SEPP 65 DESIGN VERIFICATION STATEMENT

175-177 Cleveland Street, REDFERN
PROPOSED MIXED-USE DEVELOPMENT

Project Site Address
175-177 Cleveland St, Redfern

Prepared on behalf of
HIGH QUALITY BUILDING PTY LTD

Prepared by:

GHAZI AL ALI ARCHITECT PTY LTD

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We confirm that Mr Ghazi Al Ali of Ghazi Al Ali Architect directed the design of the enclosed development application, which is represented by drawings (indicated below all Issue A) and that Mr Ghazi Al Ali is registered as an architect in NSW (registration No. 7542) in accordance with the Architects Act 1921.

LIST OF DRAWINGS

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We confirm that the enclosed documentation achieves the design principles set out in State *Environmental Planning Policy 65 - Design Quality of Residential Flat Development* and has been designed with regard to the publication *Residential Flat Building Code.*

Review of the proposal in terms of the Ten Principles of SEPP 65 by Ghazi Al Ali Architect.

1. CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of the area.

The site is located at 175-177 Cleveland St, Redfern and comprises of Lot 1 on DP 724328, Lot 1 on DP 1093304, Lot 10 on DP 809537 and Lot 15 on DP 57107. The site is between Woodburn Street and Eveleigh Street in the local council area of the City of Sydney, approximately 3 km south of the Sydney CBD.

The area adjoining the site features a mix of building types - from multi storey residential, commercial and office buildings to buildings for educational and cultural activities. The site is also located in a close proximity of the main suburban railway line offering a great transportation options for the future long-term and furthermore for short-term residents of the building. The site is situated in a mixed-use zone. The neighbouring sites include hotels, multi-storey residential buildings, student accommodation and industrial buildings. There is no setback from the front of the building, in order to maintain the overall streetscape.

In order for the building to respond and contribute to its context, the building includes residential component, student accommodation, generous communal spaces and also accommodates for bicycle use. This enhances the amenity and quality of life of locals and commuters. The design thrives to turn the existing age-worn two-storey warehouse into a sculptural art piece which is achieved by its innovative

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design although conventional built form that reflects the existing character and needs of the Redfern community.

2. SCALE

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

The bulk, height and subsequently the scale of the building is considered appropriate to its existing and future context as encouraged by the locality provisions within the boundaries of a major development area (Redfern-Waterloo Precinct) and its supplemental statutory controls. It achieves a suitable relationship between neighbouring 4-5 storey properties as demonstrated within a streetscape character analysis.

Due to the positioning of the site – on the corner of Woodburn St, Cleveland St and Eveleigh St, three prominent Redfern streets – the building design and scale reflects the site configuration where more homogeneous approach was undertaken towards Cleveland St and more residential character has been considered along Eveleigh St to gradually emphasise the corner and minimise the impacts further away deeper into the residential area.

The development also takes into account the natural slope of the site to accommodate the maximum 5-storey height control along all three frontages.

3. BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building elements.

The height, bulk and placement of the proposed development on the site achieves a positive response to fundamental considerations including continuation of the defined street front façade as exhibited in adjacent buildings.

The other important point is a suitable massing of the student accommodation into one compact and building while the residential in another with appropriate transition between the two and also the existing surroundings as well.

The proposition strongly relates back to the Major Development controls as well as considering the FSR and height controls. The built form offers a sense of relief to the North maintaining the predominance of a busy road. It also relates strongly to the hotel located to the East of the site as well as a strong relationship with the residential flat building attached to the south of the building. The buildings main purpose is to provide student housing and residential accommodation that links to its immediate surroundings which includes apartment hotels, multi-storey residential apartments and industrial buildings.

4. DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

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The proposal achieves a density which is considered appropriate to the site and its surroundings. Setbacks to the boundaries have been applied where necessary following the rule of thumb as stipulated within the Residential Flat Design Code.

There is no requirement for street setbacks as the building adjoins the existing streetscape character with a 'boundary-to-boundary' development approach.

The development meets the requirements of the maximum floor space ratio permissible on the site, with an overall FSR of 3.00:1. The residential part FRS exceeds the controls of 1:1 by 0.26. However, given the nature of the development, commercial potential along a busy road and other relevant feasibility issues this should be considered appropriate as supplemented by an Economical Report prepared by Leyshon Consulting. This fact however does not have any adverse impact on the overall density of the development.

5. RESOURCE ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction.

The proposal aims to use the utmost amount of renewable energy and provide an environmentally friendly development. The landscaping plan implemented includes indigenous and low water use species of vegetation throughout the area of land specified.

