

29 February 2024

STATEMENT OF COMPLIANCE WITH *GOOD DESIGN FOR SOCIAL HOUSING* AND *LAHC DESIGN REQUIREMENTS (FEBRUARY 2023)*

The residential flat building proposed at 46 Chester Avenue, Maroubra addresses the *Good Design for Social Housing* and *LAHC Design Requirements (February 2023)*. The proposed design successfully balances the priorities by providing social affordable housing, opportunities and creating a better social housing experience for residents.

WELLBEING

The dwelling units create a healthy environment for the tenants, by creating safe and welcoming amenities. All 7 Units proposed achieve silver level liveability housing standards. The units have been designed to create a comfortable environment, with open living/dining spaces that have direct access to private balconies. Each unit has a bathroom/laundry maintaining personal amenities, creating a sense of feeling at home. This security and safety within the apartment supports the physical and mental health of the tenants. The housing considers the comfortability of the tenants by achieving cross-ventilation in all units and achieving solar access during mid-winter to a majority of units, ensuring low running cost. All apartments have been designed to comply with Silver Level Liveability housing standards, which future proof the need for some adaptable changes such as grabrails in the bathrooms and caters for all age groups and degrees of mobility.

BELONGING

The proposed flat building is situated in Coral Sea Park Estate, which stated in the Part 8.1 Medium Density Residential – Randwick Development Control Plan, is characterised by a range of low-medium scale density, with a mix of single storey detached dwelling to multi-unit housing. The proposed residential flat building is well-integrated within the diverse mix of buildings. The external brick façade and aesthetic of the dwelling is consistent with the neighbouring context, making it indistinguishable from private housing. The proposed housing is secured with a front gate to access into the property, creating a sense of safety for the shared spaces on the site. The design of the building creates passive surveillance to shared spaces for comfort of the tenants. No communal space has been provided on the site, however the site is accessible to nearby public open spaces and communal facilities. A benchseat has been proposed on the entry path into the site next to the letterboxes, creating opportunity for social interaction among residents in a safe environment. The secured entry lobby to the building also creates opportunity for positive social interactions between tenants.

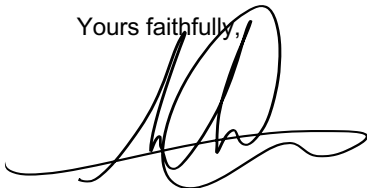
VALUE

The proposed construction typology of the residential flat building optimises longevity and potential to retain its value over time. The use of robust materials, such as an external brick facade has been proposed to ensure the building relies on low maintenance. The overall proposed design allows for sustainability and resilience to any future challenges through selection of robust materials. The proposed dwelling minimises maintenance, which in the future can generate savings that can be directed towards building more homes.

COLLABORATION

The proposed dwelling has been coordinated with external consultants to ensure the best outcomes for the housing. The co-ordination with both the consultants and Homes NSW has refined the building to achieve maximum outcomes for both the tenants and Homes NSW.

Yours faithfully,



Andrew Elia
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