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Nominated Architect Steve Kennedy Registration Number 5828

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**Re: Design Statement for proposed group home development at 31A Richmond Street, Casino**

The proposed development is located on the site of an existing bowling club, previously owned by the North Coast Community Church. The site is raised up approximately 1m above the street with a brick retaining wall facing Richmond Street. The site is subject to flooding, which requires the proposed building to be raised even further above the existing site levels.

The proposal development consists of two (2) National Disability Insurance Scheme (NDIS) Specialist Disability Accommodation (SDA) group homes, with the indented residents falling into the high physical support design category. The residents will require support staff to be on site 24/7 and will also be taken into the community by support staff for a range of services and activities.

The proposed buildings are all single storey and designed to present as a domestic building rather than institutional. The development is of similar scale to the dwellings on the opposite side of Richmond Street. The materials used are face brick, fibre cement cladding, metal sheet roofing, and aluminium window & door frames. Reflecting the materials and colours of the surrounding context. Building entries are clearly defined and articulated features create an aesthetic building form facing Richmond Street.

Extensive ramping is required within the front setbacks facing Richmond Street. The ramping is required due to the flooding of the site and the required minimum raised floor level. The ramping will be blended into the overall landscape of the proposal to soften its visual impacts

Habitable rooms and building entries face the Richmond Street, and the proposed road on the subject site. Private open spaces are located to the rear of the development with a mixture of paved and landscaped areas.

The proposed development will provide a specialist type of housing and will be of a scale and character that is combatable with the surrounding context.

Regards,

**Kennedy Associates Architects**

A handwritten signature in black ink, appearing to read 'Anthony Nolan'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Anthony Nolan  
NSW Arch Registration 6773