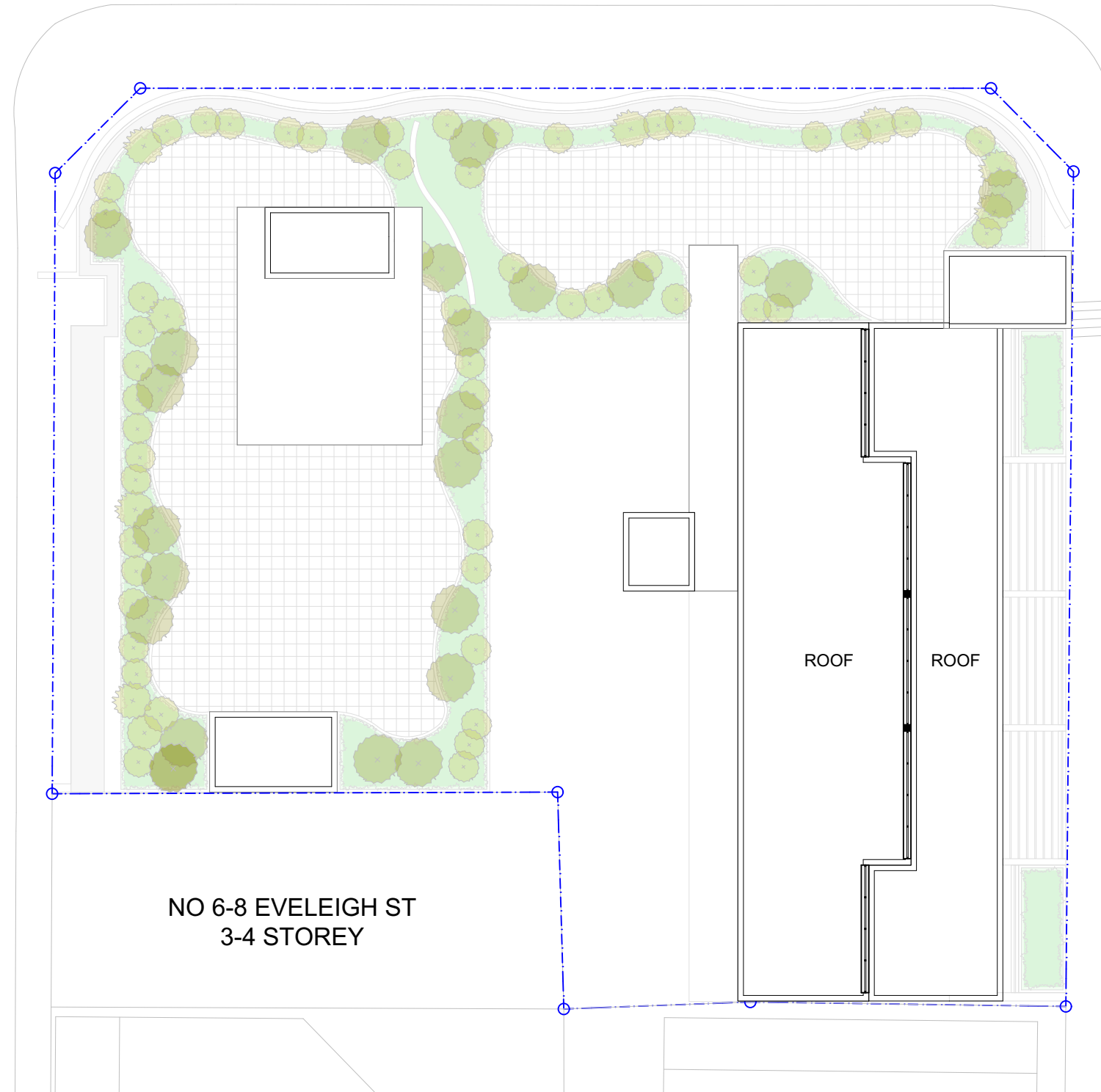
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PROJECT: PROPOSED MIXED USE MULTI UNIT RESIDENTIAL DEVELOPMENT
DRAWING: LEVEL 6 FLOOR PLAN
175-177 CLEVELAND ST & 1-5 WOODBURN ST REDFERN

PROJECT NO: 2014067
DRAWN BY: RM, JC
SCALE: 1:200 @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2007 C



