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Nominated Architect Steve Kennedy Registration Number 6828

DESIGN STATEMENT

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

at: **24 Thurralilly street Queanbeyan East, NSW, 2620.**

This statement is in relation to the Part 5 Application approval for the proposed residential development of a 3 dwelling Manor House over 2 storeys, associated landscape works and services works required for the development. A single private garage for each dwelling with a single driveway from Pound street and a shared double driveway from Thurralilly street to each dwellings private garage space.

Drawing Title	Rev	Date
DA-000 - COVER PAGE	A	07 May 2024
DA-001 - BLOCK ANALYSIS PLAN	A	07 May 2024
DA-100 - SITE ANALYSIS PLAN	A	07 May 2024
DA-101 - DEMOLITION PLAN	A	07 May 2024
DA-102 - SITE PLAN	A	07 May 2024
DA-110 - AREA COUNTS AND PROPOSED DEVELOPMENT DATA	A	07 May 2024
DA-200 – SRZ & TPZ – EXTERNAL WORKS	A	07 May 2024
DA-201 - GENERAL ARRANGEMENT – EXTERNAL WORKS	A	07 May 2024
DA-202 – GENERAL ARRANGEMENT – LEVEL 00	A	07 May 2024
DA-203 - GENERAL ARRANGEMENT – LEVEL 01	A	07 May 2024
DA-204 - GENERAL ARRANGEMENT – ROOF LEVEL	A	07 May 2024
DA-210 – ACCESS ZONE – LEVEL 00	A	07 May 2024
DA-211 - CUT & FILL , RETAINING WALL PLAN	A	07 May 2024
DA-213 - SOLAR ACCESS STUDY 1	A	07 May 2024
DA-214 - SOLAR ACCESS STUDY 2	A	07 May 2024
DA-215 - SHADOW DIAGRAMS – WINTER SOLSTICE 1	A	07 May 2024
DA-216 - SHADOW DIAGRAMS – WINTER SOLSTICE 2	A	07 May 2024
DA-300 - ELEVATION SHEET 01	A	07 May 2024
DA-301 - ELEVATION SHEET 02	A	07 May 2024
DA-400 - SECTION 01	A	07 May 2024
DA-401 - SECTION 02	A	07 May 2024
DA-410 - 3D VIEWS	A	07 May 2024
DA-411 - 3D VIEWS HEIGHT PLANE	A	07 May 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 finishes 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 Queanbeyan east providing a low to medium density suburban development consisting of a 2 storey massing and is well integrated within its community.

Part private open space for each dwelling is provided within rear setback area new landscaping to front setback to enhance existing streetscape character and promote passive surveillance.

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 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 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 private open space for each dwelling to the rear of the site.

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 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. Each dwelling has been provided with waste facilities located off their private open space and accessible to the street.



Anthony Nolan
Kennedy Associates Architects

10 May 2024