

# Redfern Co-Living Housing Development

## SSD 32275057

IPC Presentation

**Presenters**

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James Groundwater

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# Co-Living Mixed-Use Development (SSD 32275057)

175-177 Cleveland Street, 1-5 and 6-8 Woodburn Street, Redfern

## Proposal

Construction of a six-storey co-living mixed-use development, containing 200 co-living rooms, ground floor commercial tenancies, multi-purpose space and basement parking.

## Exhibition

Three public submissions (2 objections, 1 support) and an objection from City of Sydney Council.

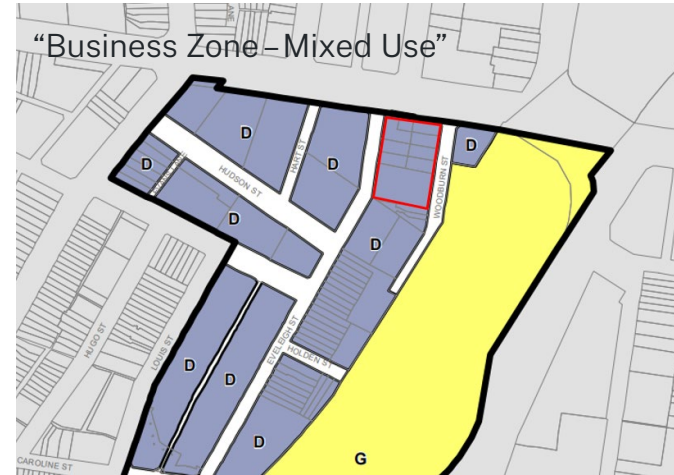
## Key Issues

Land use, floor space ratio, building height, residential amenity, overshadowing and design excellence.