NO 165-173
CLEVELAND ST
3 STOREY



NO 179
CLEVELAND ST
3 STOREY

NO 6-8 EVELEIGH ST
3-4 STOREY

ROOF

ROOF

0 2 4 6m
DRAWING NOT TO SCALE IF REPRODUCED

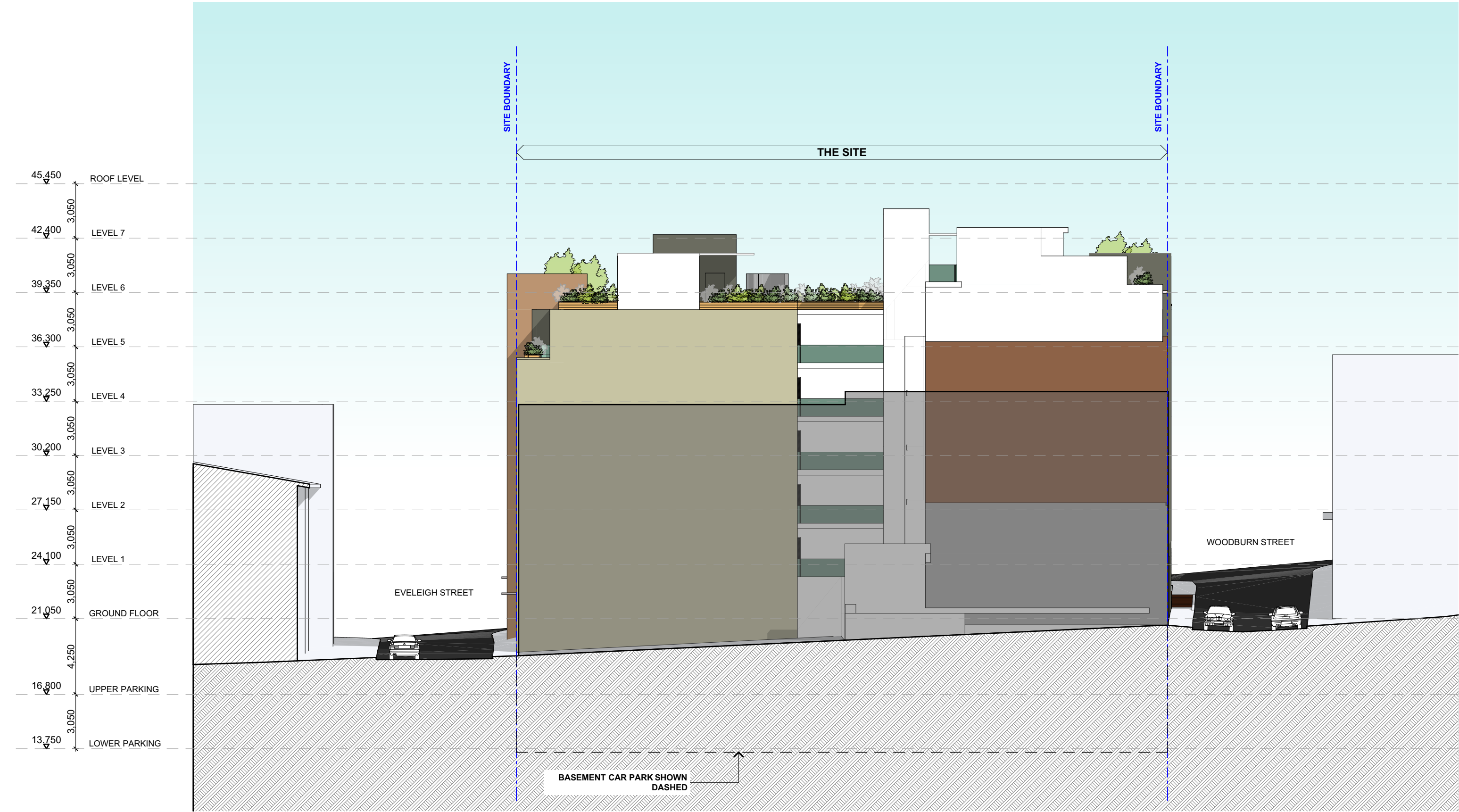


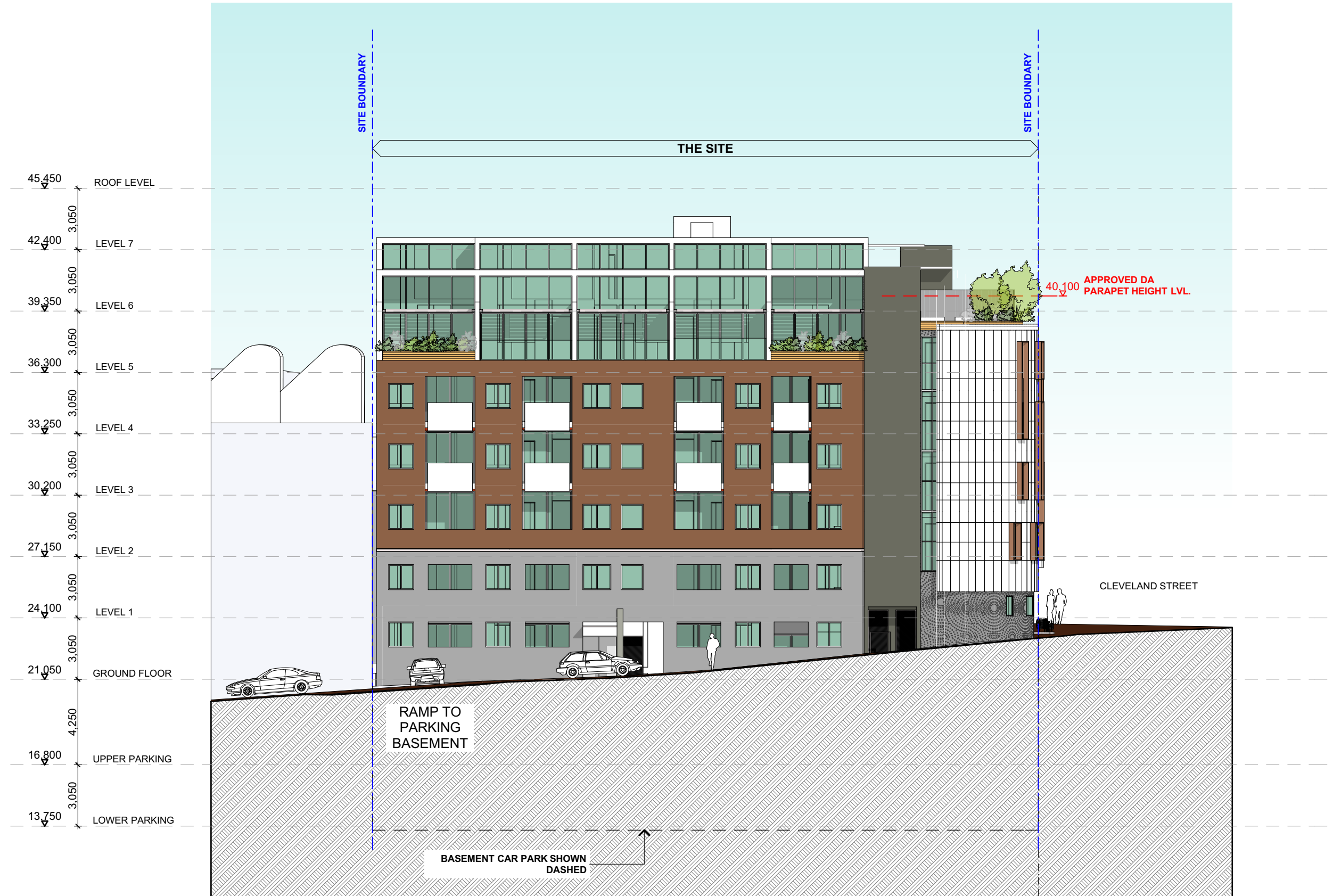
