

Wednesday, 20 December 2023

momentum-johnstonst_stmt-designverification-current



To : Richmond Valley Council

PROJECT: Housing Proposal, Cnr Johnston + Clark St, CASINO
CHIFF Housing 2-4 Clark St, CASINO
(adjacent Core and Cluster Housing as part of this application: 146-148 Johnston St, CASINO)

SUBJECT: DESIGN VERIFICATION STATEMENT for CHIFF HOUSING
To support Planning Application for Momentum Collective (social housing provider).

This letter is to confirm that ptma Architecture has designed the CHIFF infill affordable housing proposal for the above site for our clients Momentum Collective.

The development as designed is consistent with the design objectives set-out in the Low Rise Housing Diversity Design Guide for Development Applications (issue July 2020), and as called up in the SEPP (Housing 2021).

The CHIFF infill affordable housing is in the form of 2 buildings with 3 multi-dwelling houses (townhouses) in each. The building fronting Clark St may also be considered equivalent to Terraces, and as such the Terraces provisions are compared, in the schedule attached, where considered relevant.

The Core and Cluster Housing adjacent to the CHIFF housing in Johnston St is an allied housing proposal which forms an integrated design whole. This comprises a 2 storey shop-top form of housing to the busier Johnston St, with a single storey group of 3 townhouses (group homes) to the rear.

This housing is designed in accordance with the briefing documentation provided by our client, from the department as part of the launch of this housing type. We understand the design has been assessed independently by the department and is successful in obtaining approval and funding to proceed (pending Council approval). As such this core and cluster housing is not discussed further in this statement.

The following documents summarise support for this statement:

- Following pages in this Design Verification Statement
- Detailed review of LRHDDG Design Objectives in schedule form.
- Architectural drawings lodged illustrating the design of the proposal (including context photos)

Yours faithfully

Peter McArdle, **Architect**
Architectural Registration - 8496 (NSW)

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The built form and land use in the area of the site is mixed. Refer drawings (TPL 1-00) for mix of aerial photo and streetscapes.

The primary street frontage of the proposal, along with its access and address is in Clark St.

CLARK ST FRONTAGE: CHIFF Housing

There are residential uses facing Clark St to its end, which terminates in secured access to larger partly developed site.

The existing homes comprise predominantly brick and tile single storey detached dwellings. The roof forms are typically tiled hip roofs mixed with gables in various configurations. This results in a repetition of smaller scale hip and gable forms along the street, above different colour brick cladding: with each dwelling evident.

A number of multi-residential dwellings in various forms including duplexes or townhouses have been constructed in Clark St and its intersecting streets (including Frances through to Johnston St, and Cumberland Streets)

The topography is generally flat, as the dominant visual natural feature. The homes are slab on ground homes with the result that they sit flat with the plain of the surrounding area.

The homes currently include generally no fences at all, or lower fences to the street. However, in some cases tall colorbond or timber paling fences are evident – in particular to side boundaries, or where facing the commercial uses and highway adjacent, across the subject site (noise, privacy).

Where fences are included, these homes are predominantly hidden by those fences: with windows peering over the fences below their roofs.

More recent flood assessments added to Council's mapping would presumably not allow those homes to be rebuilt with their floor levels. Minimum habitable floor levels now set approximately 1m above the existing site, and house floor levels (based on requirements of the subject site).

Hence if or when the homes in the street are re-built this could result in a mix of homes with raised floors either –

- floating above the existing flat topography with stairs and ramps, and / or
- raised on newly filled sites. This would create a more undulating land form sloping down to street - if slab on ground remains the preferred system of construction for the owners.

The proposal respects this built form with the 3 homes fronting Clark St individually identifiable with roof forms, cladding materials and stepped built form. The fence lines are also stepped, respecting the mixed fencing in the locality.

While predominantly lower, fencing in the entry gate zone to courtyards is higher. This helps define the entries along with gate, and street number. This also helps both provide some privacy.

Fencing to the adjacent highway is higher in areas to help with both privacy from a more heavily trafficked road and manage the acoustics of traffic noise for the residents. This fencing is setback from the boundary, and set in landscaping.

It also includes for pedestrian entry to and from the CHIFF housing to help activate this busy street and provide access for the residents to the adjacent commercial tenancies in Johnston St (bakery and so on).

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JOHNSTON ST: Context

Johnston St (Bruxner Highway) functions as a main access route through to Casino. This road supports a mix of more commercial and industrial uses in the vicinity of the site. Refer drawings for mix of aerial photos and streetscapes.

Immediately adjacent the CHIFF site is an allied proposal for community housing lodged as part of this application. The entire proposal spans across 4 lots, and forms its own context in Johnston St.

This is isolated by Clark St on one side, and by the dominant forecourt of an existing petrol station adjacent to the site, to the west. The commercial tenancies on the service station site are accessed via the service station forecourt. They are substantially set back from the street (approximately 2/3 of the entire depth of our subject site) with the result that the dominant contribution to the active streetscape are the petrol bowsers and concrete forecourt.

Opposite the site in Johnston St is a caravan park, which is substantially set back from the street. Adjacent to that a mix of sports fields (also set back from street) and commercial and industrial buildings with larger scale, height and bulk. These amenities (sports fields) and services (commercial tenancies) support use for the residents of the new housing proposed. However, the build form in the vicinity of the site is not consistent in setback, height, bulk, style or use.

Existing single storey residential uses are present in Johnston St though further away from this site. They range from detached dwellings to multi-residential uses. They relate, as this proposal does, to side streets where possible.

The design of the Core and Cluster housing on the site adjacent the service station is not discussed in detail here.

The design of this overall proposal is comprised 2 adjacent and complimentary public housing designs.

They are visually consistent with (though not identical) to each other.

They are tied together with consistent landscaping and fencing. This including a built arbour which helps provide a consistent design across the 4 sites. The arbour creates a visible entry point for pedestrians from Johnston Street (residents and visitors), covered walk, social meeting point, and privacy through integrated landscape.

The built form and landscape achieves this in a way which enhances the locality without detracting from or reducing privacy or amenity for any neighbours.

Hence the 2 housing proposals create their own consistent context across the 4 lots in a street which is not currently consistent. They contribute positively to the visual built and landscaped form of the street, provide for a critical need for the community.