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07 February 2025

Design Statement: Architectural

Project: GENERAL HOUSING UNITS
5-9 Alexander St, Fairy Meadow NSW 2519
Project No. BGYUD

We hereby specify that the proposed new works shall achieve compliance with the following current Standards -

1. **Good Design for Social Housing (September 2020) and**
2. **LAHC Design Requirements (February 2023)**
3. **Design Quality Principles as set out in SEPP (Housing) 2021 Chapter 4, Schedule 9.**

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1. Good Design for Social Housing

Wellbeing

Healthy Environments

The proposed design caters to occupant's mental health by providing green buffer zone and deep soil zones for trees and shrubs, and planting to be situated close to each private open space and raised balcony for interacting with and for viewing upon, and for visual privacy.
Private open spaces, including a balcony for unit 1,2,3 and 4 have been designed with safety in mind. These unit private open spaces have fencing, gates with locks for privacy and security. Ground floor unit 5,6 and 7 are provided with balconies featured with landscaped buffer to the public area, enhancing tenant privacy.

Good for Tenants

Efficiency has been designed into the units to aid in low running costs, such as natural ventilation, high volume of solar panels on the roof for sustainable energy and low cost source.

Quality Homes

Each dwelling has an identity in the façade and a separate dwelling entry from the lobby for the occupant to have a sense of identity.

A spacious designed communal open space is provided, offering all occupants a welcoming area to relax, socialize, and enjoy a sense of community

Belonging

Mixed Tenure

The design of the development has been well considered to blend in with the surrounding built forms. There are a variety of dwelling types in the close proximity, single storey dwellings, two storey dwellings, two storey duplexes, two storey townhouses, two storey unit developments.

The variety of unit types helps cater to different needs/ requirements/ living style of occupants: ground floor with terrace with views to the street frontage, ground floor with private terrace, upper floors with views to the street, upper floors with district views, upper floors with private views. This helps the building to melt into the neighbourhood and fulfil any kind of requirement needed within a diverse community.

Good Shared and Public Spaces

The external shared areas are clearly delineated from the private areas which helps to ensure occupants know what is a potential social interaction space and what is not. The lobby, which is on multiple levels have space for occupants to pass each other by creating opportunities for interaction. The letter box area is at the front pathway entrance which is another space for social interaction opportunity.

The rear carparking area is a shared space with pedestrians. Travel is along the footpath adjacent to the driveway, access the bin area, and to communal open space. All these functions adjacent to one area allow for positive social interaction.

Contribute to Local Character

The character of the development is not out of place in the local neighbourhood. It is a development that reflects traditional building lines and shapes, whilst creating a modern aesthetic to the street

frontages. The individuality of each unit is not lost in the one building form, as the façade is broken up into smaller blocks to help delineate each unit on the façade.

Value

Whole of lifecycle approach

Lifecycle of materials was paid attention to during the design of the development. The façade materials of masonry. Prefinished metal cladding are low maintenance materials which don't need painting and touch up maintenance.

Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.

Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.

Sustainability and Resilience

Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.

Natural ventilation is used as much as possible for natural air flow within units. Also allowing for direct sunlight to enter the livings and bedroom areas.

The use of electric heat pumps allows for better efficiency in heating water which reduced water heating bills, this benefits the occupants as well as environmentally more efficient than standalone hot water units.

Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.

Make Every Dollar Count

The use of low maintenance materials help to reduce cost of upkeep in this development, also mostly eliminating the need for external paint.

Low water use planting design helps to reduce water usage, as well as an in ground OSD and Rainwater Tank which the garden can benefit from with water reuse.

Learning about new technologies and adopting them, such as benefiting from companies such as Solshare.

The units have been designed with the most efficient layouts whilst keeping quality design in mind, there is no redundant unusable space. This helps to build the most efficient spaces, eliminating material wastage.

