



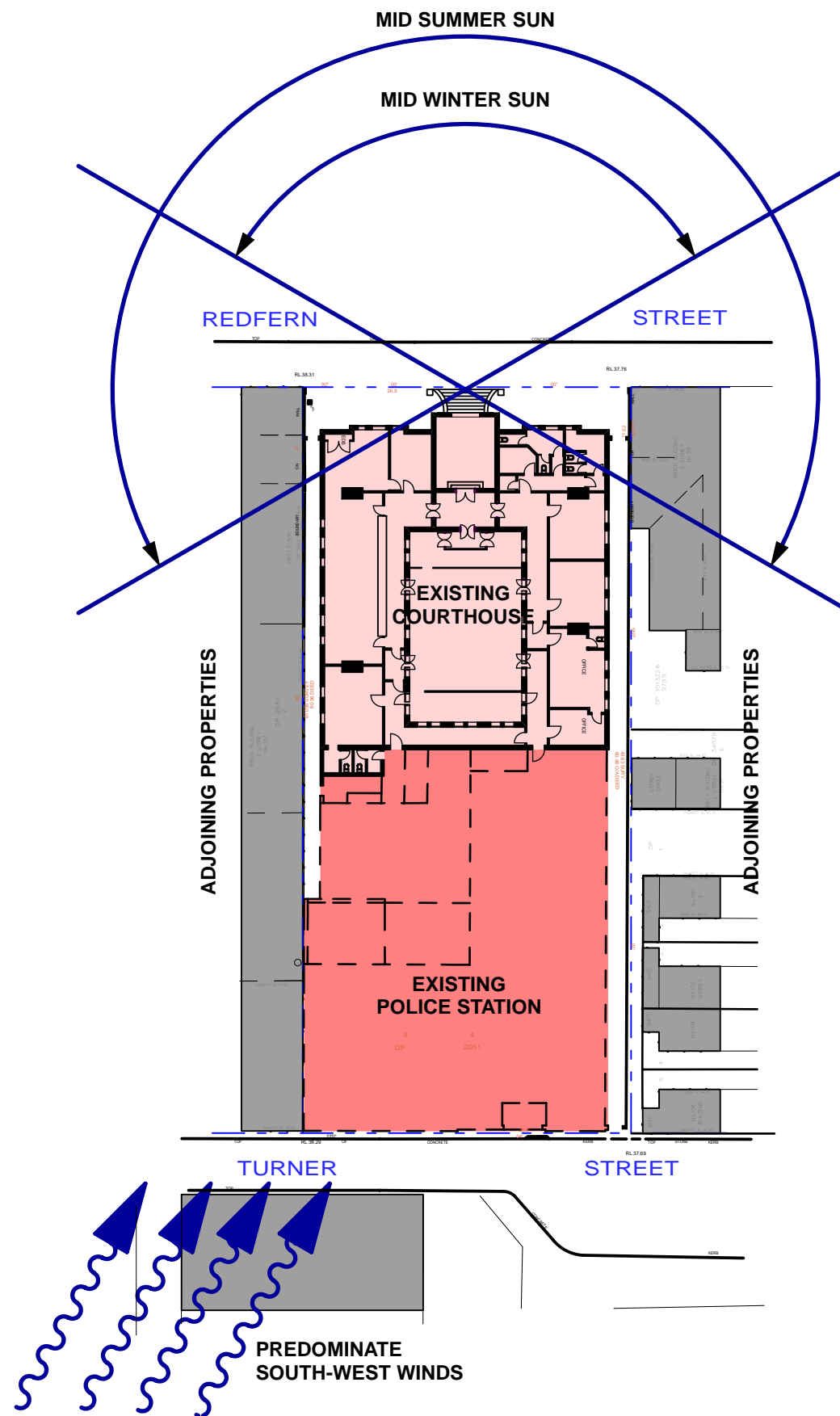
REDFERN ST - VIEW FROM EAST - COURTHOUSE



REDFERN ST - FRONT VIEW - COURTHOUSE



TURNER ST - VIEW FROM EAST - POLICE STATION



GENERAL DESCRIPTION

THE SITE IS BOUNDED BY REDFERN STREET TO THE NORTH, TURNER STREET TO THE SOUTH AND ADJOINING PROPERTIES TO THE EAST AND WEST. REDFERN STREET IS A MAJOR PUBLIC DOMAIN AND PROVIDES THE PRIMARY ACCESS TO THE SITE. TURNER STREET IS MINOR STREET AND PROVIDE SECONDARY ACCESS TO THE SITE. THE EAST AND WEST BOUNDARIES ARE BOUNDED BY HIGH MASONRY WALLS AND TWO TO THREE STOREY PROPERTIES.

THE SITE SLOPES DOWN BY APPROXIMATELY 0.5M FROM WEST TO EAST AT BOTH REDFERN STREET AND TURNER STREET FRONTAGES. THE NORTH-EAST AND SOUTH-EAST CORNERS ARE AT APPROXIMATELY THE SAME LEVEL AS ARE THE NORTH-WEST AND SOUTH -WEST CORNERS.

EXISTING BUILDINGS

THERE ARE TWO EXISTING BUILDINGS CONNECTED TO EACH OTHER ON THE SITE - THE COURTHOUSE TO THE NORTH AND THE OLD POLICE STATION TO THE SOUTH. THE COURTHOUSE HAS IS A SINGLE STOREY BUILDING WITH HERITAGE SIGNIFICANCE AND IS TO BE RETAINED FOR ADAPTIVE REUSE. THE POLICE STATION IS A TWO STOREY BUILDING WHICH HAS REACHED THE END OF IT'S USEFUL LIFE AND WILL DEMOLISHED TO MAKE WAY FOR THE NEW DEVELOPMENT.

SOLAR ACCESS

THERE IS GOOD SOLAR ACCESS TO THE NORTH BUT IS LIMITED TO THE EAST AND WEST BY ADJOINING PROPERTIES AND HIGH BOUNDARY WALLS.

VEHICLE ACCESS

VEHICLE ACCESS IS POSSIBLE AT BOTH REDFERN STREET AND TURNER STREET. HOWEVER ACCESS FOR THE NEW DEVELOPMENT WILL BE FROM TURNER STREET AS IT WOULD NOT BE POSSIBLE FROM REDFERN GIVEN THE EXTENT OF THE REMAINING COURTHOUSE.

UTILITIES

UTILITIES WILL BE ACCESSED FROM BOTH REDFERN AND TURNER STREETS.

SITE ANALYSIS

REDFERN COMMUNITY HEALTH CENTRE

