



# **175 Cleveland Street**

## **Design statement**

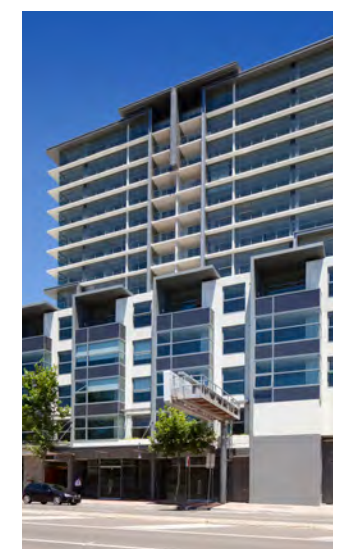
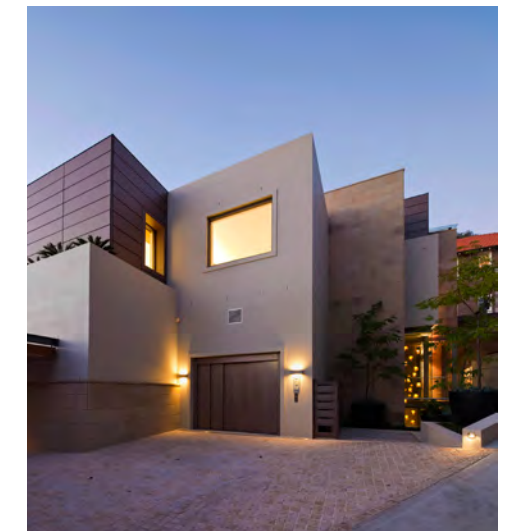


# Background

The developer, High Quality Building Pty Ltd, appointed JPR Architects to prepare this Development Application subsequent to the purchase of No. 1-5 Woodburn Street and its consolidation with 175-177 Cleveland Street site. 175-177 Cleveland Street has been granted development approval by the City of Sydney and the Department of Planning for a mixed use residential and student housing development.

The development site falls within the boundaries of Redfern-Waterloo precinct which is earmarked for State Significant Development.

The clients brief is to consolidate the two sites and design an optimum mixed use development comprising of a hotel and residential accommodation.





# Site description

The site is located at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern.

The site is bounded by Cleveland Street to the north, Woodburn Street to the east and Eveleigh Street to the west. The site is irregular in shape and has a total area of 1,060 m<sup>2</sup>.

The northern frontage along Cleveland Street is approximately 36.5m in width including the splayed corners. The eastern frontage along Woodland Street is approximately 33m in width, whilst the western frontage along Eveleigh Street is approximately 24m.





# Site context

The site is occupied by an existing industrial building of one and two storeys along the western side. The north-eastern corner is vacant and used as an on-grade car parking. The remainder of the site on the south-eastern corner is occupied by a two storey brick warehouse building.

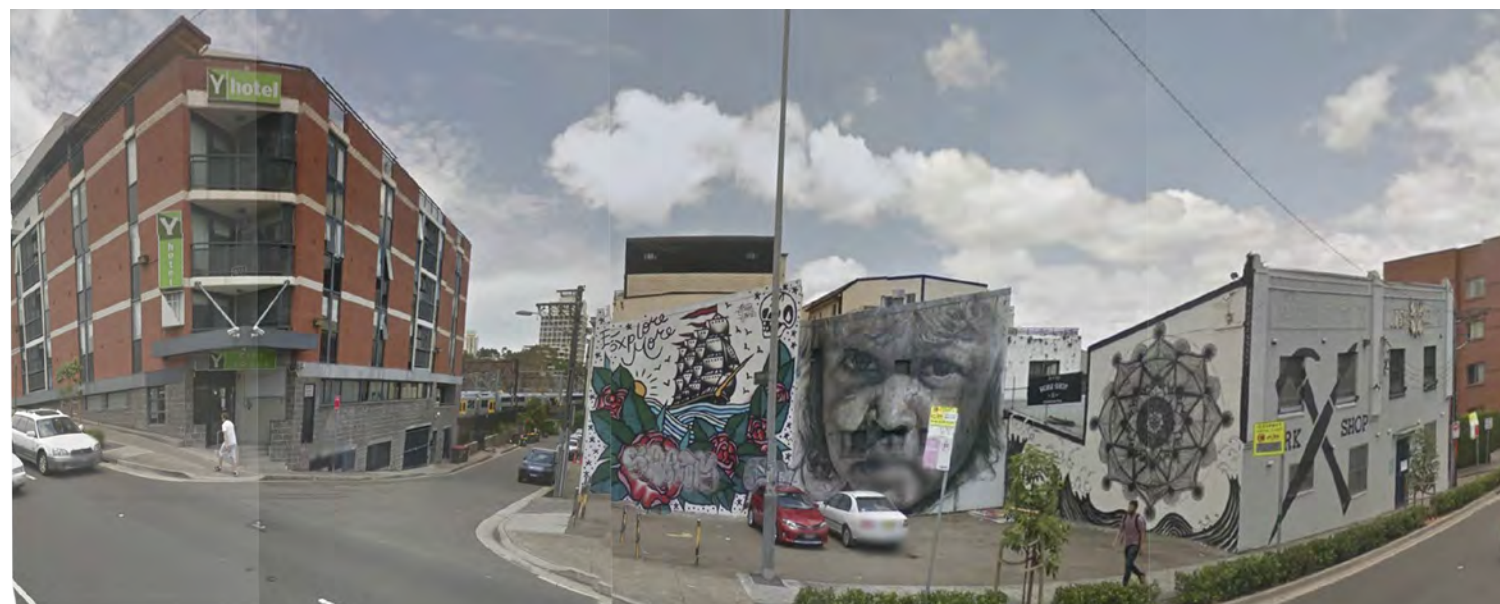
The existing buildings on the site are of limited architectural merit and approval for demolition of structures on the western side has been previously granted by both City of Sydney and Department of Planning.

The site is surrounded by a mix of terrace housing, medium density residential flat buildings and a mixed use commercial and retail development. Immediately adjacent to the south is an adaptive re-use of a former industrial building, now comprising a 5 storey residential apartment building at 6-8 Woodburn Street.

Opposite to the west is a recent 3-4 storey residential apartment building at 165-173 Cleveland Street.

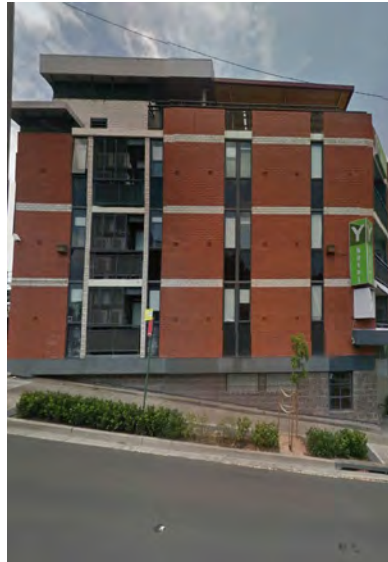
Across Woodburn Street to the east, at 179 Cleveland Street, is a 4-5 storey building trading as a youth hostel.

Further west, occupying 157-163 Cleveland Street, is a recently constructed 2-4 storey student accommodation development.

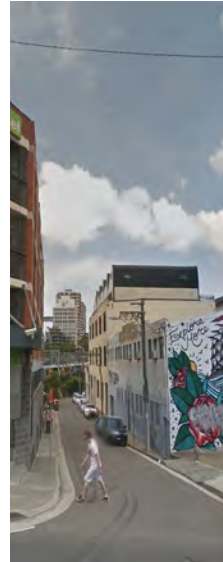




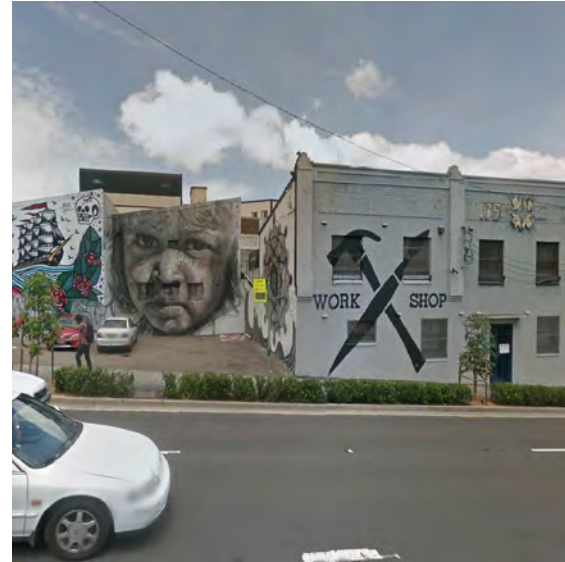
## Site context



1. 179 Cleveland St



2. Woodburn St



3. 175 Cleveland St



4. Eveleigh St



5. 165 - 173 Cleveland St

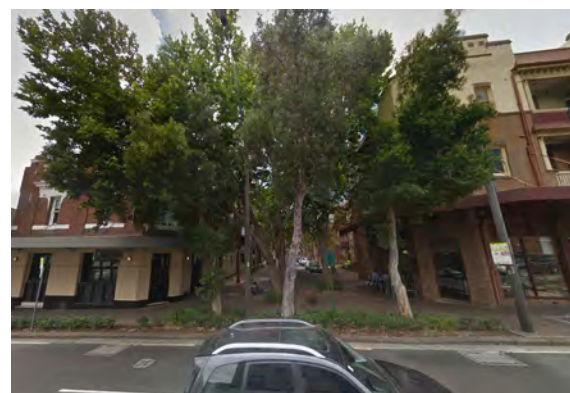


6. 157 - 159 Cleveland St

## Site context



7. 188 - 200  
Cleveland St



8. Balfour St



9. 208 - 214  
Cleveland St



10. 216 Cleveland St



11. Chippen St



12. 232 - 240 Cleveland St



13. 151 Regent St

# Site analysis

## OPPORTUNITIES & CONSTRAINTS

The site, being located close to the intersections of Regent and Cleveland Streets and the adjacent City Rail lines to the east, is very close to city amenities. Sydney University and other campuses are in close proximity. Prince Alfred Park is located 300m to the east and the Sydney CBD is approximately 2km to the north.