Collaboration

A Good Partner

Solshare is a company that is growing with the sustainability market. Solshare introduces Solar Powered living to units where the occupants can have split benefit of the solar power as well as paying their appropriate share. The occupants can feel secure they can contribute to a more sustainable environment.

Place Making

City of Wollongong has strategies in place called 'Sustainable Wollongong 2030: A Climate Healthy City Strategy', where they are investigating the notion of how to incorporate innovation into the Council area. Their focus areas are sustainability, recycling, and innovating. The proposed development ensures the markers of sustainable living are present with Solar Panels, Solshare and Mechanical heat pump, instantaneous heater, natural ventilation, and sunlight into units. The proposed development also has an adequate waste and recycling area to improve reuse and recycling and reducing waste. The project has Accessibility standards to AS1428.1 ensuring occupants can participate in traversing safely.

Continuous Improvement

Continuous improvement is made with each Homes NSW project with new technologies and materials enter the market.

New Practices:
Solshare, Solar panels to be in keeping with the new Building Code requires a vast volume of Solar panels be included in the project. Solshare helps to dividing the solar power energy to each unit.

Instantaneous electrical heater and mechanical heat pump technology allows for more efficient energy usage with water heating,

2. LAHC Design Requirements

Legislation and Code Reference

SARM Architects have designed the project in accordance with the below Legislation and Codes:

EPA, Housing Act 2001, Residential Tenancies Act 2010

NCC and referenced Australian Standards

BASIX, NatHERS

SEPP (Housing) 2021

Apartment Design Guide

Location DCPs and controls

Livable Housing Design Guidelines

Good Design for Social Housing

LAHC Design Requirements

LAHC development brief

Relevant LAHC policies

LAHC specification and associated schedules

Environmental Performance Principles

Proposed development implements necessary passive design principles to improve environmental performance. The roof accommodates solar panels to optimize the energy efficiency of the proposed development, and work towards a net zero ready home. The minimum target of 7 Star NatHERS rating is achieved, as well as a compliant BASIX report. Openings are positioned in such a way that encourages natural ventilation, with AC units not installed from the outset. 70% of units receive 2 hours of solar access. 66% of units achieve natural cross ventilation.

Universal Design Principles

Lift is included in the proposed works, as well as achieving the gold level of the Livable Housing Design Guidelines. Housing SEPP Schedule 4 has been responded to above.

The proposed works considers the LAHC development brief, and meets the required number of liveable, adaptable and accessible dwellings.

External Character

Site Planning

Neighbouring buildings and the surrounding context were considered, which influenced the site density and overall design. The units are stepped to break up the buildings' form and create distinctions between them and contribute to the place-making. The accessibility to the entrances is based on the site orientation and provides a clear and safe circulation space that is clearly defined with paved pathways. On-site driveways have been placed at the edges of the site to minimise the number of conflicts between pedestrian pathways and vehicle access. Parking complies with the relevant codes and requirements.

Retaining walls and steps and minimized where are necessary. Bech seatings are provided along an accessible pathway, with protection measures considered.

Green Infrastructure

Circulation pathway highlights the hierarchy of spaces, from entrances that lead into communal semi-public lobby, into private spaces. Fences to private open spaces to prevent crime from occurring, as well as a secured lobby entrance before entering the units. Passive surveillance in the landscaping, allowing occupants in units to see the landscaped area with ease.

Green infrastructure is prioritized, with adequate deep soil zones, implementing new trees and appropriate plant selection to satisfy BASIX requirements. Communal open spaces are encouraged with landscaping, with private open spaces accompanied by garden planting.

Exterior fences and boundary fences are at the required heights to provide privacy, roof and wall finishes to match the surrounding context. Doors and windows to be adequately weather-proofed, balconies and screens to accommodate for overflow provisions and entrance pathways are at the required width, each unit is provided with their own letterbox.