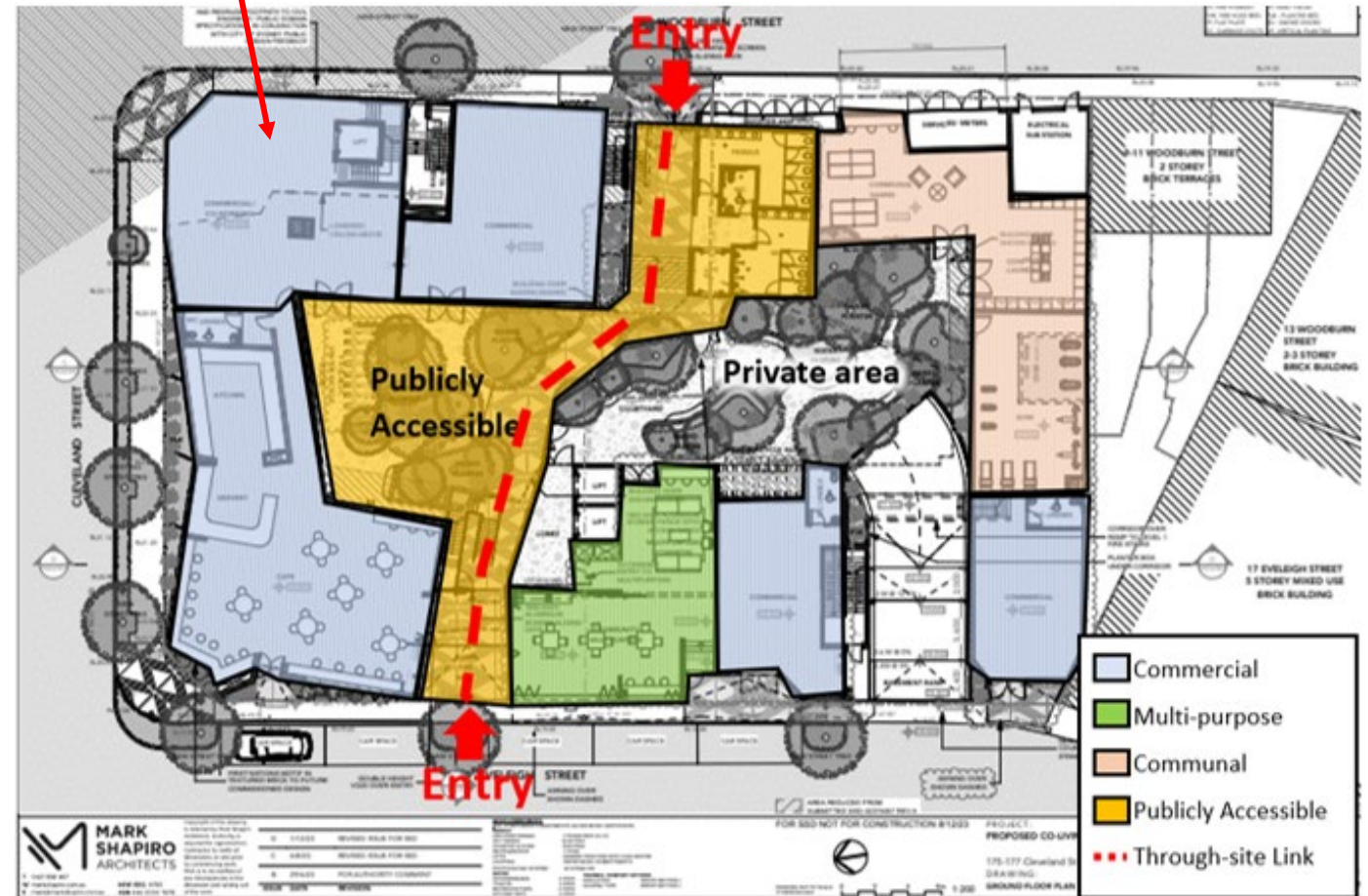
# Non-Residential Floor Space

GFA Summary	GFA	FSR
Maximum permissible	6,655.77 m <sup>2</sup>	3.3:1
Proposal (total)	6,617.4 m <sup>2</sup>	3.28:1
Maximum Residential floor space permissible	2,621.97 m <sup>2</sup>	1.3:1
Proposal (residential/ co-living)	5,839.2 m <sup>2</sup>	2.9:1

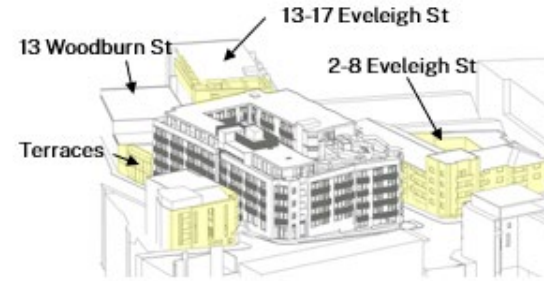
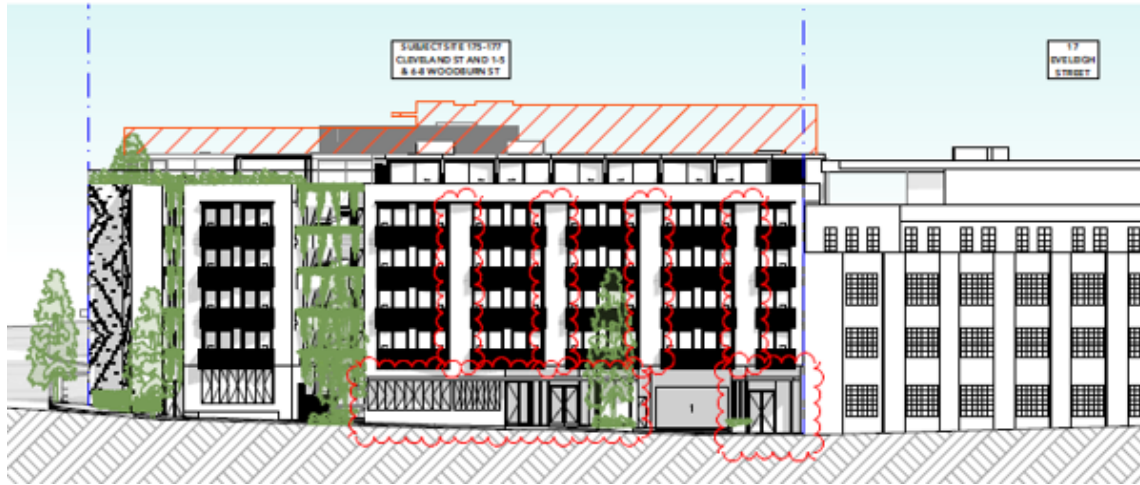


# Ground Floor

- Ground floor non-residential uses
- Publicly accessible through-site link
- Multi-purpose space (community space)
- Co-working spaces