The site, has three street frontages, facing either due north or east or west and will benefit from good solar access.

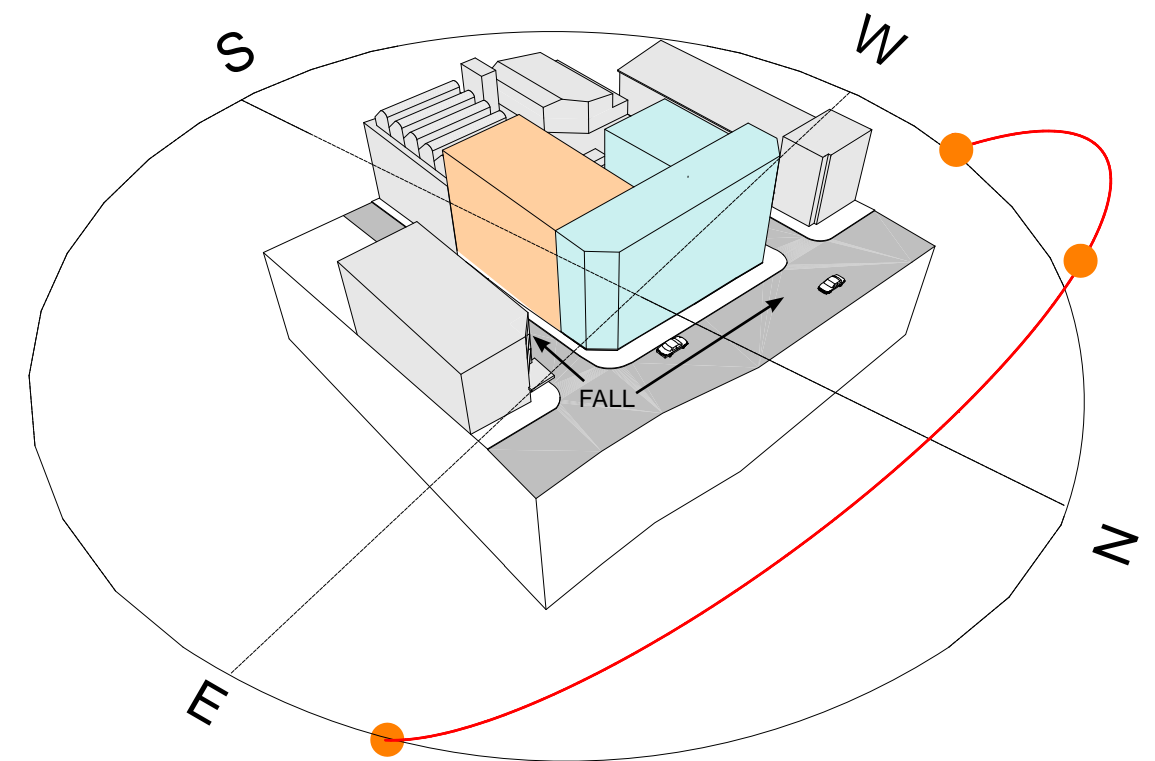
Redfern and Central Stations are approximately 450m and 800m away. The site is located on a prominent level location close to the raised intersection of Regent and Cleveland Street where the City Rail tunnel emerges from Central Station.

The site has its highest point at the north-east corner at RL 23.18. Along the northern frontage, there is a fall of approximately 2.5m to the north-west corner. Similarly, along the eastern frontage, the site falls by approximately 2.3m. From the north-east corner, the site continues to fall by approximately another 1.7m providing a difference in level of approximately 4.2m from the highest point at the north-east corner down to the lowest level at the south-west corner. The difference in levels along the street boundaries provides the opportunity for level access at different levels of the development.

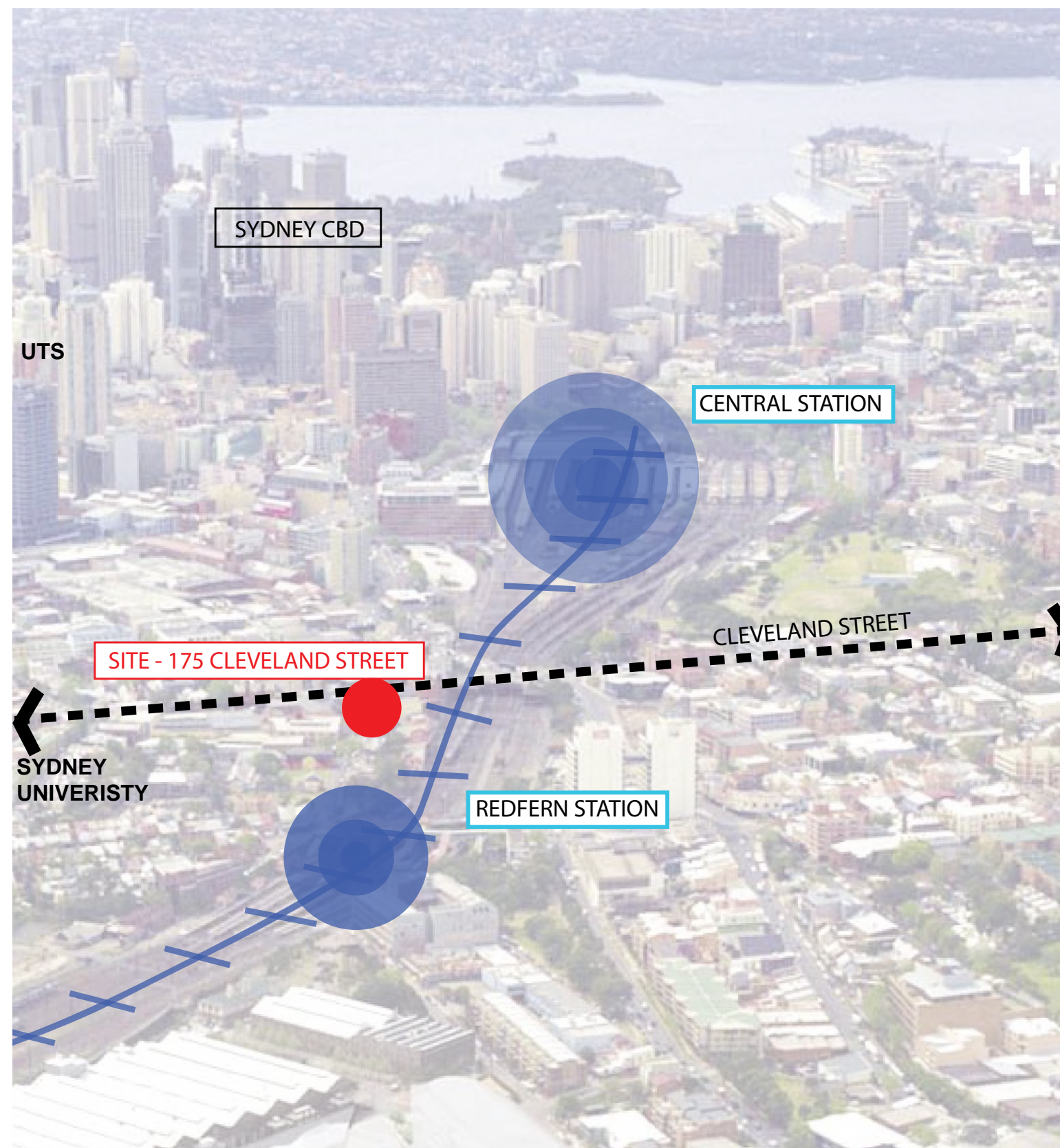
The site provides view opportunities at high level to the city skyline to the north.

The site's main frontage, Cleveland Street, is designated as a State Road by the Roads and Maritime Services. It provides the key east-west road link in the area, linking City Road to Anzac Parade. To the east of the site is Regent Street, also designated as a State Road, providing the north-south road link from Broadway to Botany Road.

A major rail corridor is located approximately 40m east of the site.