Internal Configuration and Detailing

Dwelling Configuration

The proposed works considers the Homes NSW(LAHC) development brief, and meets the required number of livable, adaptable and accessible dwellings. Each dwelling has an outdoor space, as well as the appropriate amenities that reach minimum widths and heights for ceilings according to the relevant codes and requirements from the Housing SEPP and Australian Standards. Balconies incorporate an overflow provision at the edge of the slabs.

Unit outdoor spaces have hard floor finishes, and are provide with privacy screens, with weather protection between the transition of external and internal. Lobby area encourages social interaction between units and invites interaction.

Floor finishes and building details will be noted in the coming stages and outlined in accordance with the relevant codes and standards required.

Services and Maintenance

Existing services have been noted on the survey plan, and any nominated services locations are unobtrusive to the overall design and externally fitted to allow for ease of maintenance. The Safety in Design report is completed.

Each unit to be provided with a hot water unit, and rainwater tank provided to BASIX requirements. Grates to be fitted with anti-slip heelguard, and any additional water services will be documented in later stages.

Each bathroom and laundry fitted with exhaust fans, and no basement parking has been included.

Provision of PV panels to BASIX requirements, and all electrical fittings and services the minimum silver level (gold level achieved) for LHDG standards.

The lift in the central lobby is an appropriate lift type for the building, that reach the minimum dimensions for the (Homes NSW)LAHC development.

A waste and recycling area has been included to the bins in a well ventilated space that is easily accessible on the ground floor, that encourages recycling and is unobtrusive to the street.

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3. Design Quality Principles as set out in the SEPP (Housing) 2021, Chapter 4, Schedule 9

The following principles have been addressed to ensure high quality design outcomes:

Principle 1: Context & Neighbourhood Character

Principle 2: Built form and Scale

Principle 3: Density

Principle 4: Sustainability

Principle 5: Landscape

Principle 6: Amenity

Principle 7: Safety

Principle 8: Housing Diversity and Social Interaction

Principle 9: Aesthetics

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Principle 1: Context & Neighburhood Character

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Statement of compliance

The proposal has been designed to provide a quality residential development that responds to and utilises the advantages of its context within the Wollongong area. The proposal responds to Principal 1 by providing:

- An appropriate 3 storey building with parking and communal open space, adhering to the building height and scale requirements under the control of Housing SEPP 2021.
- Appropriate address to the more immediate context through the use of a well-designed and articulated building.
- Entry positions have been located in appropriate positions to create efficient pedestrian and vehicular access whilst retaining a strong residential address to Alexander Street.

Principle 2: Built Form and Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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

An appropriate bulk and scale of the development was established after an extensive planning review. The proposal responds to Principal 2 as follows:

- The height and scale of the proposal provides an appropriate response for the subject site and is compatible with Housing SEPP 2021.
- The proposal has distributed the gross floor area in a way that provides a better outcome in terms of
    a) Massing by approximately articulating the building.

b) Residential amenity by its orientation and setback allowing for maximisation of solar access.
- Building orientation by providing ample building separations to minimise overshadowing to neighbours.
- Roof pitch is designed to reduce the building height.

Principle 3: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Statement of compliance

An appropriate built form of the development was established after extensive planning and design reviews. The proposal responds to Principal 3 as follows:

- The building form is segmented into two principal elements to integrate the development scale to response to the context of its immediate surroundings.
- The roof design has been carefully considered to reduce the overall building height, contributing to less imposing presence in the neighbourhood.
- Apartments are all in keeping with the minimum size to Homes NSW requirements.
- Living areas have access to natural light and ventilation have passive outlook to the street enhancing character and amenity and providing a sense of security via passive surveillance.
- The combination of brick and prefinished cladding provide both aesthetic appeal and durability, blending modern with the natural environment.

