

11th March 2024

DESIGN OF QUALITY STATEMENT

The proposed residential flat building at 46 Chester Avenue, Maroubra addresses the Design Principles as outlined in schedule. *State Environmental Planning Policy (Housing) 2021 – Chapter 4.*

1 CONTEXT AND NEIGHBOURHOOD CHARACTER

The proposed design of the residential flat building responds and contributes to the context of the evolving area of Maroubra by addressing controls and objectives in the Randwick Comprehensive Development Control Plan (2013). The proposed dwelling maintains characteristics stated in the Coral Sea Park Area Specific Controls in Part 8.1 of the Medium Density Residential - Randwick Comprehensive Development Control Plan (2013). The controls explored in the proposed design include open garden areas prevalent throughout the Estate and consistency of building form and finishes with neighbours. The building is located centrally to communal facilities and public open spaces, contributing to social, economic, health and environmental conditions. The proposed dwelling contributes to the context of the area, by providing consistent building form with the streetscape and providing more affordable housing to accommodate the different demographic situations. The development responds to the future context of the area by sustaining low scale development with increased density, as seen largely throughout the Estate. The proposed three storey residential flat building maintains consistent scale of the existing and evolving area, which explores a mixture of multi-housing and single storey detached dwellings. The proposed dwelling portrays qualities of the Estate, maintaining a brick external façade, a low pitch roof and consistent landscaping. The building form and scale creates a consistent streetscape with neighbouring buildings to the North at 44 Chester Avenue and approved Section 4.55 to the South at 48 Chester Avenue (DA/859/2016/B).

2 BUILT FORM AND SCALE

Part 8.1 in the Medium Density Residential Randwick Comprehensive DCP (2013) explains the neighbourhood is made up of a balanced combination of dwelling types. The consistent arrangement is made up of mix of cottages, duplexes and residential flat buildings. The proposed dwelling is a three-storey residential flat building, which is widely seen throughout the Estate. The proportion and alignment of the proposed building mimics the neighbouring residential flat building to the North of the site at 44 Chester Avenue and the approved Section 4.55 (DA/859/2016/B) to the South at 48 Chester Avenue, Maroubra, reflecting similar setbacks on all boundaries. The alignment of the proposed dwelling on the site is consistent with the setbacks of the adjoining neighbours having an average side setback of approximately 3m to the boundary or approximately 6.6m to the external façade of the neighbouring dwelling to the South. The alignment and proportions of the building is situated so it creates openings between buildings, consistent with the characteristics stated within the DCP. The building articulation is broken up on the facades with open balconies and deliberate breaks at the circulation core on the north and south facades, creating an appropriate scale and bulk in the context. The proposed roof is a low-pitched skillion roof, intended to reduce the bulk and create an appropriate scale within the streetscape.

3 DENSITY

The Three storey residential building has 7 units with a mix of 5 x 1 beds and 2 x 2 bed units. Each apartment achieves a high level of amenity for residents and complies with Silver Level Liveability housing standards. With the proposed residential flat building staying consistent with the neighbouring context, the existing and proposed infrastructure and public transport will remain sustainable with the new development. The Coral Sea Park Estate is significantly characterised by the provision and spatial arrangement of communal facilities. Development of the proposed residential flat building within this Estate, provides proximity and access to jobs for residents. Communal facilities are centrally arranged within the estate, allowing accessibility for residents.

4 SUSTAINABILITY

The proposed dwelling houses 7 units for affordable housing. 7 out of the 7 units (100%) achieve cross ventilation and 5 out of the 7 (71%) units achieve solar access. The proposed building complies with the BASIX requirements and ensures insulation requirements are achieved and achieves both cross ventilation and solar access to reduce reliance on technology and operation costs. The units

sustain amenity and liveability for the residents with the comfort of solar access and cross ventilation. As stated in the waste management report, salvaged materials from demolition can be used for construction phase and any leftover materials from construction is to be taken to a recycling centre, to ensure the build is sustainable. 18% of the site has been designed for deep soil zones allowing for groundwater recharge and vegetation.

