

06 May 2024

DESIGN OF QUALITY STATEMENT

This design of quality statement is to be read in conjunction with the architectural drawings prepared by Integrated Design Group on behalf of Homes NSW. The following SEPP Housing 2021 design quality principles must be considered when designing residential apartment developments and by consenting authorities. The proposed residential flat building at 48 New Orleans Crescent, Maroubra addresses the Design Principles as outlined in schedule 9 of *State Environmental Planning Policy (Housing) 2021 – Chapter 4*.

1 Context and neighbourhood character

Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, in areas undergoing change, and areas identified for change.

STATEMENT OF COMPLIANCE

The proposed residential flat building located at 48 New Orleans Crescent, Maroubra is consistent with the neighbouring character, utilising a shared palette of materials and built form of similar scale to surrounding buildings. The surrounding context is characterised by a range of single dwelling houses and multi unit flat buildings. The proposed dwelling is a 3 story flat building with parking at ground level, consistent with other flat buildings in the vicinity. The Randwick DCP provides site specific planning requirements under in the Coral Sea Park Area Specific Controls in Part 8.1 of Medium Density Residential controls. The proposed development is sympathetic to the neighbouring character by maintaining average front setback and existing street character of a permeable low front fence and native garden planting. The parking for the development is located to the rear to minimise the visual impact of carparking from the street. Compliant front and rear setbacks ensure the garden estate characteristics are preserved. The building is located centrally to communal facilities as South Maroubra Shopping Village and Southpoint Shopping centre, and public open spaces as Maroubra Beach and Coral Sea Park. The provision of affordable housing acknowledges the future potential of Maroubra to support vulnerable communities with good access to community amenity. The development maintains the prevailing low scale development with increased density and relates to neighbouring buildings through form and finish as the gable roof and use of similar materials as brick at the pedestrian scale.

2 Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms building alignments and proportions, building type, articulation, and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

STATEMENT OF COMPLIANCE

The proposed three-storey residential flat building is a consistent building typology throughout the estate with similar height and building envelope. Maintaining the prevailing front setback of 5.5m ensures consistent proportions within the streetscape. Articulation of the façade is achieved using open balconies and recessed sections for vertical circulation in conjunction with a change of materials. This design reduces the scale and bulk by visually reflecting the forms of the smaller residential dwellings adjacent, overall contributing to a more cohesive streetscape. The compliant 5m rear setback provides a good outlook for units as a visual extension to their private open space and enhances the amenity of the development. The proposed development is consistent with the mass and development of the surrounds, particularly 91, 84, 85, 86 Yorktown Parade, which are all within 50m of the site.

3 Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities are sustained by existing or proposed infrastructure, public transport access to jobs, community facilities, and the environment.

STATEMENT OF COMPLIANCE

The proposed development density is compliant with the Randwick DCP 2013. The total site area is 509.4m². The permitted FSR of 0.75:1 yields a maximum GFA of 636.75 m². The proposed GFA is 314.58 (0.62:1) well below the control and an appropriately scaled site response. The proposed design has 5 units with a mix of 2 x 2 bed units, 2 x 1 bed units and a studio apartment at ground floor. Each apartment achieves a high level of amenity for residents while maximising efficiency, space, natural light and ventilation. All units comply with Silver Level Liveability housing standards and have compliant private open space. The development is well sited, in close proximity to public green space, bus stops, shopping facilities and Maroubra beach.

4 Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents, and passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. Other good sustainable design includes the recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

STATEMENT OF COMPLIANCE

The residential flat building proposes 5 units best oriented to maximise solar access, natural light, cross ventilation and aspect. The development achieves 100% compliance for both solar access to the unit's private open space (three hours mid winter sun as per ADG requirements) and apartment cross ventilation. The external lobby is naturally lit during the day and naturally ventilated. The proposed building achieves 8.1 stars exceeding the minimum NatHERS Nationwide House Energy Rating. External walls are to comply with the BASIX certificate to achieve minimum insulation requirements of R1.8 and R2.5. Passive thermal design solutions include installation of ceiling fans and solar panels to contribute to a reduction in operational expenses. Additionally, Colorbond Basalt is employed on the roof to reduce solar absorbance, and louvres are fixed to the external façade for sun management. As stated in the waste management report, salvageable materials from demolition can be used for construction phase and any leftover materials from construction are to be recycled, to assist sustainability goals.

