

Chapter 4 and Schedule 9 of the Housing SEPP– Design Principle responses – Architecture

To be read in conjunction with development data tables and DA documentation.

Principle 1: Context and neighbourhood character

“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It 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, those undergoing change or identified for change.”

Both developments are designed to function as social housing and to respond to the demand for social housing in Wagga. The location for both developments grants ready access to nearby public transport (400m away from the Albury Street bus stop & and 325m away from the Edward Street bus stop). Opposite both developments is the Duke of Kent Oval providing breakout communal space, visual relief and open space security surveillance. While initially, the developments will stand in contrast with the surrounding built form scale and density the entire precinct is marked for zone changes and upgrades (see Wagga Health and Knowledge Precinct Plan). As discussed with the council the area is expected to be rezoned and redeveloped to increase the density and scale similar to what is proposed for 48-56 South Parade and 34-40 South Parade.

Principle 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 of building alignments, 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.”

While initially, the developments will stand in contrast with the surrounding built form scale and density the entire precinct is marked for zone changes and upgrades (see Wagga Health and Knowledge Precinct plan). As discussed with the council the area is expected to be rezoned and redeveloped to increase the density and scale like what is proposed for 48-56 South Parade and 34-40 South Parade. A Strong streetscape frontage has been proposed

with both development standing unique to one another when viewing the streetscape architectural language allowing them to retain their own identity. The project team has worked hard to deliver architectural forms that challenge the lingering stigma of public housing and look to evoke a sense of pride in place of living for future residents.

Principle 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 can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment."

As previously stated the development greatly increases the density of both the suburb and streetscape but does so with confidence that the existing infrastructure upgrades and amenities are capable of handling the new service and social loads. The proposed densities are considered with the future health and knowledge precinct masterplan and flow on urban renewal to occur in the area. The influx of public housing will take great steps towards meeting the demands for public housing.

Principle 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 reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation."

Refer to each development's Basix certificates for all explored avenues of sustainability.

Principle 5: Landscape

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments 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 which 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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management."

Refer to each development's landscape architect's documentation for an overview of the landscaped response.

Principle 6: Amenity

"Good design positively influences internal and external amenities for residents and neighbours. Achieving good amenities 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."

Large public car parking combined with screened and secured individual courtyards to ground floor units and generous privacy screened balconies off living spaces in the upper floors provide positive living environments to residents. Accessible pathways traverse the site and flow seamlessly from car parking to entry/lobbies easily identified with glazed doors and a direct line of sight from arrival points. Primarily Northern-orientated building designs give residents access to deep penetrating natural light for more than 3+hrs across 70% of both development units. Enclosed and screened waste enclosures situated along accessible pathways provide a clean and accessible waste disposal solution. All these features contribute to positive amenity.

Principle 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."

Safety initiatives adopted across both developments

- Clearly defined entry points highly visible from carparking.
- All units and balconies overlooking public spaces across the length of the site.
- 1.8m high fencing and courtyard walls to ground floor units clearly define public and private spaces

- Architectural screening to all balconies provides privacy to residents
- linear architectural forms without deep alcoves reduce the risk of anti-social behavior/gathering
- Hard-wearing maintenance material selections keep the building appearing in good shape and resist anti-social behavior increasing long-term durability.

Principle 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 apartment developments respond 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."

Both developments comprise a good mixture of 1 bedroom, 2 bedroom and fully accessible units. All units have been designed in accordance with the LAHC guides and ADG objectives. All units have been designed to meet the livable silver housing standard as a minimum. Refer to the supplied development data tables for a detailed summary of building composition.

Principle 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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape."

As stated the proposed developments look to sit seamlessly against the future streetscape renewal and will be used as a benchmark for positive streetscape character for the future south parade built from scale. Both developments use a mixture of diverse materials, architectural forms, proportions, screening elements and distinct colour palettes to contribute to the existing and future streetscape.



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34-40 South Parade



48-56 South Parade

