

06 May 2024

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

The residential flat building proposed at 48 New Orleans Crescent, Maroubra addresses the *Good Design for Social Housing and Homes NSW Design Requirements (February 2023)*. The proposed design successfully balances the priorities of NSW housing policy including providing increased social affordable housing, opportunities and support, and creating a better social housing experience for residents.

WELLBEING

The proposed social housing development supports the physical and mental wellbeing of occupants through high quality, considered architecture and landscaping which evokes delight and instills a sense of pride and ownership in place. Documented in the landscape plans and planting schedule, the development proposes considered green open space and native planted landscape areas which increase overall amenity and promote wellbeing derived from nature. A healthy, comfortable and welcoming environment is created through adequate solar access, cross ventilation, and connection between internal and external living spaces. Solar panels and ceiling fans are fitted to ensure low running costs for those in vulnerable financial situations. All apartments have been designed to comply with Silver Level housing standards, which provide potential for adaptability to future proof for various age groups and levels of mobility.

BELONGING

The proposed residential flat building is situated in Coral Sea Park Estate which is characterised by a range of low-medium scale density with themes of large garden areas, open space between housing and consistent external finishes. The proposal is consistent with the themes of the estate and is well-integrated within the diverse mix of building typologies. The external brick façade and site setback are consistent with the neighbouring context, making the housing indistinguishable from proximal private housing. Pedestrian gates and fenced boundaries secure common areas on the site. This ensures safe landscaped spaces for residents to interact fostering good social connection and a sense of belonging. The secured entry lobby to the building also creates opportunity for positive social interactions between tenants.

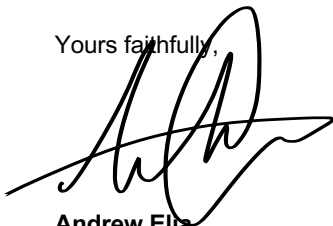
VALUE

The proposed design comprises of highly efficient unit layouts and utilises cost effective design solutions such as Hebel power panel to achieve high quality aesthetics for reduced material and installation cost. Each unit is designed to Silver Level Livability standards to allow for future resident needs and the inclusion of an adaptable unit on level one ensures the development can anticipate future challenges. The building lifecycle – maintenance and operation - is considered with robust materials such as brick façade used at ground floor as a resilient pedestrian interface. The proposed dwelling minimizes the need for maintenance, which provide opportunities to 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 social 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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