5 Landscape

Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

STATEMENT OF COMPLIANCE

As documented in the landscape plans and planting schedule, the development proposes considered green open space and native planted landscape areas. In accordance with the principles of the Estate, a 5.5m front setback enhances the streetscape by providing space for larger canopy planting, increased soft landscape and access to sky. Hardscape pedestrian paths navigate residents through the development and visually distinguish between pedestrian and vehicular access. Pedestrian walkways are designed to accessible levels with maximum 1:20 gradients to ensure equitable access and long term adaptability to residents. A bench seat is provided to promote social interaction between residents and overall visual amenity of the site. The 5m rear setback provides visual privacy between adjoining lots and enhances the outlook for overlooking unit balconies. Due to the proximity of the site to public green open space, the project prioritises dense native landscaping and ground cover over grassed communal open space. The landscape plan details deep soil planting enabling larger canopy trees which contribute to natural shading and general amenity on site.

6 Amenity

Good design positively influences internal and external amenity for residents and neighbours. Good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

STATEMENT OF COMPLIANCE

All units within the residential flat building are designed in accordance with Apartment Design Guide, Sepp Housing 2021, Good Design for Social Housing and Homes NSW design requirements to achieve positive living environments and resident well being. 100% of units achieve 3hrs of sunlight mid-winter to the living rooms and private open spaces and 100% of the units achieve cross ventilation. Louvered privacy screens fixed to the external façade enhance privacy and prevent overlooking to neighbouring properties. Room dimensions, private open space provisions and storage allowance are compliant with above requirements. Indoor and outdoor connection is achieved through living spaces direct access to private balconies. Silver Level Livable standards are achieved in every unit for future proofing provisions. Additionally, an adaptable apartment on level 1 is provided. Ramp access from the street brings residents to an internal lift to access units catering for all age groups and degrees of mobility.

7 Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

STATEMENT OF COMPLIANCE

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. 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. Building 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

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, and providing opportunities for social interaction among residents.

STATEMENT OF COMPLIANCE

The 5 units provided are all affordable housing units that achieve Silver Livability housing standards, catering for all age groups and degrees of mobility. The development proposes quality affordable housing units in an area which is well serviced by community amenities and in need of quality affordable development. The unit mix (2x 2 bed and 3 x 1 bed) provided is 1 and 2 bed with an accessible 2 bed catering to the various demographics within the area. Due to site constraints, there is no provision for communal open space on the site, however the development is in 400m walking distance from various public green spaces and amenities. 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 is provided to promote social interaction between residents and overall visual amenity of the site.

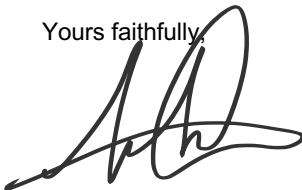
9 **Aesthetics**

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

STATEMENT OF COMPLIANCE

The prevailing material palette within the Coral Sea Estate is red, brown and blonde face brick façades. A light toned brick is proposed for the development consistent with neighbouring developments. Coral Sea Park Estate has both single storey dwellings and residential flat buildings. The gable roof, material finishes and colours of the proposal matches the existing buildings within the estate. The proposed gable roof is consistent with residential flat buildings existing in the Estate including adjacent developments at 79 and 92 Yorktown Parade. Brick façade is consistent with the dominant materials seen within the Estate as demonstrated at adjacent development of 90 Yorktown Parade and opposite at 77 and 79 New Orleans Crescent. The bulk and scale of the proposal remains within the allowable controls and is common within the Estate. The two upper floors have a standing seam steel look profile that is contemporary yet familiar in the residential character. The articulation of the brick and cladding further reduces the appearance of bulk and height of the building from the street, responding to the scale of the neighbouring dwellings on New Orleans Crescent.

Yours faithfully,



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