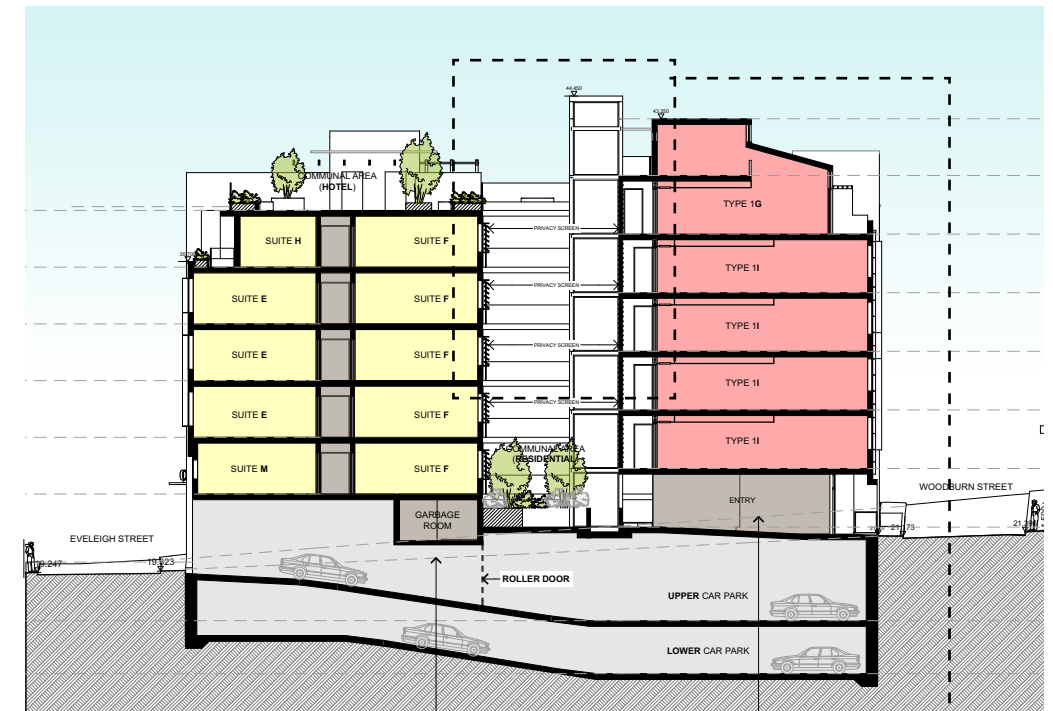


# Design approach

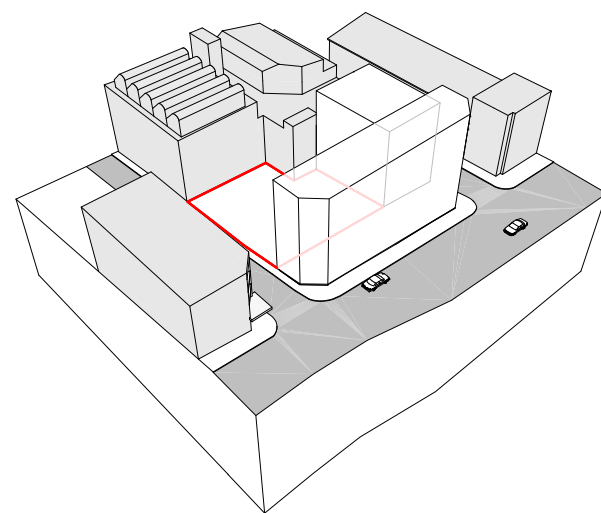
The proposal is for a mixed use building comprising a Hotel (78 rooms), Residential (29 dwellings) and Retail use over a two level basement car park required for hotel and residential use.

The departure point for the design is to maintain the approved 5 storey building height envelope along Cleveland Street. This envelope extends to approximately 17m above the highest point of the site at the north-east corner.

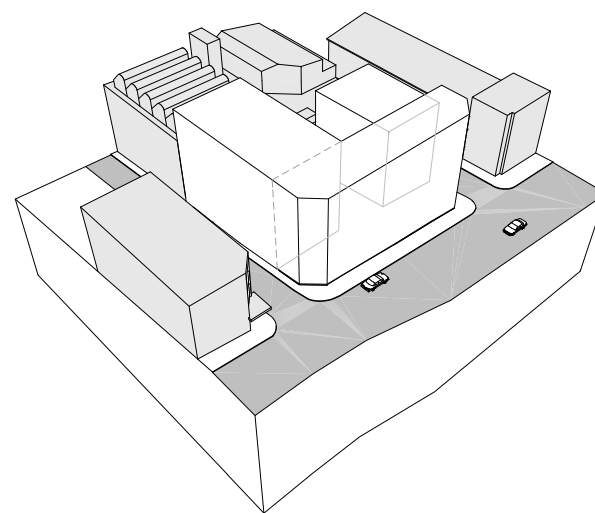
The site planning approach is to locate the hotel accommodation along the northern and western frontages occupying and enlivening both street frontages and comprising the majority of the use. The residential accommodation is located along the eastern boundary with a discreet residential address. This site planning strategy provides a 'street wall' to the street fronts which is in keeping with the existing urban and streetscape context. The space between the hotel and residential components is a landscaped light court providing appropriate separation between the two uses. Privacy screen louvres are to be provided to the windows of the hotel suites facing the light court and to the entry walkway/gallery of the residential apartments.



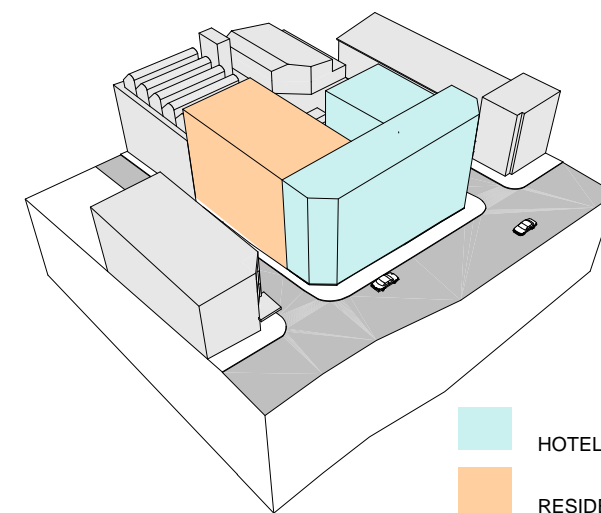
Cross section



Approved DA

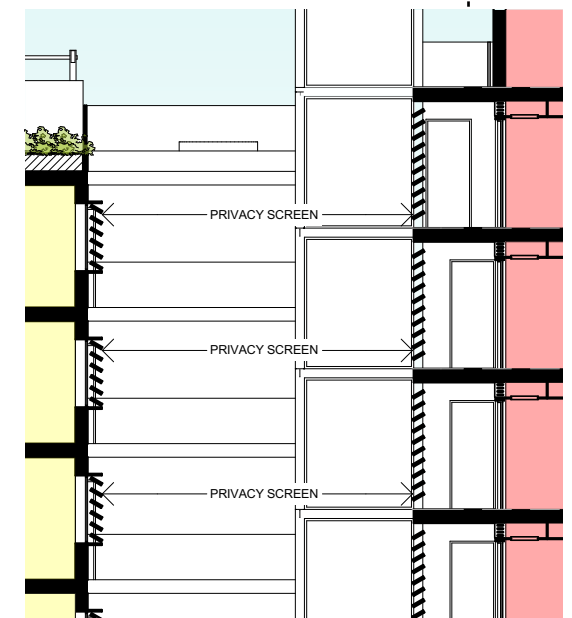


Site consolidation



Programme distribution

HOTEL  
RESIDENTIAL





# Design approach

The entry to the hotel is located at the north-west corner of the site resulting in a prominent street address with signage as viewed from the south on Cleveland Street again activating the street.

The residential entry is from Woodburn Street. Vehicular access is via the south-west corner of Eveleigh Street, which is the lowest point of the site.

Ground floor retail space is provided at the north-east corner of the site to assist in activating Cleveland Street.

The top floor of the western elevation is setback from the building edge by approximately 2.5m to minimise impact of overshadowing to the existing Residential Flat Building to the west on Eveleigh Street.

A mezzanine is added to the Residential building along the eastern boundary. The additional height to accommodate the mezzanine will have minimal effect on the amenities of the neighbouring properties.

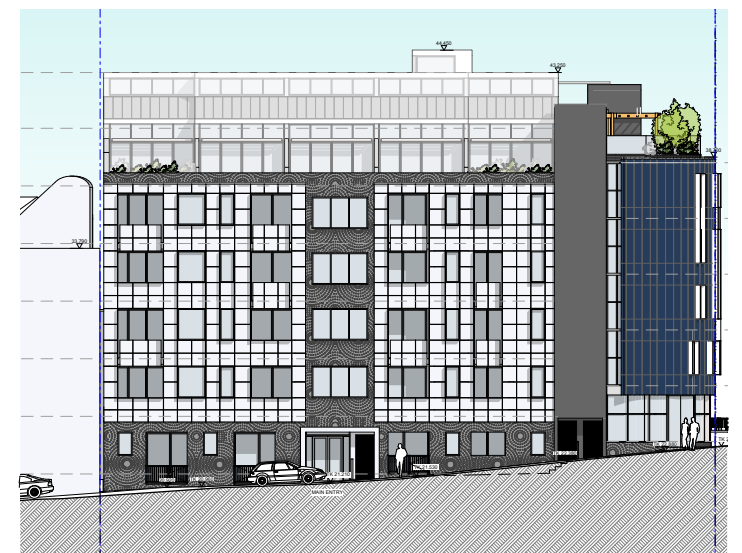
## AMENITIES

The roof of the development will be used as communal open space, with separate areas for hotel and the residential uses. This north facing roof terrace will be extensively landscaped, will enjoy the city skyline view towards the north and will receive ample solar access.