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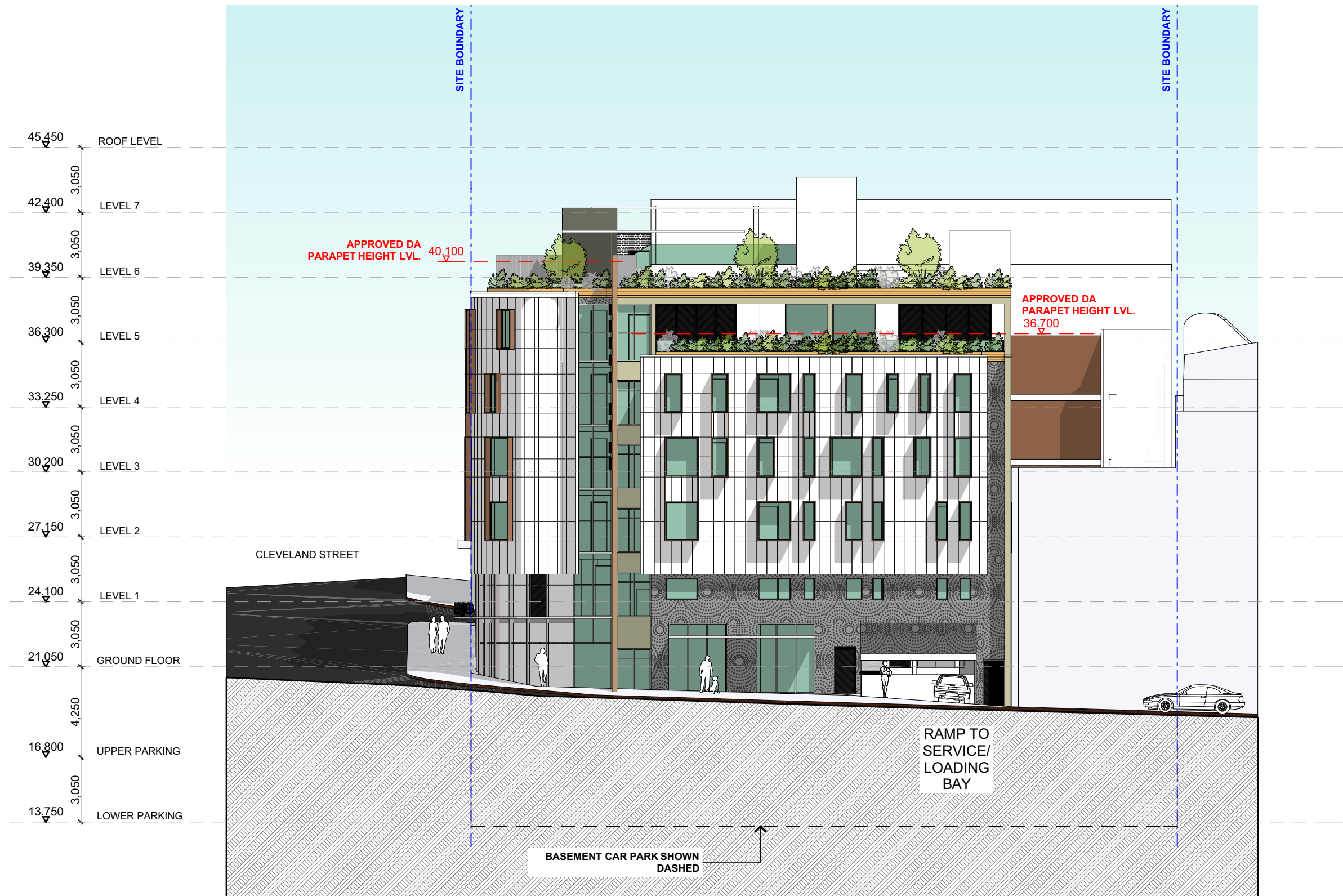
PROJECT: 2014067
PROPOSED MIXED USE MULTI UNIT
RESIDENTIAL DEVELOPMENT
175-177 CLEVELAND ST & 1-5
WOODBURN ST REDFERN
DRAWING: ROOF PLAN