# Building Height



21 June, 9.00 am



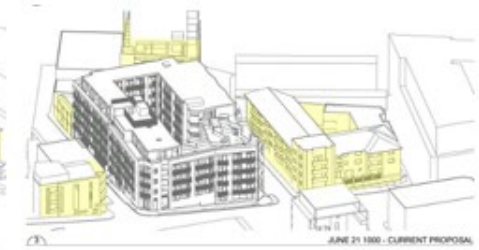
21 June, 11.00 am



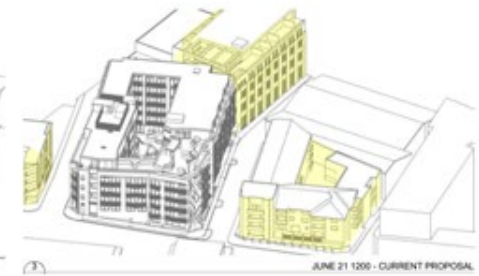
21 June, 1.00 pm



21 June, 3.00 pm



21 June, 10.00 am



21 June, 12.00 pm



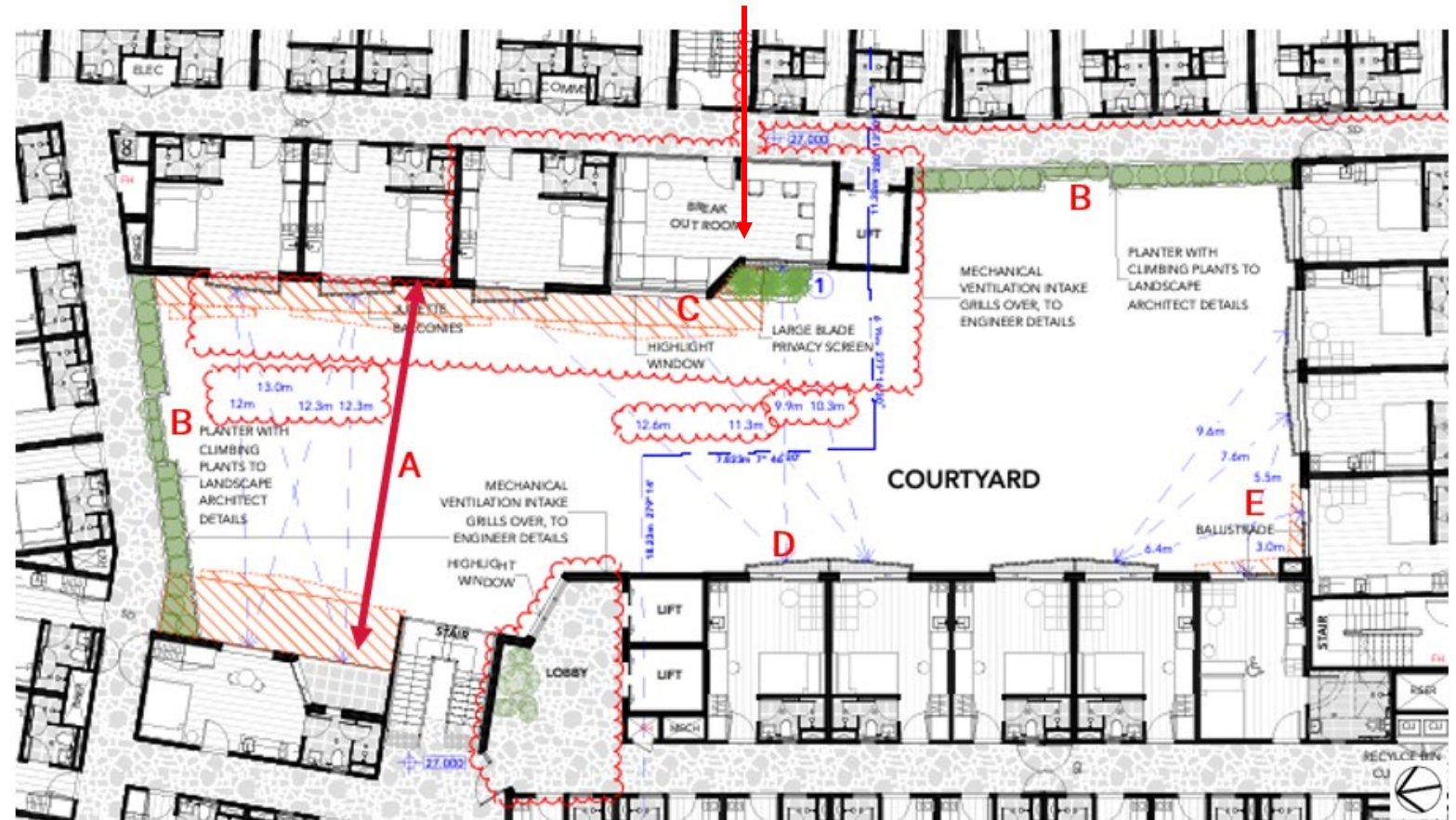
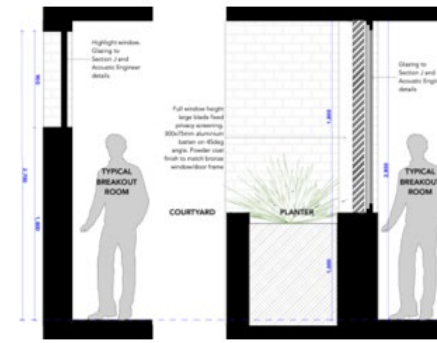
21 June, 2.00 pm