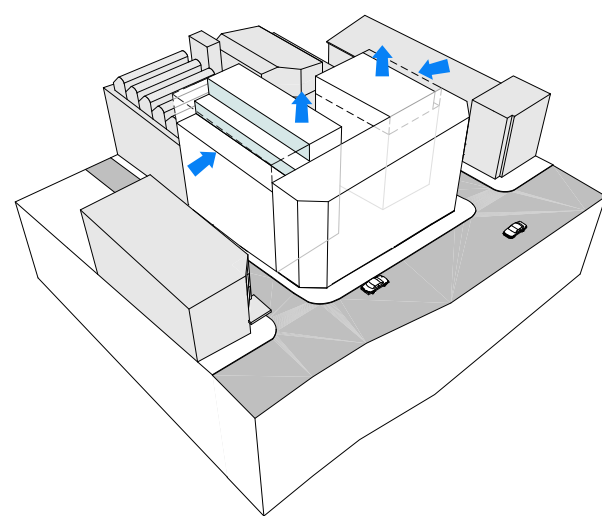
In addition, the ground floor landscaped light court area is a dedicated common area for the residential building.



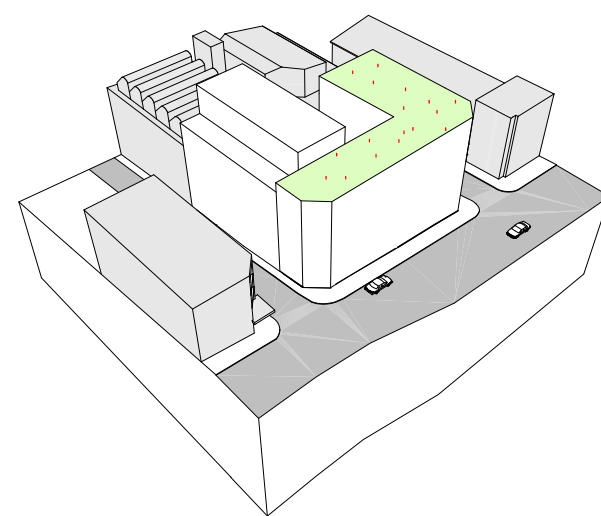
North elevation  
Hotel entry



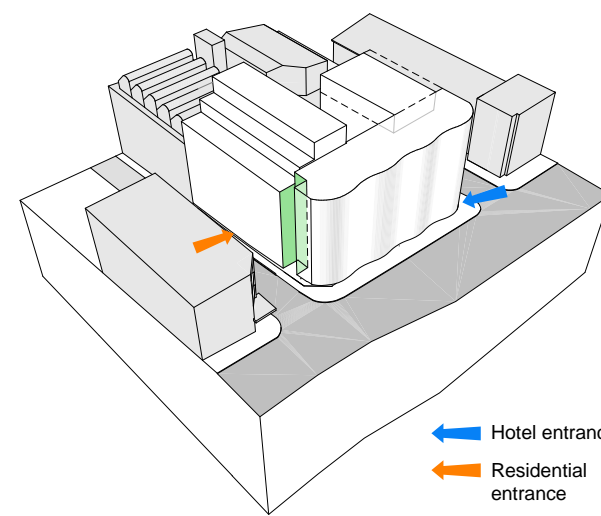
East elevation  
Residential entry



Building  
massing



Green roof/  
Community area

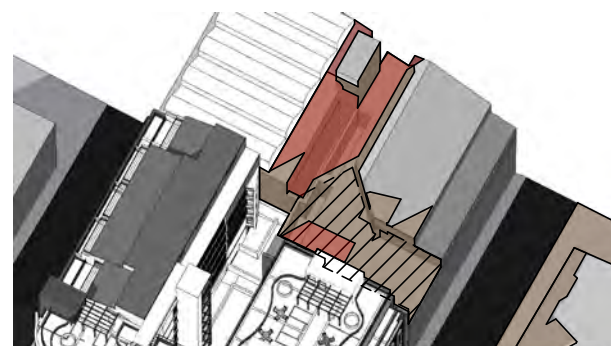


Facade  
articulation

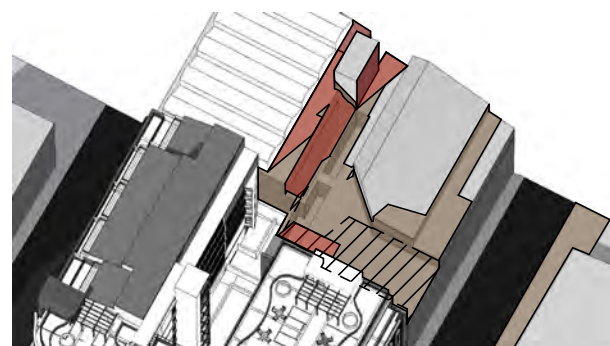
← Hotel entrance  
← Residential entrance