Materials have been selected for their low embodied energy and maintenance characteristics. Low use lighting and appliances have been selected for both student housing and residential units. Low water use fixtures and appliances have also been selected. The landscape design features planting and trees capable of holding moisture during dry day therefore minimising the need for watering. Solar access contributes to the overall thermal comfort in the winter, allowing for natural light to warm up the building, and also minimising the need for cooling in summer due to the use of passive controls through vegetation as well the use of a perforated façade, controlling the amount of sunlight coming into the building as well as acting as a shading device from harsh sunlight.

In addition to the above mentioned the entire development has been thoroughly assessed by an independent thermal energy assessor in order to achieve 6 star ratings for each of the dwellings and also adequate ratings for any of the communal facilities and lobbies. Hence, the development can be considered as a contributory development to the society by minimising the trace on the natural environment.

6. LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The landscape design has been prepared in coordination between the architect and Habitation Landscape Architects. The landscape design features comprehensive new native plantings. Thus, the design also indigenous heritage of Redfern and achieves an appropriate character setting and amenity for the residential use.

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Any existing street trees located on the public domain to the Cleveland St are to be maintained and protected during construction for the future pleasant benefits to the future tenants as well as community in Redfern.

7. AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The design features majority of the units facing North East and North West. Natural ventilation and natural day lighting add to the amenity and diminish reliance upon electrical equipment. The use of an aluminium perforated façade is to control the amount of direct sunlight and ventilation as well as to create ever changing shadows casted into the rooms at different times of the day.

There is no setback from the North of the building facing Cleveland Street, in order to maintain the overall streetscape. However there is a 6m setback from the neighbouring building to the south east of the proposed building in order to allow solar access to current and future developments. No amenities are being borrowed from the neighbouring building and if further development occurs, it can be developed to its full potential. The use of vegetation in the setbacks on ground level and in the private open spaces, are very affective in providing solar access as well as shade and improves the overall aesthetics of the areas. Planning within the apartment achieves a successful separation from both the residential units and student housing in order to increase privacy. Private open spaces combine with generous communal open spaces to offer a variety of passive and recreational opportunities. Walls between apartments and those enclosing common and service areas shall meet the Building Code of Australia requirements.

8. SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The proposal incorporates suitable definition of the public, communal and private domains. Entry to the communal space within the site is controlled by the main security gate at the building entry. Communal spaces are well lit and benefit from passive surveillance. Basement car parking is also secured.

The communal open space creates a pleasant domain for all family activities and minimises safety and security issues as it is protected by an intercom security system that allows only pass holders to access. Access to common open space on the landscaped roof level will be restricted to residents and their visitors using a pre-programmed card or other proprietary system.

9. SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The proposal features of 13 x1 bedroom residential apartments as well as 40 x 1 bedroom student accommodation rooms. The apartments offer accommodation to meet the demands of the students as well as residents. The affordability was evaluated by introducing a larger number of 1 bedroom apartments to support the preferences of the area, where according to survey, large amounts of university and international students live due to being in close proximity to universities. This encourages the growth

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and diversity of the residential population of the City of Sydney and thus translates to an equally represented group of residents which will result into an outcome of high desirability of the area.

10. AESTHETICS

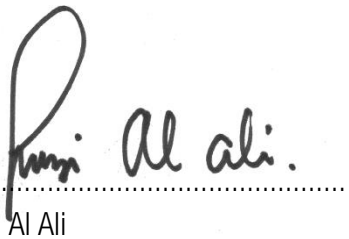
Quality aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development.

The built form proposed is a suitable response to the current context and desired future character of Redfern. It is aesthetically appealing and highlights two main areas; the perforated façade and the angled edges of the building.

The façade provides a link to the indigenous heritage of Redfern through the perforated aluminium curtain wall system with pattern cut-outs in the aluminium which was designed by Ghazi Al Ali Architect, in inspiration to an Aboriginal painting provided by a bespoken Aboriginal artist Jim Simon. The stingray, on the left hand side of the façade emphasizes the importance of implementing cultural heritage into the design as well as creating a gateway to the city. Moreover, the choice of materials, colours and shapes complement the overall aesthetic appeal.

The residential part of the development on the other hand provides a calm response to the environment by using lichen green VM zinc cladding in combination with brown powder-coated aluminium louvers and eco-wood cladding on the balconies to create an enjoyable residential atmosphere.

The unity between the two contrasts is obvious and generally translates into a highly appealing outcome towards the near and far surroundings.



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