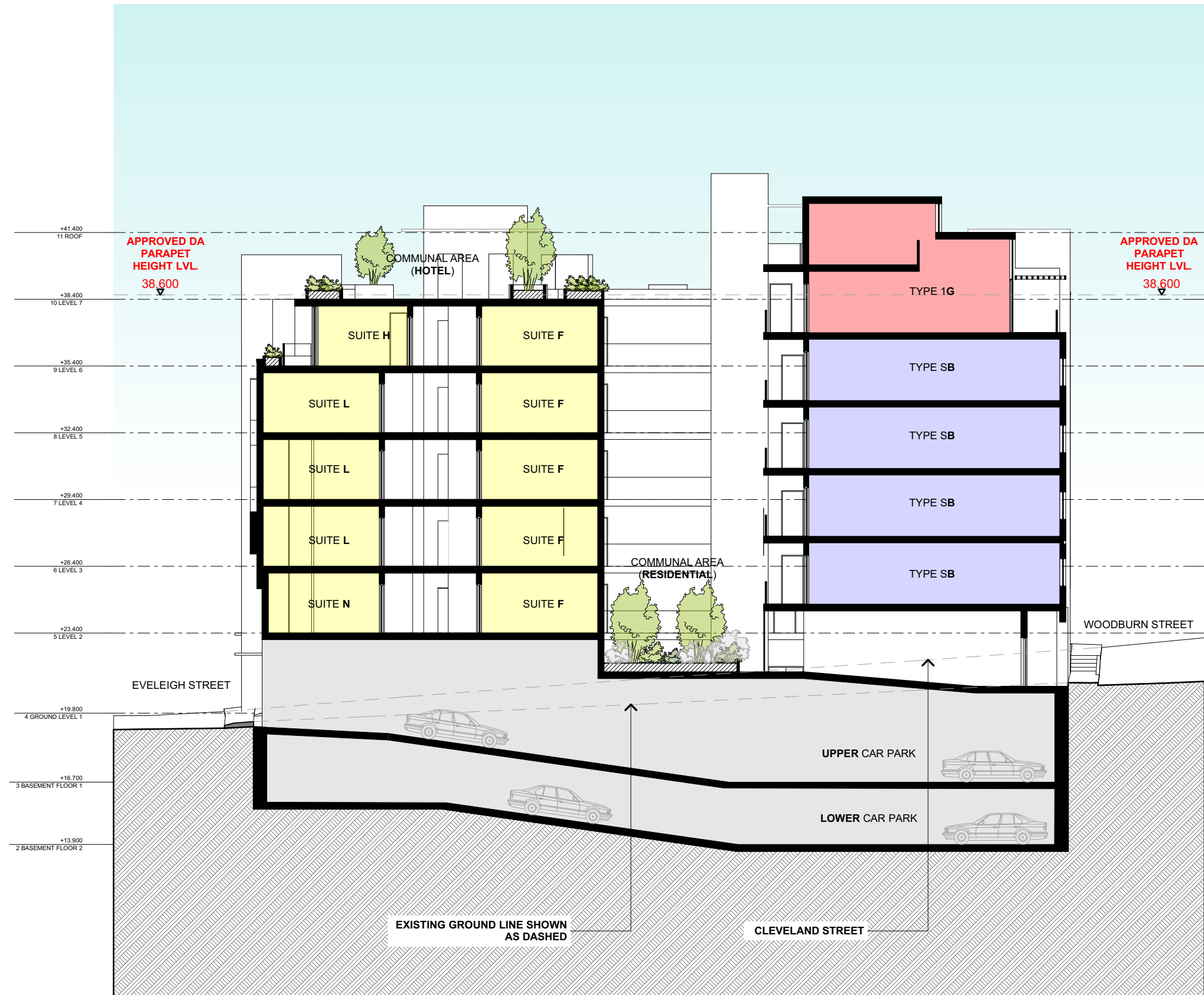
PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: 1:200 @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2009 C