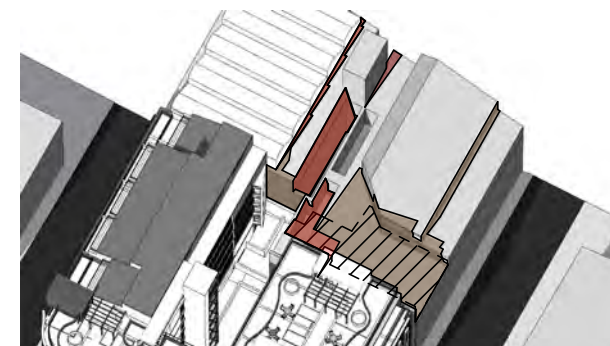
# Shadow diagrams



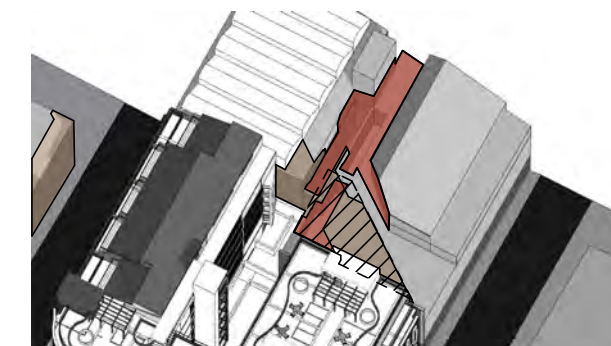
9 AM



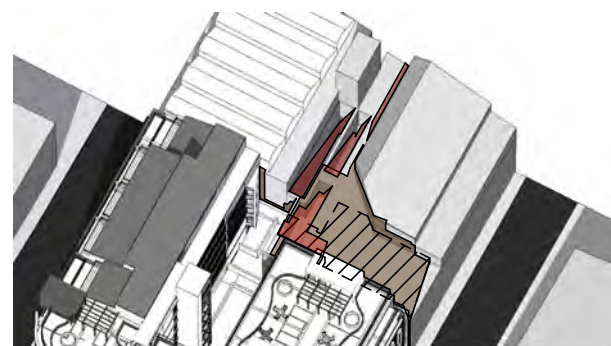
10 AM



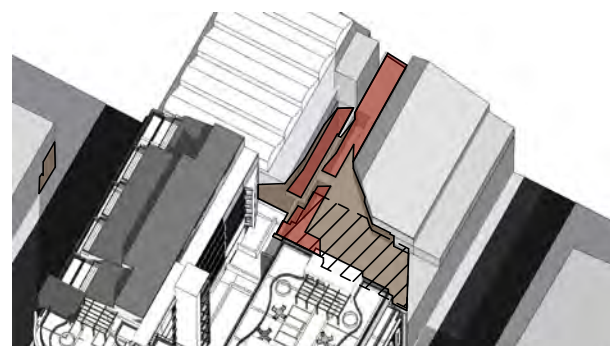
11 AM



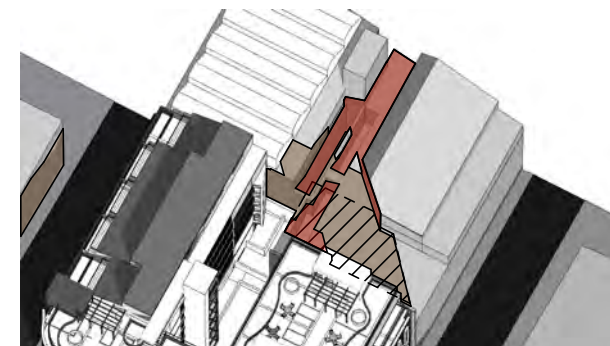
3 PM



12 PM

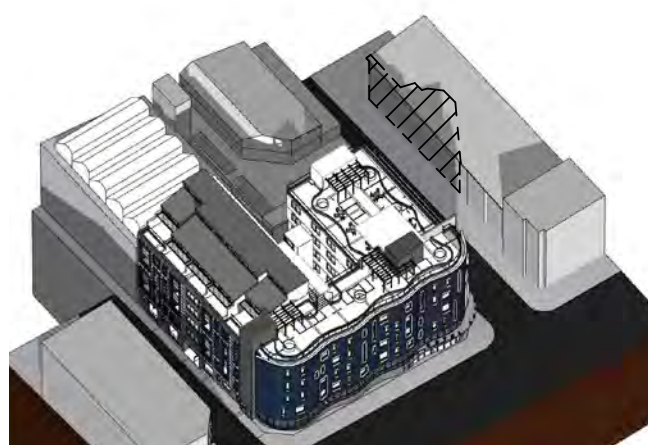


1 PM

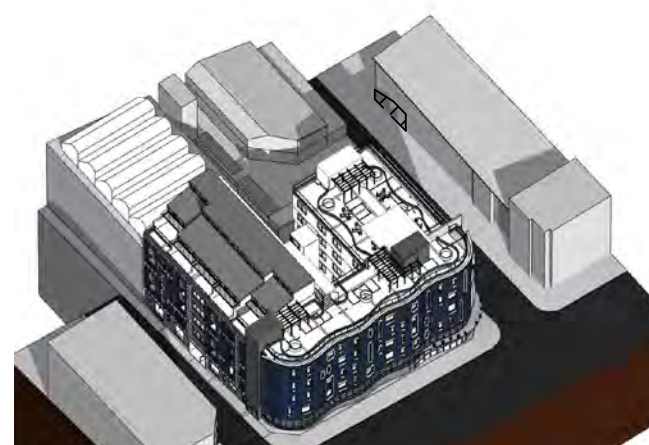


2 PM

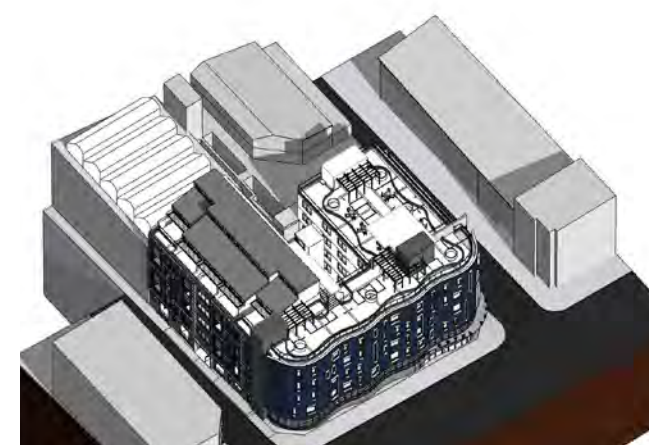
- SHADOWS CAST ON NEIGHBOURING BUILDING BY PROPOSED DEVELOPMENT
- SHADOWS CAST ONTO NEIGHBOURING BUILDING BY 6/8 WOODBURN STREET
- COMPLYING HEIGHT + APPROVED DA ENVELOPE



9AM



10AM



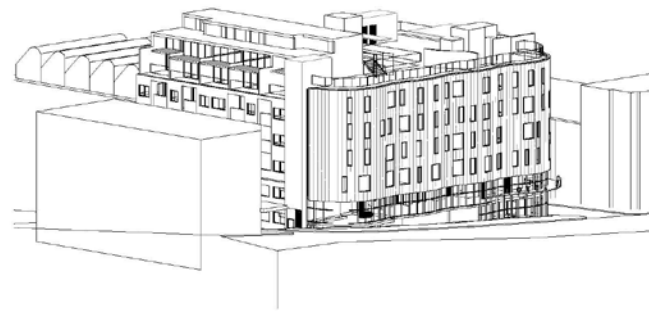
11AM

## Shadow diagrams - view from north

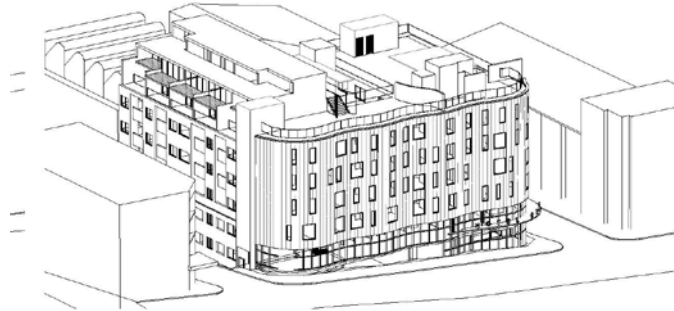
- SHADOWS CAST ON NEIGHBOURING BUILDING BY PROPOSED DEVELOPMENT
- SHADOWS CAST OF COMPLYING HEIGHT + APPROVED DA ENVELOPE