Principle 4: Sustainability

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Statement of compliance

The residential density proposed corresponds with the gross floor area allowed under the Housing SEPP 2021. The proposal responds to Principal 4 by providing:

- Designing the orientation and layout of apartments to maximise access to natural light, natural cross ventilation and aspects.
- Use of construction materials that are conducive to thermal mass such concrete slabs and brick facades.
- Apartments are all in keeping with the minimum size to Homes NSW(LAHC) requirements.
- Selective use of sun hood provides weather proofing for window openings, shading and enhance energy efficiency.
- Energy saving appliances.
- Promote the use of low energy light fittings to private areas.
- Stormwater collection can be used to irrigate garden plants, lawns and trees.
- Selective use of solar panels supports sustainable energy practices, such as lighting, HVAC systems, hot water systems, and appliances.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.

Statement of compliance

The landscape design aims to enhance the architectural aesthetic appeal while providing functional outdoor spaces for residents. The proposal addresses principle 5 by providing:

- Sustainable planting species selected, that is low maintenance, locally appropriate and available that should also provide worthy screening to soften the façade.
- An appropriate landscape treatment to spaces which require enhanced residential privacy.

Principle 6: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Statement of compliance

The proposal addresses principle 6 by providing:

- Privacy buffers by the selection of privacy screens and appropriate building separation from neighbouring buildings existing and potential.
- Direct solar access to apartments by way of its orientation and providing adequate, thought- out building separation.
- Window openings are provided to enhance natural and cross-ventilation, positioned to catch breezes from dominant wind directions in summer mornings and afternoons.
- An appropriately designed, and easily accessible waste and bulky waste room for all residents.
- Apartments designed with living and dining areas that are orientated for optimal solar access, opening onto generous balconies with outlook to the street below enhancing passive surveillance.
- Bedrooms that have been designed to accommodate queen size or two single beds with generous wardrobes/storage space.

Principle 7: Safety

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Statement of compliance

The proposal addresses principle 7 by providing:

- The residential entry is well located in a high activity and visibility area.
- Constant passive surveillance has been achieved from all levels.
- Access lobbies are well lit.
- Secure car parking spaces have been designed with an appropriate allocation of car parking.
- Recessed areas have been minimised, and external areas will be well lit with clear line of sight from active frontages.

Principle 8: Housing Diversity and Social Interaction

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.

Statement of compliance

The proposal addresses principle 8 by providing:

- A range of dwelling designs and sizes, to accommodate a range of needs. This ensures a diverse range of people from differing social groups.
- Development will add an optimum density to the existing residential population in line with the residential strategy.
- It is anticipated that there will be no negative impacts on existing social groups or other housing in the area.
- A broad range of dwelling size, position to address affordability.
- Beneficial economic impact to nearby commercial shops and nearby businesses.

Principle 9: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Statement of compliance

The proposal addresses principle 9 by providing:

- The aesthetics of the development contribute to the future character of the area by providing sympathetic materials and colours, street setbacks, and flexible internal design.
- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural ideals.
- The prefinished metal cladding provides a sleek, durable finish, and offers a modern contrast to brickwork. This material enhances the aesthetic appeal, with minimal maintenance for the façade.
- Each dwelling is designed with its own privacy balcony with privacy screens and low brick walls, contributing to the overall functionality and appeal of the building.

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4. Summary

It has been demonstrated that the application addresses each of the 9 design principles introduced by SEPP (Housing) 2021 - Chapter 4, Schedule 9 - Design Quality Principles, Good Design for Social Housing (September 2023) and LAHC Design Requirements (February 2023) and has a strong and positive response to each.

The application maintains the response to the site conditions to produce a high quality, sustainable new building with a variety of livable spaces with excellent solar access and cross ventilation. The new structure enhances the existing urban vernacular and will contribute positively to the current suburb.

The above statement applies to new works only. All previous existing structures and works associated with the new works is not subject to the above certification. The above is based on the drawings issued with this certificate dated: 07 February 2025

Yours sincerely

Stephen Arlom
SARM Architects Pty Ltd