5 LANDSCAPE

The proposed site integrates a rear landscaped planted area which is a significant characteristic stated in part 8.1 of the Medium Density Residential DCP. The rear garden provides visual privacy between adjoining lots. Proposed hard landscaping navigates the pedestrian entry into the site and wayfinding around the site. The streetscape of the Estate is characterised by open spaces within the frontage. The proposed dwelling indicates a large open space within the front of the site, however, is closed off due to a 2m tall fire-rated wall within the front setback for the required fire booster assembly. The front open space is fenced off allowing for usability of principal private open space for the ground floor resident. A proposed benchseat has been indicated next to the letterboxes, this benchseat along the entry path can allow for social interaction between the residents. The entry path into the site has a 1:83 gradient, allowing for equitable access from the street to the front entry of the building. Rear planting has been designed for practical establishment and long-term management.

6 AMENITY

All units within the proposed flat building comply with Silver Level liveable housing standards, therefore achieve required room sizes creating comfortable amenity for residents. 71 % of the units achieve 3hrs of sunlight mid-winter to the living rooms and private open spaces and 100% of the units achieve cross ventilation. The design of the units considers the comfort of amenities for residents while achieving low running costs of appliances to heat and cool the units. Screening louvres have been designed to be fixed to parts of the external façade to create visual privacy for the units. All units comply with the required Homes NSW storage and have additional storage in accordance with the Apartment Design Guide. One-bedroom units achieve the required 6m³ and two beds achieve the required 8m³. Each unit on the upper floors have private open space on the balconies directly off the living rooms, creating a good connection with the internal and external spaces. Layouts have been refined to achieve the most efficient layouts. A 1:83 ramp has been provided to allow ease of access from the street to the front entry and an internal lift to access units on levels 1 and 2 to cater for all age groups and degrees of mobility.

7 SAFETY

The building form and unit orientation provide good passive surveillance of the entry path and streetscape from the apartments, balconies and open stair. Habitable rooms at the front of the development encourage passive and natural surveillance of the property entry and the street. In accordance with Homes NSW requirements, screen doors are fitted to all unit front doors enabling passive surveillance and security. Additionally peep holes fitted to all front doors. External areas will be well lit, especially at night to minimise concealment in building design. Ground floor areas have been designed to avoid concealed spaces when entering and exiting the building. Main lobby has a secure entry with direct access from resident parking. Design and landscaping express a clear hierarchy of space ensuring separation between public, semi-public and private spaces, optimising safety for the residents.

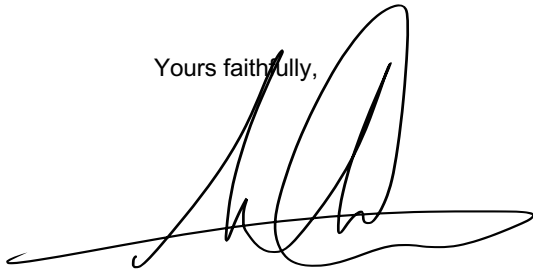
8 HOUSING DIVERSITY AND SOCIAL INTERACTION

The 7 units provided are all affordable housing units which achieve Silver Livability housing standards, catering for all age groups and degrees of mobility. The unit mix provided is 1 and 2 bed catering for the wide demographics within the area. The site does not provide communal open space, however, is situated within the Coral Sea Estate, which is an Estate signified by the centrally located communal facilities and open spaces. The proposed flat building is situated with proximity to large public open areas accessible from the site. The proposed building had a central lobby, accessed by all residents. This lobby creates opportunity for resident crossovers and social interaction between residents. A bench seat has been proposed along the entry path next to the letterboxes, this has been placed to allow for opportunities of social interaction between residents.

9 AESTHETICS

Within the Coral Sea Park Estate you see a wide use of red, brown and blonde facebrick façades. The proposed residential flat building uses a brick façade to remain consistent with the neighbouring developments. Coral Sea Park Estate is made up of a mix of single storey dwellings and residential flat buildings. Residential flat buildings throughout the estate are consistent in form, roof pitch, material finishes and colours, all which are explored in the proposed development. Setbacks and massing of the proposed development remains within the allowable controls and characteristic seen within the Estate. The proposal is consistent with current characteristics within the Estate and consistent in scale and massing with the adjacent approved developments at 48 and 50 Chester Avenue.

Yours faithfully,

A stylized, handwritten signature in black ink, consisting of a large, fluid loop followed by a horizontal stroke.

Andrew Elia
DIRECTOR
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