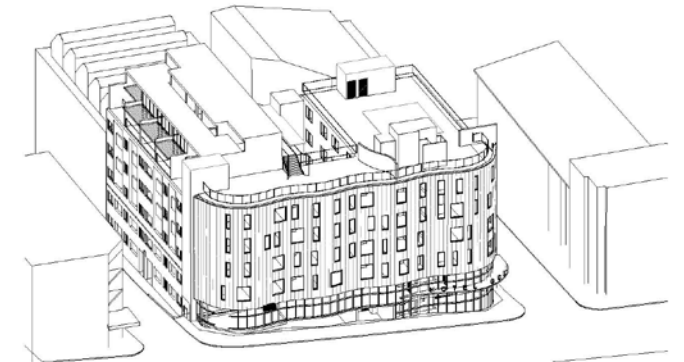
# Sun eye view diagrams



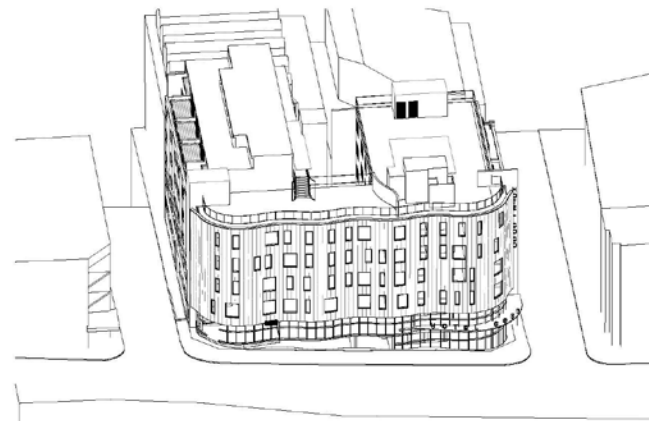
8 am - 21 JUNE



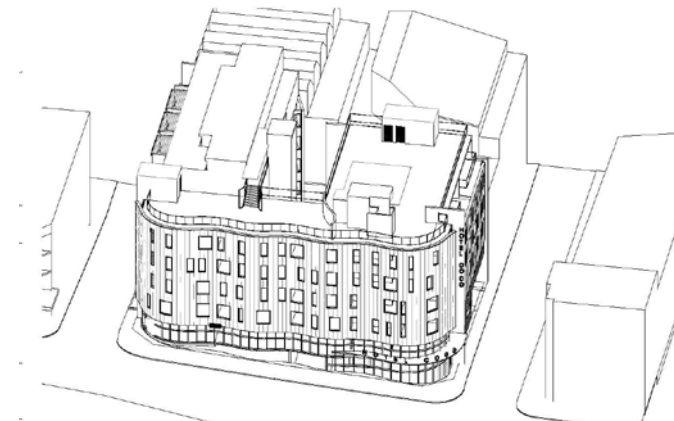
9 am - 21 JUNE



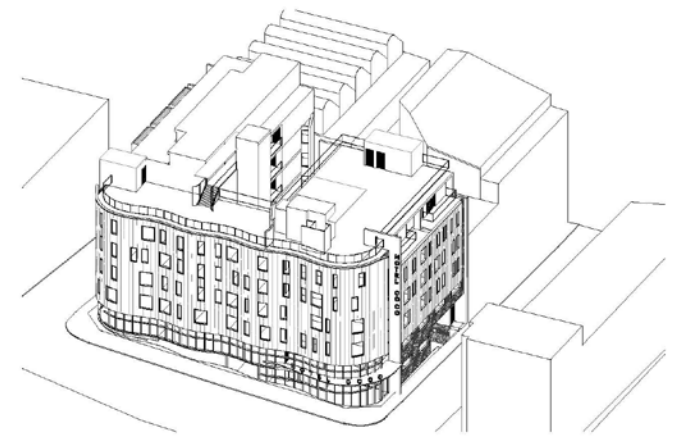
10 am - 21 JUNE



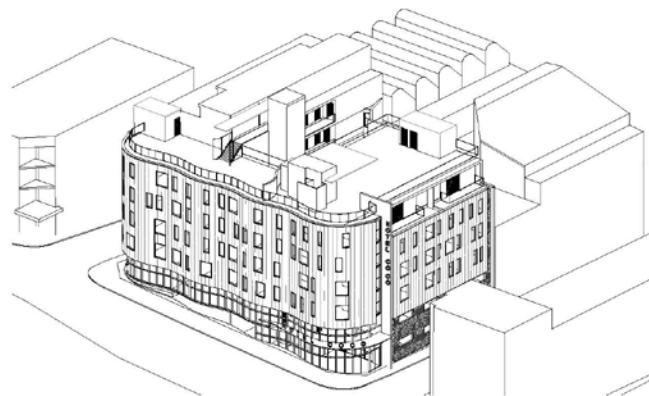
11 am - 21 JUNE



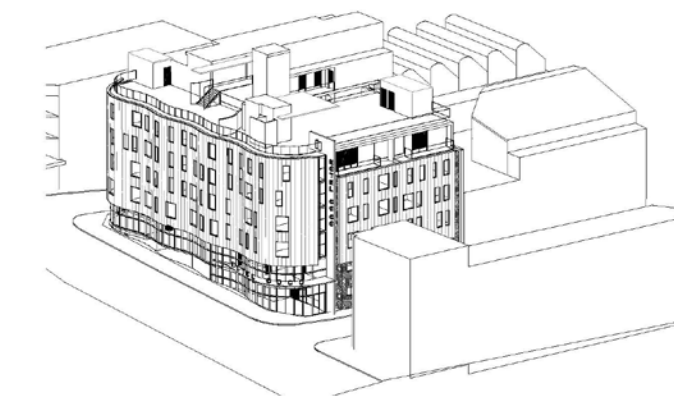
12 pm - 21 JUNE



1 pm - 21 JUNE



2 pm - 21 JUNE



3 pm - 21 JUNE



4 pm - 21 JUNE



# Cross ventilation



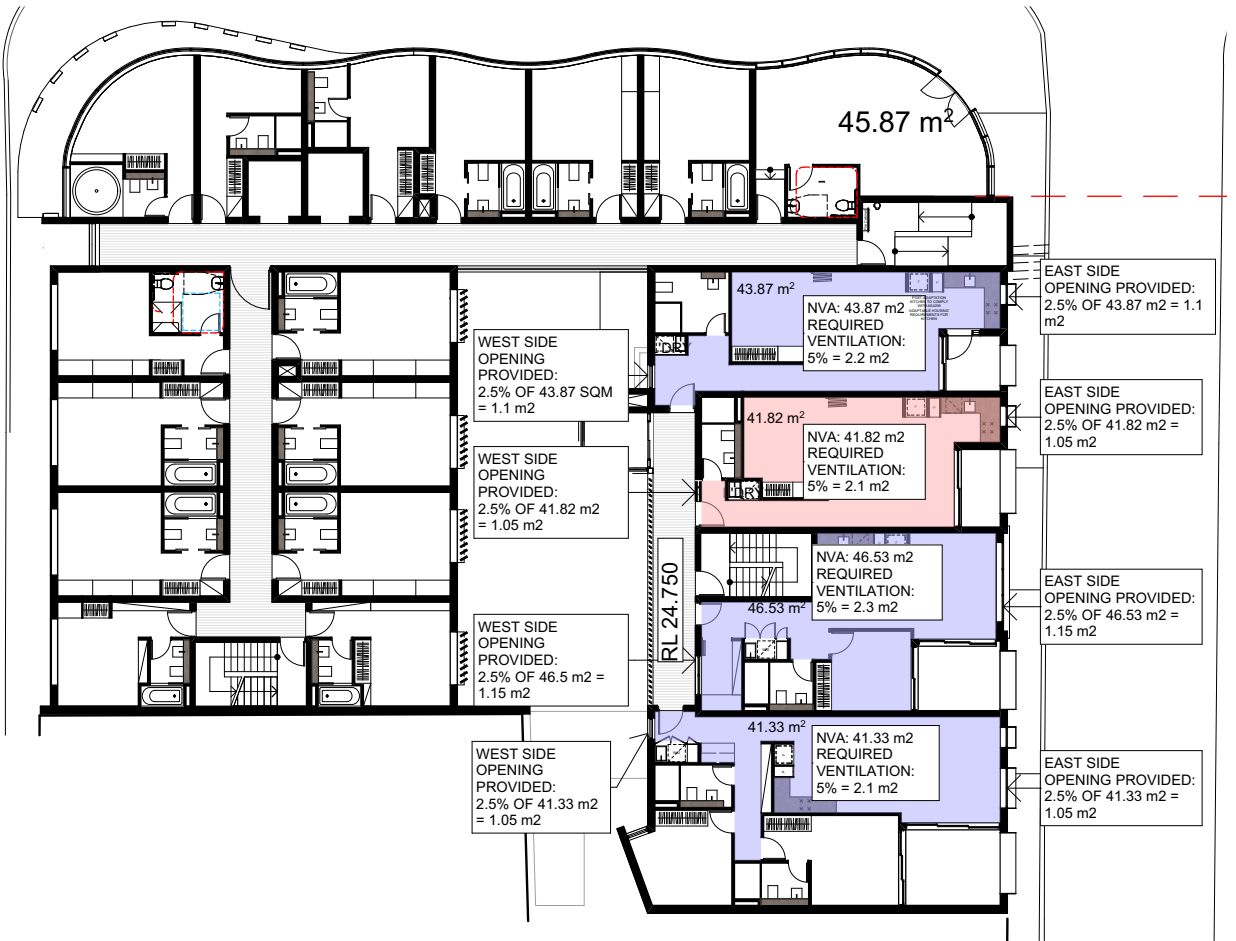
## CROSS VENTILATION SUMMARY

NATURALLY CROSS VENTILATED UNITS	18 UNITS = 72%
UNITS CROSS VENTILATED VIA GLASS LOUVRED VENTILATOR (REFER SECTION 1)	7 UNITS = 28%
TOTAL	25 UNITS

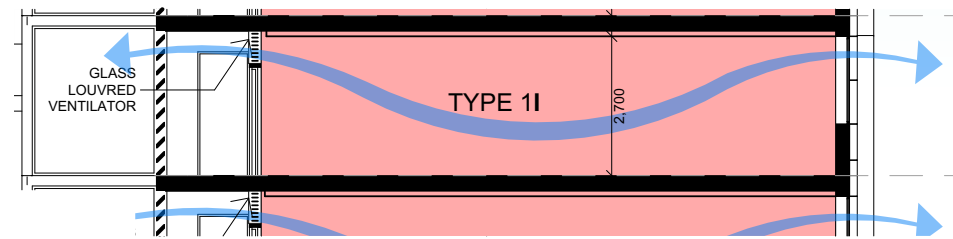
**NOTE:**  
BCA CLAUSE F-1461  
REQUIRED 5% OPENING FOR  
NATURAL VENTILATION

## LEGEND

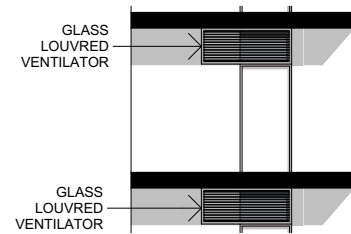
NVA: NATURAL VENTILATED AREA



CROSS VENTILATION PLAN - LEVEL 02 TO 05



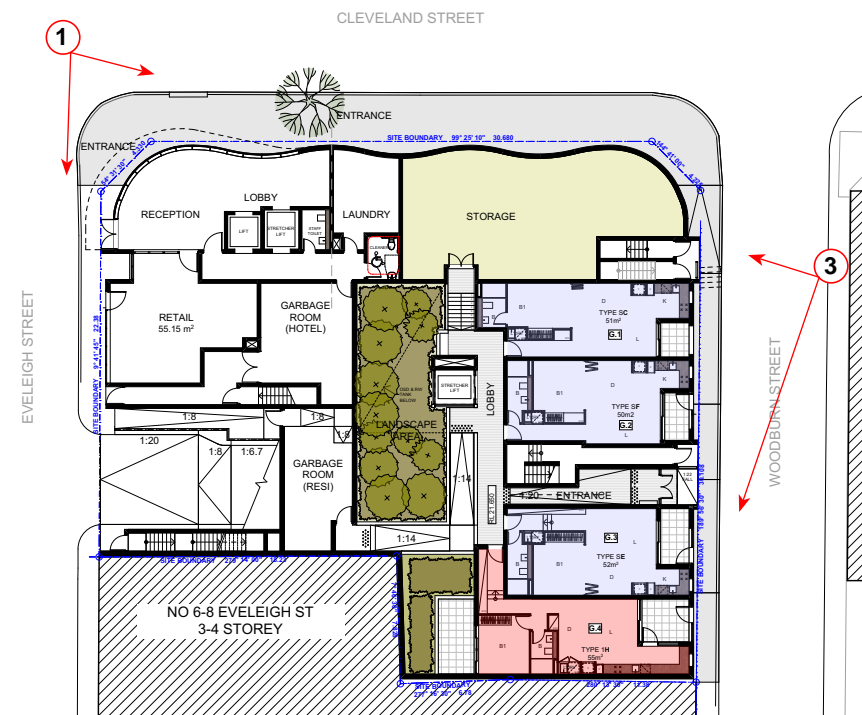
SECTION 1 - SECTION THROUGH ENTRY DOOR & GLASS LOUVRED VENTILATOR