# Residential Amenity

Internal building separation achieves the design criteria contained within the ADG

Privacy mitigation measured include privacy louvers, highlight windows, landscaping

Rooms are acoustically treated against road and rail noise, including hybrid mechanical ventilation

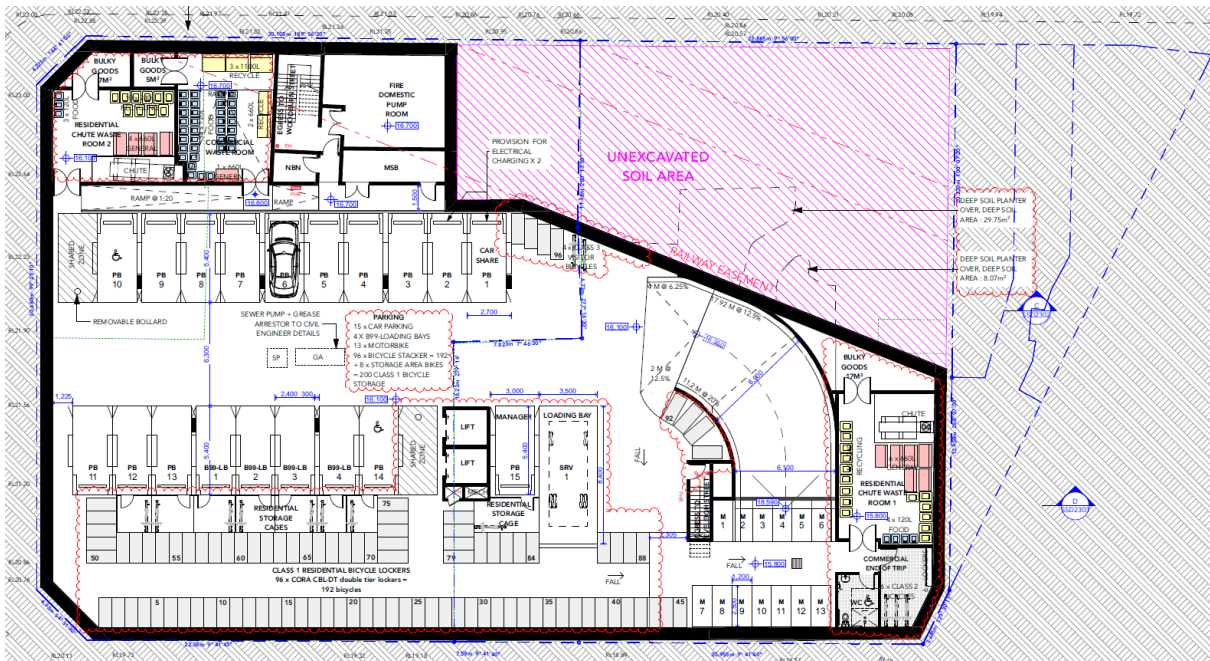


# Impacts to adjoining properties

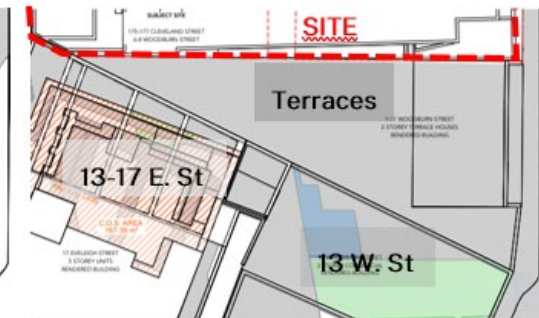
Woodburn Street terraces maintains similar impacts