175 CLEVELAND ST REDFERN
DEVELOPMENT MATRIX

	UNIT MIX			Suite
	S	1B	TOTAL	
GROUND LEVEL 1	2	2	4	
LEVEL 2	3	2	5	16
LEVEL 3	3	2	5	16
LEVEL 4	3	2	5	16
LEVEL 5	3	2	5	16
LEVEL 6		5	5	14
TOTAL	14	15	29	78
	48.3%	51.7%		

CAR PARKING			TOTAL
RESIDENTS			
RATIO	0.2	0.4	
REQUIRED	2.8	6	8.2
TOTAL CAR PARKING REQUIRED			
RESIDENTS	8.2		
VISITORS	4.7		
COMMERCIAL			
	13 CARS		

SITE AREA 1060 m2 APPROX.

GFA PROPOSED	
HOTEL	2147 m2
CORRIDOR	378.24 m2
TOTAL	2525.24 m2
PROPOSED FSR	2.38 :1
RESIDENTIAL	1562.23 m2
CORRIDOR	62.69 m2
TOTAL	1624.92 m2
PROPOSED FSR	1.53 :1

TOTAL GFA 4150.16 m2
TOTAL FSR 3.92 :1
ALLOWABLE FSR 3 :1



APPROVED SCHEME



PROPOSED SCHEME

COMPARATIVE VIEWS

VIEW FROM CLEVELAND STREET

FILE: 2014067_PEDA_CLEVELAND ST_(Hotel Apartment) 12.pln

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175-177 CLEVELAND ST & 1-5 WOODBURN ST REDFERN
DRAWING: COMPARATIVE VIEWS SHEET 01

PROJECT NO: 2014067
DRAWN BY: RM,JC
SCALE: N.T.S. @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2414 C



APPROVED SCHEME



PROPOSED SCHEME

COMPARATIVE VIEWS
VIEW FROM CLEVELAND STREET

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175-177 CLEVELAND ST & 1-5
WOODBURN ST REDFERN
DRAWING:
COMPARATIVE VIEWS SHEET 02

PROJECT NO: 2014067
DRAWN BY: RM, JC
SCALE: N.T.S. @A3
DRAWING NO: REV:
PLOTTED: 13/05/2015
DA2415 C