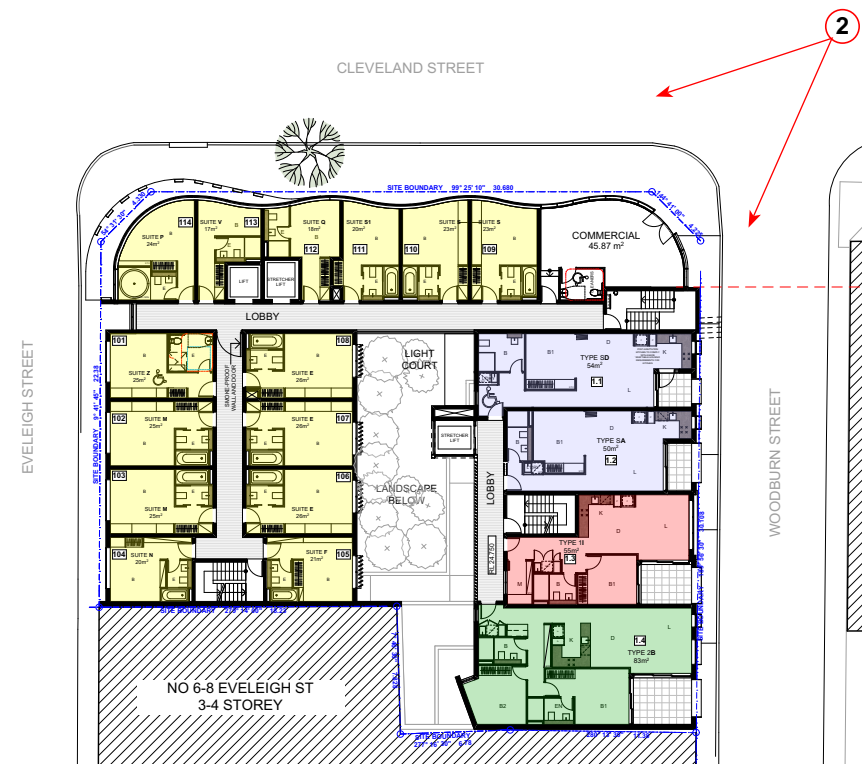
INTERNAL ELEVATION - ENTRY DOOR & GLASS LOUVRED VENTILATOR



# Street activation



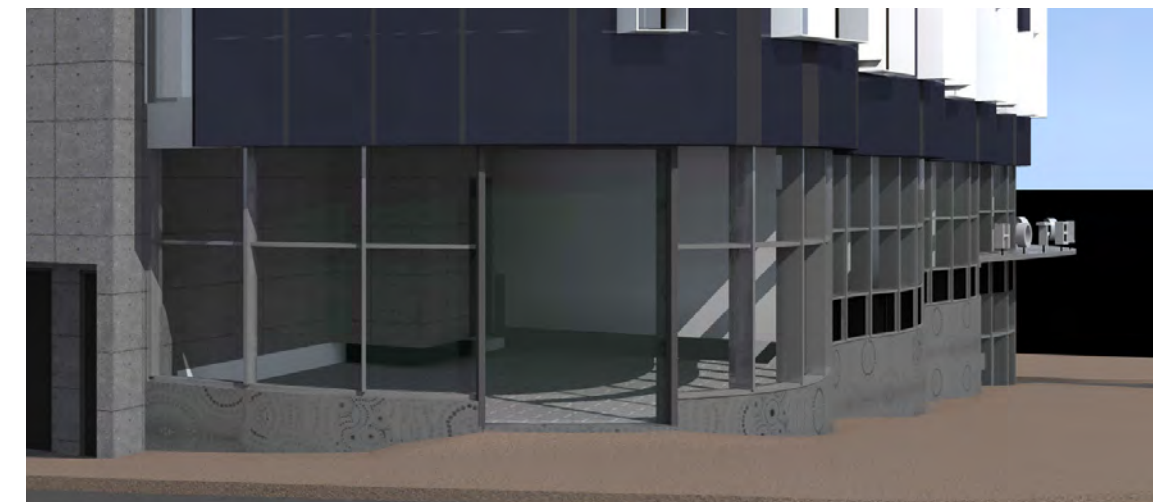
Ground floor plan



First floor plan



1) Commercial activation



2) Commercial activation



3) Residential activation



# Elevation - Hotel Facade

The proposal has two distinct elevations, the hotel façade along the northern and western elevations and the residential façade along the eastern elevation.

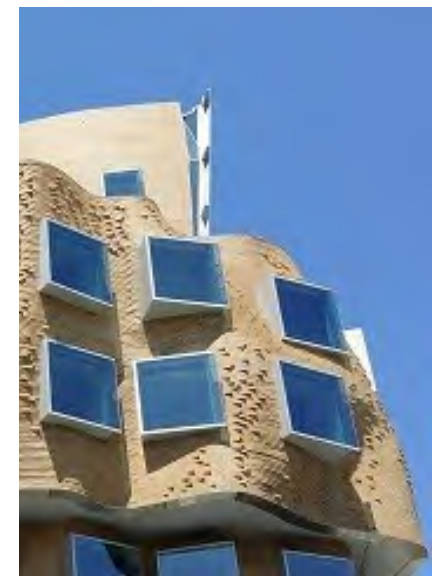
The commercial nature of the hotel use obviates the need for outdoor area or balconies hence the outcome is a solid facade with a vertical 'hooded' window rhythm, following the functionality of the internal use.

The façade will be of a lightweight panelled wall system providing the opportunity to create a sinuous or undulating wall surface to Cleveland Street. The windows of this portion of the building will be powder coated aluminium extrusions with extended metal surrounding sun visors, creating deep shadow and light play on the simple wavy metal façade when viewed from different vantage points along Cleveland Street.

The building base along Cleveland Street will be clad in a continuous full height façade of glass and aluminium framed system providing a transparent front to both the retail space and hotel entry lobby thereby facilitating direct interface with the public domain.



Proposed hotel facade



Examples of building form (Courtesy of google image)



# Elevation - Residential Facade

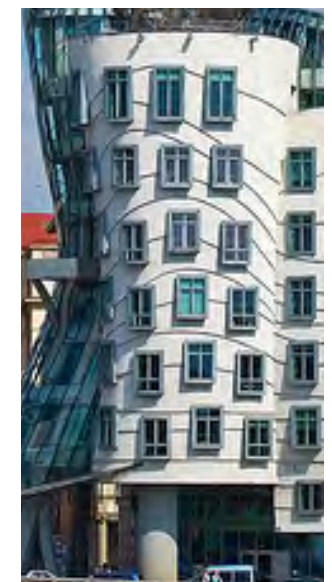
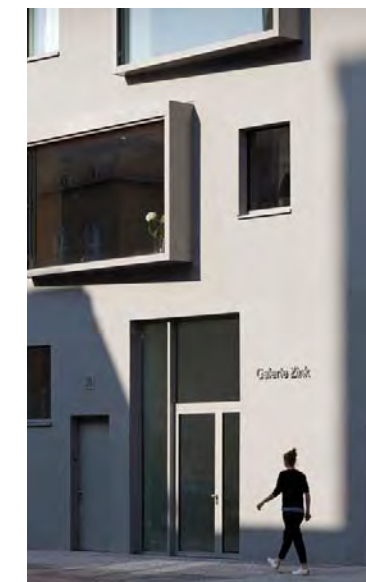
The residential façade along Woodburn Street is to be built of a combination of lightweight panelled wall system and a rendered painted external wall, providing a consistent but two distinctive face and complementing the commercial facade to Cleveland Street.

The eastern elevation is broken into three distinct components; the base, the middle and the top. The two level base responds to the height alignment of the Cleveland Street glass façade. The base is on the same plane as the middle, but is separated by the use of a lightweight panelled wall system.

The top floor (level 6) is setback from the face of the middle facade. The top floor terrace will have planters located along the parapet line to provide softness and colour to the parapet edge. The light weight timber pergolas/sunscreen over the roof terraces will add further interest at this point.



