

## DESIGN STATEMENT

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This statement has been prepared by Anthony Nolan, director of Kennedy Associates Architects, (registered architect No 6773) with respect to the proposed development

at: **69 Trafalgar St & 2-6 Gover St PEAKHURST, NSW 2210**

This statement is in relation to the Part 5 Application approval for the proposed residential development over 4 existing lots, consisting of 33 general housing units over three storeys and consolidated into one single lot with a central basement parking and landscaping indicated in the following drawings:

DWG No	DWG Name	Issue No	Date Issue
0000	COVER PAGE	A	29/8/2024
0100	BLOCK ANALYSIS PLAN	A	29/8/2024
0101	SITE ANALYSIS	A	29/8/2024
0102	DEMOLITION PLAN	A	29/8/2024
0103	LOT CONSOLIDATION PLAN	A	29/8/2024
0104	SITE PLAN - LEVEL 00	A	29/8/2024
0105	SITE PLAN - LEVEL 01	A	29/8/2024
0201	FLOOR PLAN - LEVEL 00 - Part 1	A	29/8/2024
0202	FLOOR PLAN - LEVEL 00 - Part 2	A	29/8/2024
0203	FLOOR PLAN - LEVEL 01 - Part 1	A	29/8/2024
0204	FLOOR PLAN - LEVEL 01 - Part 2	A	29/8/2024
0205	FLOOR PLAN - LEVEL 02 - Part 1	A	29/8/2024
0206	FLOOR PLAN - LEVEL 02 - Part 2	A	29/8/2024
0207	FLOOR PLAN - LEVEL 03 - Part 1	A	29/8/2024
0208	FLOOR PLAN - LEVEL 03 - Part 2	A	29/8/2024
0209	ROOF PLAN - Part 1	A	29/8/2024
0210	ROOF PLAN - Part 2	A	29/8/2024
0211	EXTERNAL WORKS PLAN - LEVEL 01 - Part 1	A	29/8/2024
0212	EXTERNAL WORKS PLAN - LEVEL 01 - Part 2	A	29/8/2024
0213	ACCESS FLOOR PLAN - LEVEL 00 - Part 1	A	29/8/2024
0214	ACCESS FLOOR PLAN - LEVEL 00 - Part 2	A	29/8/2024
0215	ACCESS FLOOR PLAN - LEVEL 01 - Part 1	A	29/8/2024
0216	ACCESS FLOOR PLAN - LEVEL 01 - Part 2	A	29/8/2024
0217	ACCESS FLOOR PLAN - LEVEL 02 - Part 1	A	29/8/2024
0218	ACCESS FLOOR PLAN - LEVEL 02 - Part 2	A	29/8/2024
0219	ACCESS FLOOR PLAN - LEVEL 03 - Part 1	A	29/8/2024
0220	ACCESS FLOOR PLAN - LEVEL 03 - Part 2	A	29/8/2024
0221	CUT & FILL - RETAINING WALL PLAN - Part 1	A	29/8/2024
0222	CUT & FILL - RETAINING WALL PLAN - Part 2	A	29/8/2024

0301	SUMMARY OF GFA	A	29/8/2024
0302	SUMMARY OF AREA COUNTS	A	29/8/2024
0303	SUMMARY OF CROSS VENTILATION	A	29/8/2024
0304	SUMMARY OF SOLAR ACCESS	A	29/8/2024
0311	SHADOW DIAGRAM - PART 01	A	29/8/2024
0312	SHADOW DIAGRAM - PART 02	A	29/8/2024
0401	ELEVATION SHEET 01	A	29/8/2024
0402	ELEVATION SHEET 02	A	29/8/2024
0403	ELEVATION SHEET 03	A	29/8/2024
0404	ELEVATION SHEET 04	A	29/8/2024
0405	ELEVATION SHEET 05	A	29/8/2024
0406	ELEVATION SHEET 06	A	29/8/2024
0407	ELEVATION SHEET 07	A	29/8/2024
0408	ELEVATION SHEET 08	A	29/8/2024
0409	ELEVATION SHEET 09	A	29/8/2024
0410	ELEVATION SHEET 10	A	29/8/2024
0501	SECTION SHEET 01	A	29/8/2024
0502	SECTION SHEET 02	A	29/8/2024
0503	SECTION SHEET 03	A	29/8/2024
0601	3D VIEWS	A	29/8/2024
0602	3D VIEWS HEIGHT PLANE	A	29/8/2024

I confirm that the proposed development at the above address, has been designed and documented to comply with the requirements of:

- Good Design for Social Housing September 2020;

#### **Wellbeing**

The design is well considered for the safe layout for each tenant and able to support their physical needs. The design considers future requirements for low running costs for residents and has been implemented with the design with durable finished and low energy consuming appliances. The external character is inviting but a durable and hard-wearing finish whilst also providing a design that sits well within its context as well as providing a high level of amenity for residents.

This development considers the needs of the tenant to provide low running costs and is flexible to adapt to the future requirements.

#### **Belonging**

The design approach responds to the desired future character of this residential area of Peakhurst providing a medium density apartment development consisting of increased building footprint over three storeys and is well integrated within its community.

Part private open space and part communal landscape open space are provided within front setback area to enhance existing streetscape character and promote passive surveillance. Public/communal open space and private dwellings are separated by footpath and private courtyards that support positive social interactions.

The design approach responds to the desired future character of this residential area of Peakhurst providing a higher density infilled multi-unit development.

#### **Value**

The lifestyle approach has been highly considered within the design to ensure easy operation and low maintenance facilities are provided.

The development has provided allowances to anticipate future challenges with provisions in place for future challenges.

**Collaboration**

This design has developed through the strong partnerships and collaborative process of the design through not only us but with LAHC and each consultant to be able to integrate past experiences of this design process to make for a more efficient outcome and practice.

I verify that in my opinion the architectural drawings listed above are mostly consistent with design requirements where applicable of:

- LAHC Design Requirements February 2023;

**Environmental performance principles**

The proposed development implements the environmental performance principles highlighted in the design requirements meeting daylighting targets, NatHERS and BASIX targets. The external character of the design is consistent with the preferred finishes and fixtures as stated in the design requirements for a durable and hard-wearing finish whilst also providing a design that sits well within its context as well as providing a high level of amenity for residents.

**External Character**

Site planning and context has been highly considered through the design to utilise the site conditions.

to minimise the extent of excavation and retaining walls whilst providing clear wayfinding and access for all users. Green infrastructure has been utilised on the site whilst providing ample communal open space to the rear of the site and providing ground floor units with secondary private open space within the front boundary to compensate for the lack of green space within some POS areas.

Plant selection and landscaping has been a large consideration within the design to provide low maintenance and drought tolerant planting whilst also providing communal seating within the landscape design.

**Interior configuration and detailing**

All dwellings meet the LAHC dwellings sizes and interior fit out dimensions required. Dwelling layouts have gone through an extensive design process to ensure the layouts maximise privacy for residents, connect to private open space and ensuring each unit has access to sunlight with more than 70% of the units receiving more than 2 hours solar access in winter solstice.

**Services and maintenance**

Generally, all services areas have been considered and provided to meet with LAHC policies and BASIX requirements with allowances for required mechanical services whilst all hydraulic services have been carefully designed with the civil engineer to respond directly with the site conditions whilst also providing low maintenance services.

Waste services are compliant with the local council requirements. All waste facilities have been strategically located within the basement allowing accessible access from each dwelling to the waste facility. The garbage area is located within the basement to minimise the visual impact from the street whilst still being accessible for waste collection by council.



Anthony Nolan

**Kennedy Associates Architects**

29 August 2024