Boundary wall / conditions

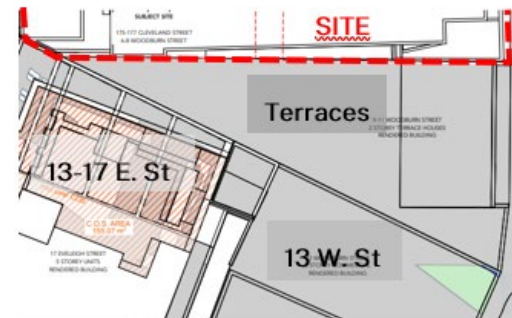
Excavation / Construction Impacts



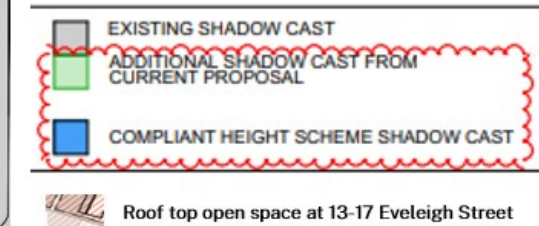
21 June - 9.00am



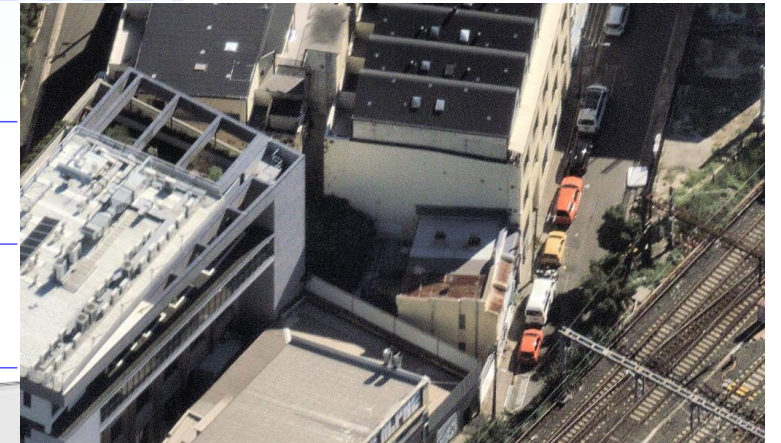
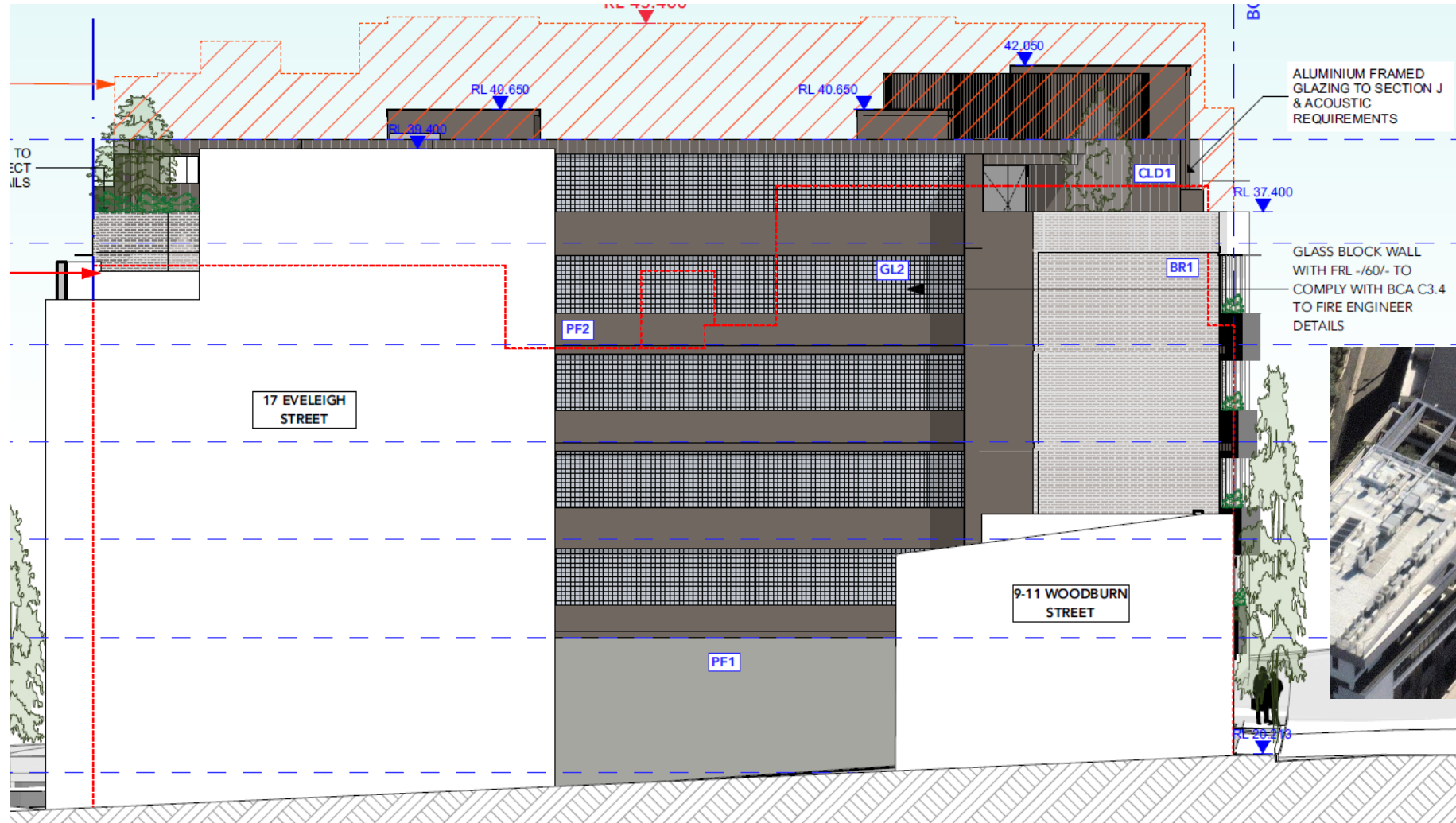
21 June - 12.00pm