Proposed residential facade

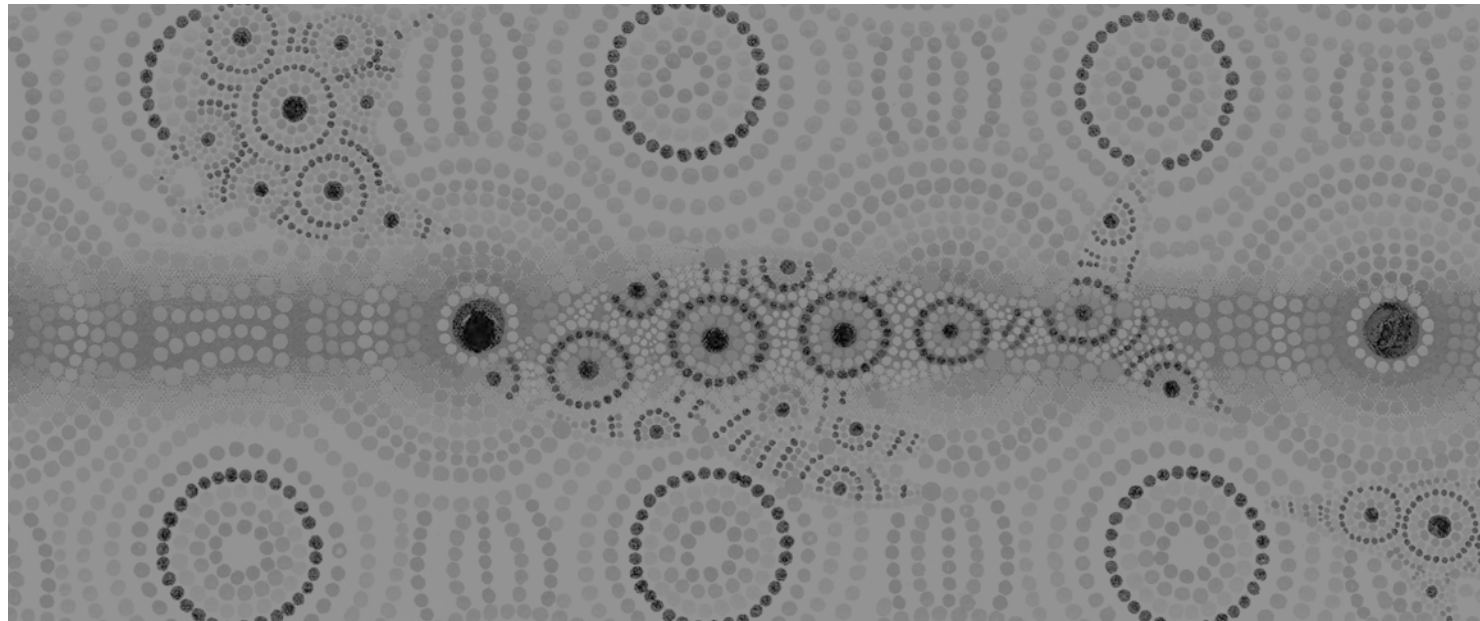


Examples of building form (Courtesy of google im-



# Aboriginal Artwork

In recognition of the significant Aboriginal heritage of the area, the proposal has incorporated public art as part of the building elevation. A prominent local Aboriginal artist, James P. Simon of the Wiradjuri-Biripi Tribe was commissioned to assist in producing an Aboriginal artwork to be incorporated as a wall mural, to be incorporated in the base of the façade along Eveleigh and Cleveland Streets.



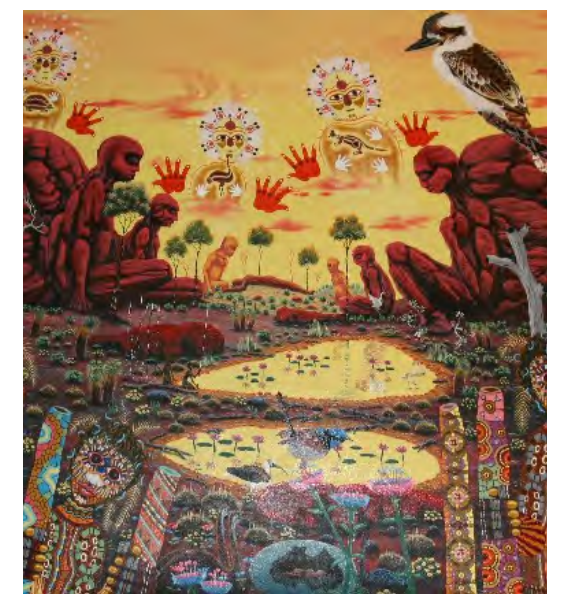
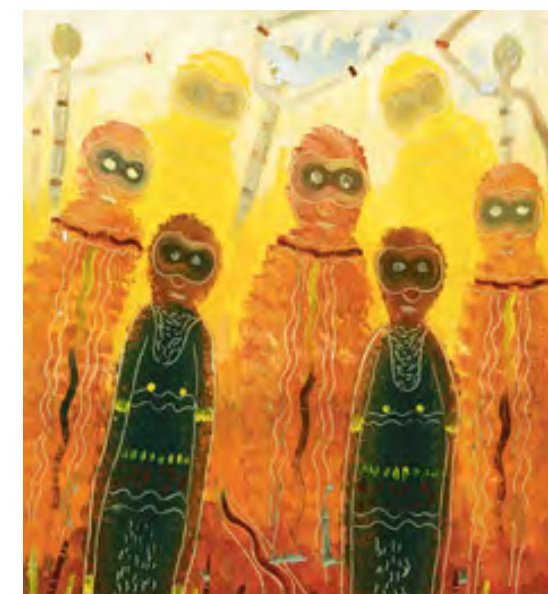
Proposed artwork



Proposed location of artwork



Work of James P. Simon

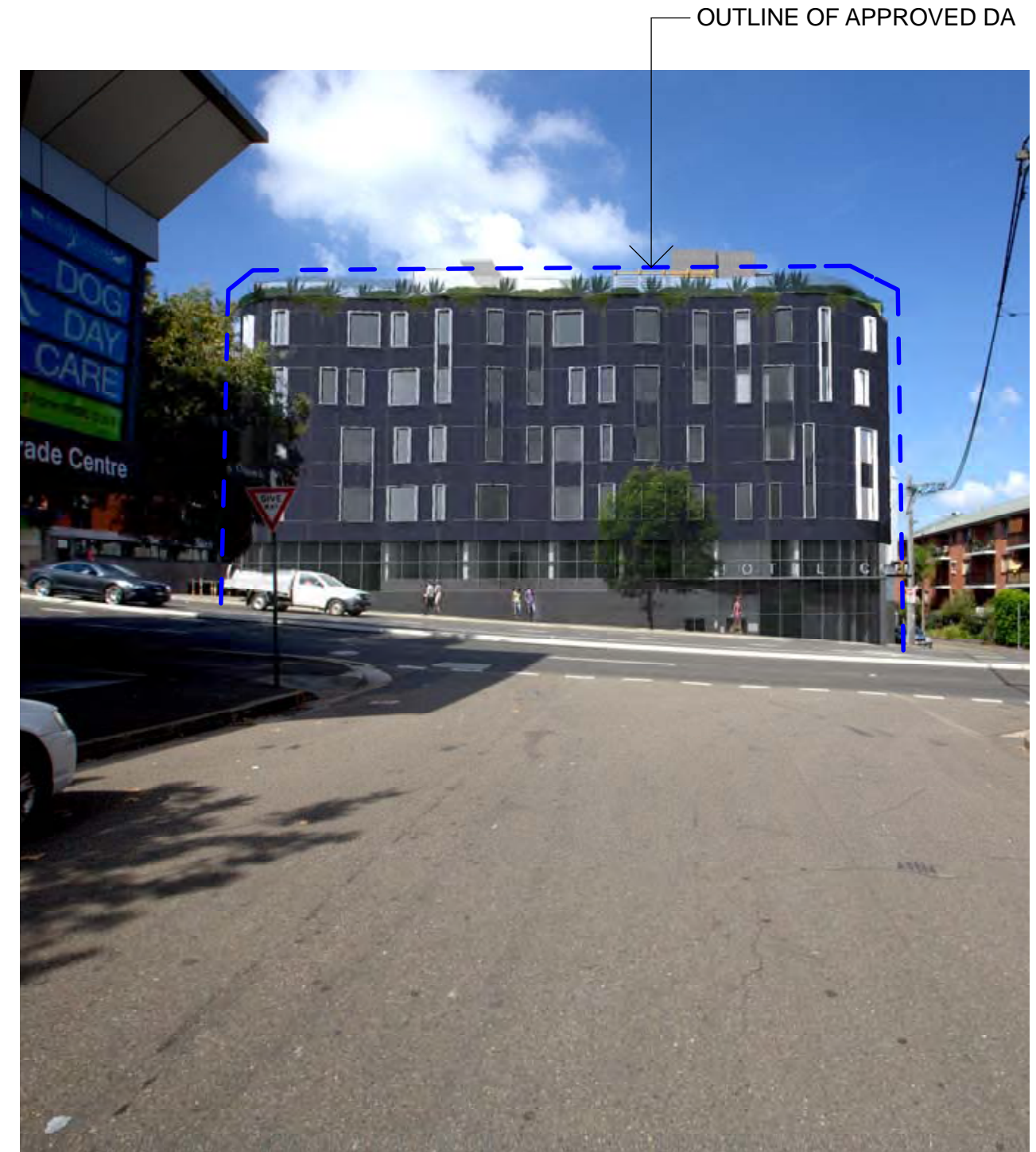




# Comparative Analysis



Cleveland street elevation of approved DA  
Source: Department of planning & Environment website SSD 14\_6371



Cleveland street elevation of proposed scheme



# Comparative Analysis



View from North East



View from North West

- OUTLINE OF APPROVED DA
- OUTLINE OF LODGED DA



# Design verification statement



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ABN 52 255 001 003

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06 April 2016

Department of Planning and Environment

Attn: The General Manager

## STATE ENVIRONMENTAL PLANNING POLICY NO 65 – DESIGN VERIFICATION

**DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF MIXED USED DEVELOPMENT  
WITH A RETAIL TENANCY, HOTEL ACCOMODATION WITH 76 ROOMS AND A RESIDENTIAL  
APARTMENT BUILDING CONTAINING 25 APARTMENTS.  
NO. 175-177 CLEVELAND ST AND 1-5 WOODBURN STREET, REDFERN**

Dear Sir

Pursuant to Clause 115 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified architect, which means a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential flat development referred to above and can confirm that the design achieves the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

I confirm that the development has been prepared having regard to the relevant provisions of the Residential Flat Design Code (RFDC) as a consideration of assessment under Clause 30 of SEPP 65.

Yours sincerely

**JPR ARCHITECTS PTY LTD**

**Roland Martinez**

Director

NSW Board of Architects Registration Number 5984

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m 0425 296 294

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