

## **Response to Pre-Development Application Condition: "The residential development shall not present like a manufactured home estate or caravan park in any way"**

In response to the condition outlined in the pre-development application meeting minutes, we have undertaken a comprehensive approach to the design of the proposed development. Below is a detailed outline of how the architectural form, internal access road character, and presentation along the Gregory Street frontage will maintain a high-quality, residential character suitable for the site and the surrounding area.

### **1. Architectural Form of the Residential Dwellings**

The architectural design of the residential dwellings has been carefully developed to create a modern, cohesive streetscape that aligns with contemporary suburban housing developments. The dwellings will feature pitched roofs, varied facades, and high-quality materials such as quality lightweight cladding, stone and rendered elements, providing a sense of permanence and craftsmanship that will distinguish the development from the built form preconceived with a manufactured homes or caravan parks.

The individual dwellings have been designed to reflect typical residential homes rather than modular or prefabricated structures. The varied rooflines, carefully considered placement of windows, and incorporation of private outdoor spaces such as landscaped front gardens and courtyards will reinforce the sense of individual, high-quality homes. These features contribute to a traditional suburban aesthetic, in contrast to the uniform and simplistic forms often found in traditional manufactured home estates and caravan parks.

### **2. Internal Access Road Character**

The internal access roads have been designed to enhance the overall residential character of the development. The grid-style layout provides clarity, ease of movement, and efficient traffic circulation, creating a well-ordered residential environment while ensuring accessibility for all users.

The Landscape design proposes street trees strategically planted along the western and northern verges of the internal access roads to provide shade over the carriageway and improve overall amenity. These trees will soften the hardscaped areas and contribute to the aesthetics of the development, creating a more inviting and comfortable environment for residents and visitors. The tree planting has been carefully selected to ensure long-term growth and provide adequate coverage, helping to mitigate the urban heat island effect and enhance the overall presentation of the site.

The access roads has been designed with high-quality materials, such as asphalt or concrete, with appropriate landscaping along road edges to soften the streetscape and provide a more refined, residential feel. Moreover, the design also incorporates street trees, walkways, and pocket parks to create a green and inviting environment creating a high quality residential environment.

This design avoids the typical harsh, utilitarian character of access roads commonly seen in traditional manufactured home estates and instead fosters a pleasant and attractive environment. The combination of the grid layout with the shade-providing trees will further distinguish the development, reinforcing its character as a high-quality residential area.

### **3. Presentation along the Gregory Street Frontage**

The development has been carefully designed to provide a positive and attractive presentation along the Gregory Street frontage. The dwellings located along the street will have pedestrian access to the road via stairs and concrete paths. Architectural treatments of outdoor living spaces, landscaping, and fencing complements the overall design of the dwelling's will be provided.

The streetscape has been designed to activate Gregory St with well-maintained gardens along the terraced retaining walls, contributing to a welcoming and cohesive urban environment.

## **Conclusion**

The proposed design of the multi-dwelling housing estate will reflect the principles of high-quality residential development, ensuring it does not resemble an older style manufactured home estate or caravan park in any way. The carefully considered architectural form, the thoughtful design of internal access roads, and the attractive presentation along the Gregory Street frontage works together to create a visually appealing and functional development that enhances the local community and adheres to the expectations of high quality residential development in the area.