21 June - 3.00pm



# Impacts to adjoining properties





# Council's Submission

Issues	Department considerations / Conditions
Suitability of the site / non-compliance with key development standards	Proposal will deliver employment opportunities
Design excellence and urban design	Proposal contextually appropriate
Residential amenity	Proposal achieves acceptable amenity
Waste arrangements	Condition
Bicycle parking	Condition
Public art	Condition
Landscaping	Condition
Public domain	Condition

# Additional Conditions

## Conditions

No subdivision

Operational Plan of Management

- *multi-purpose space*
- *through-site link*

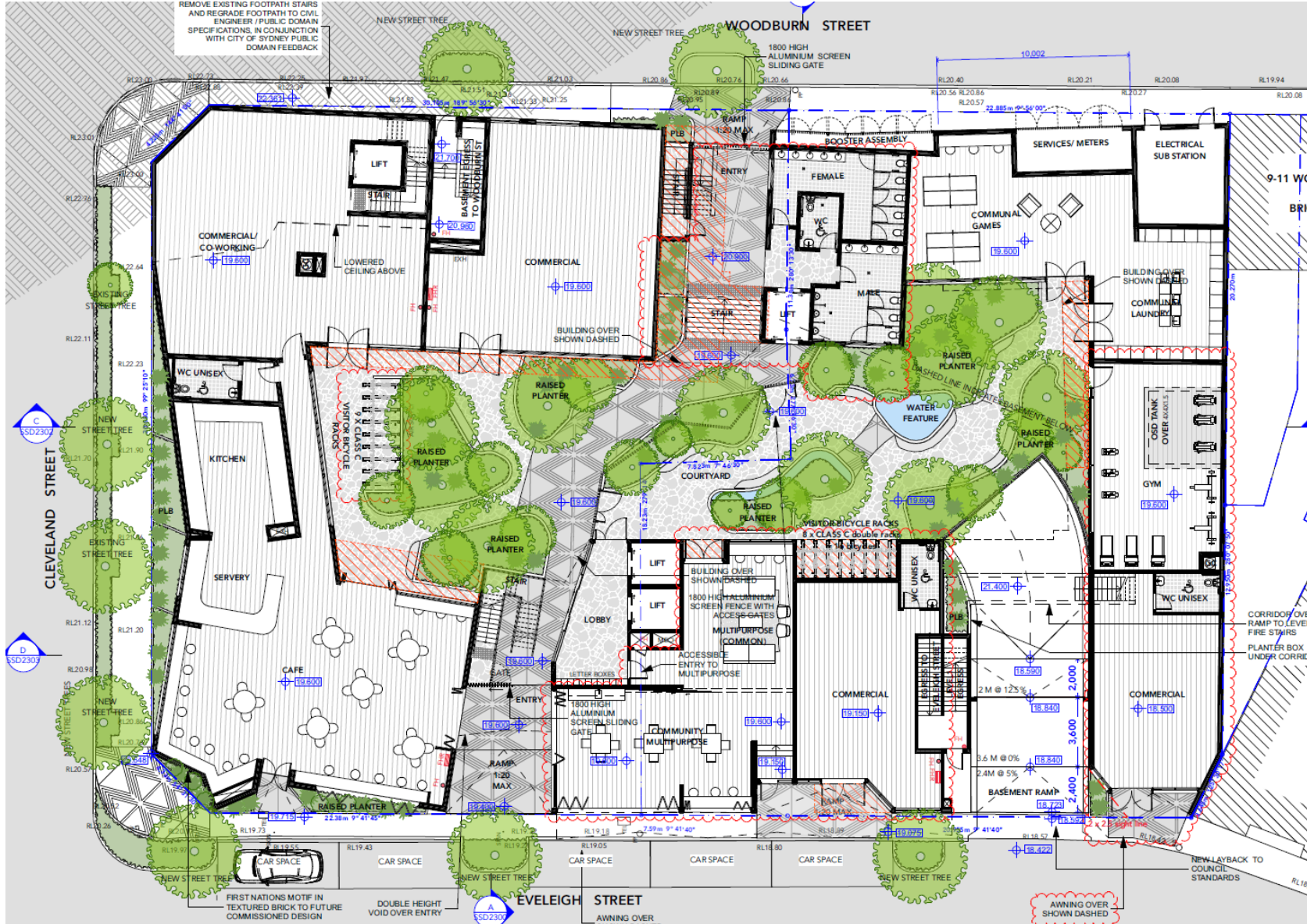
Contributions

- *City of Sydney Contributions Plan 2015*
- *Redfern-Waterloo Affordable Housing Contribution Plan 2006*

Design Integrity



# Plans

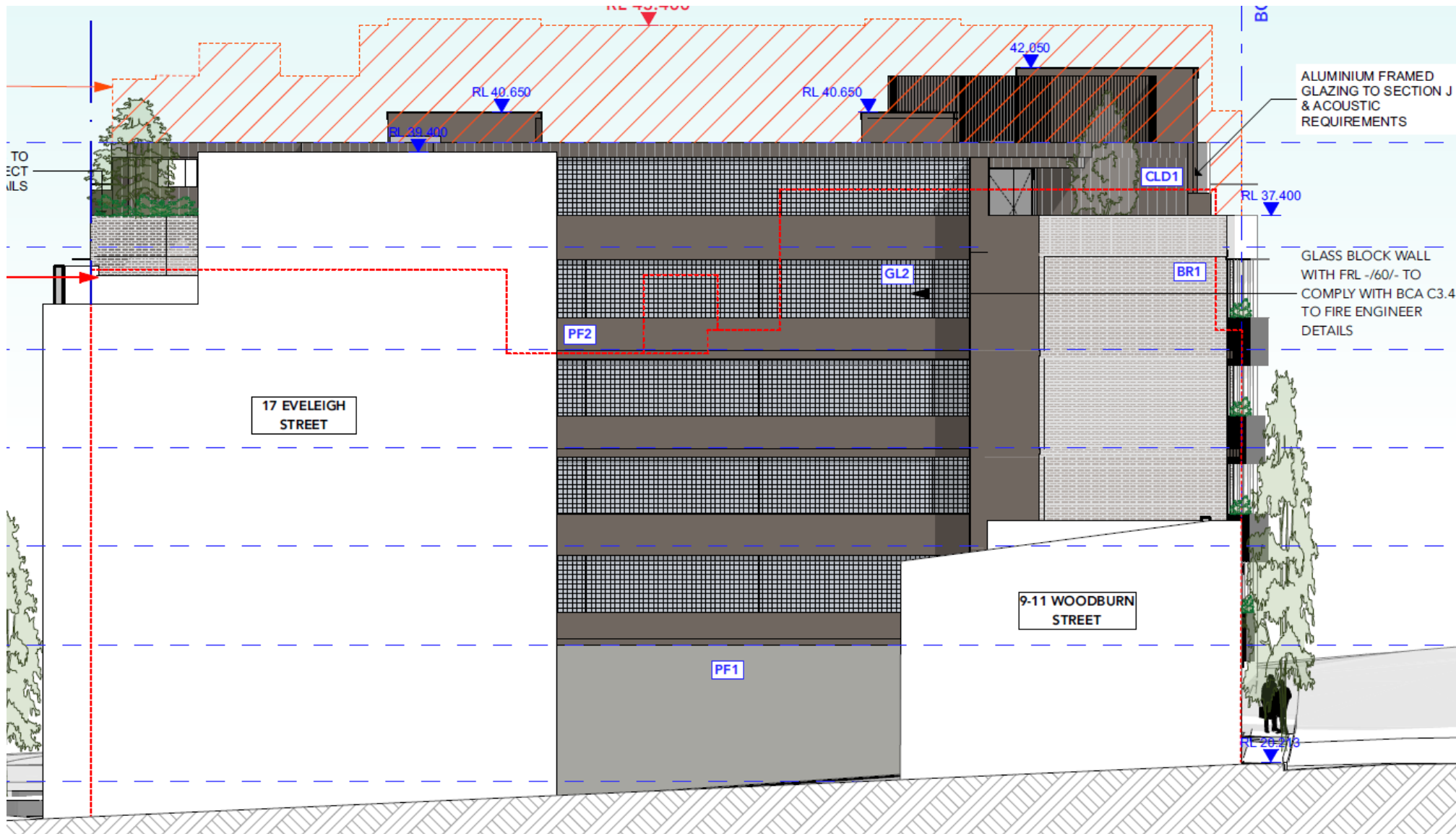




# Plans



# Plans



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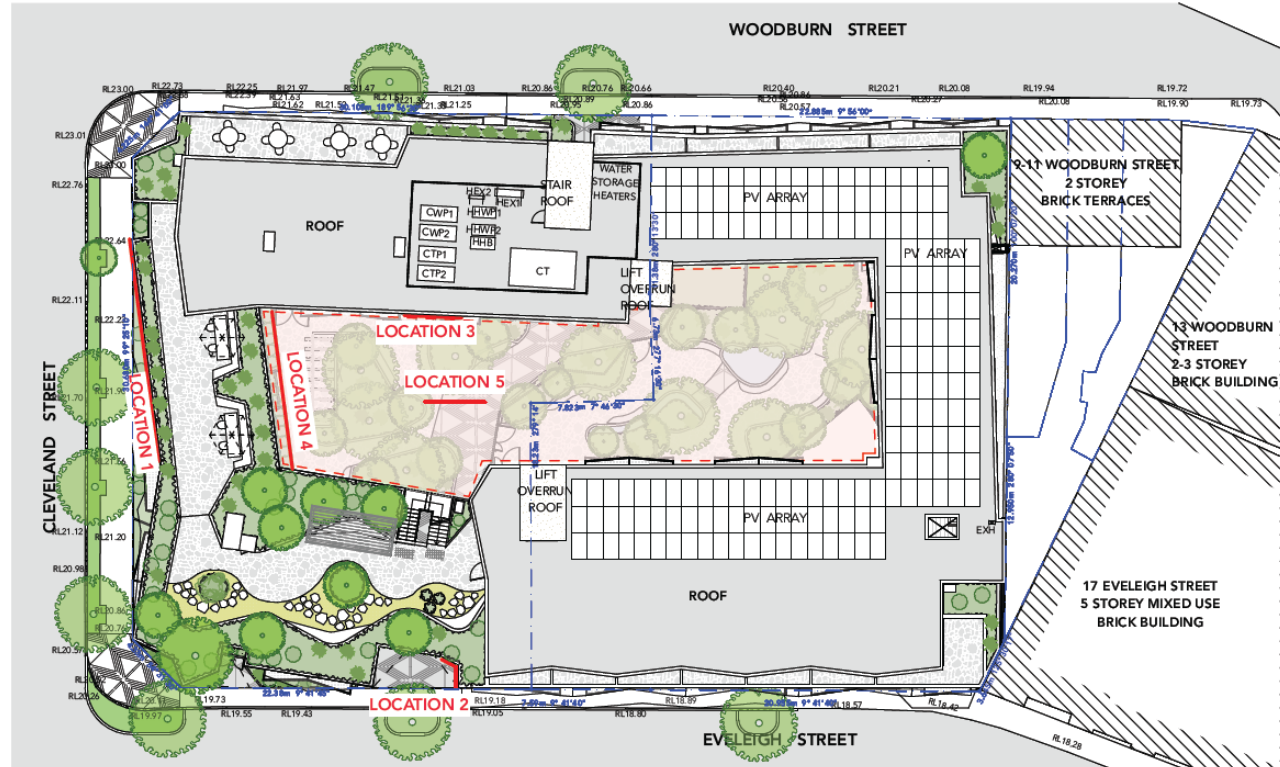
**LOCATION 1**  
Street level masonry wall on Cleveland Street, roughly 12m wide x 2.5m high. Visible to all pedestrians and passing traffic on Cleveland Street.



**LOCATION 2**  
Main pedestrian entry on Eveleigh Street, roughly 6m wide x 18m high. Visible to passing pedestrians on Cleveland and Eveleigh Streets, public accessing the site-through link, and glimpses visible to traffic on Cleveland Street and passing traffic on Eveleigh Street. Additional views from higher levels offered to building residents.



**LOCATION 3**  
Courtyard facing masonry wall, roughly 4m wide x 13m high. Visible glimpses through the main Eveleigh Street entry and public cafe, public accessing the site-through link, and residents. Additional views from higher levels offered to building residents.



**LOCATION 4**  
Courtyard facing planter boxes, roughly 12m wide x 10m high (split across levels). Visible glimpses through the Eveleigh Street public cafe, public accessing the site-through link, and residents. Additional views from higher levels offered to building residents.



**LOCATION 5**  
Courtyard planting, paving treatments and site-through link, roughly 40m long x 12m wide, to landscape architect details. Visible glimpses through the Eveleigh Street entry and public cafe, public accessing the site-through link, and residents. Additional views from higher levels offered to building residents.

**NOTE: IMAGES ARE FOR REFERENCE ONLY AND MAY NOT NECESSARILY DEPICT CURRENT REVISION CHANGES**  
REV'D AMENDMENTS AS CLOUDED