



24 November 2025

Brent Devine
Team Leader - Key Sites and TOD Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Dear Brent ,

**195-213 Fitzgerald Ave & 40-64 Yorktown Parade, Maroubra
SSD-71454960**

Design Verification Statement – S455 Modification

Introduction

This letter has been prepared by Hayball on behalf of Bridge Housing, the applicant. It serves as a supporting document for an application made under Section 4.55 of the Environmental Planning and Assessment Act 1979. The purpose of this application is to seek a modification to the consent previously granted for State Significant Development (SSD) - 71454960. This letter outlines the architectural design modifications proposed by Hayball Architects.

Project Overview

The original development approval is for the demolition of an existing social housing project located at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra. The approved development consists of five residential buildings, each three storeys high, as well as two buildings that are part three and part four storeys. In total, the development will accommodate 144 social and affordable housing apartments. A single level basement car park in the north of the site is accessed from Fitzgerald Avenue.

Verification of Qualifications

I, Erin Collins, am a registered architect in New South Wales and a member of the Australian Institute of Architects - and am enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architects Act 2003. My registration number is 13018.

Statement of Design

SJB Architects were engaged by Homes NSW to prepare the development design intent and State Significant Development Application (SSDA) documentation.

Following the SSDA approval, Homes NSW conducted a competitive tender process to appoint a Community Housing Provider partner. Bridge Housing was selected as the successful tenderer and will deliver the project in partnership with Homes NSW under a Project Delivery Agreement. Under this arrangement, Bridge Housing will assume long-term ownership of the affordable housing dwellings and long-term management of the social housing dwellings, which will remain owned by Homes NSW. To support the delivery of the project, Bridge Housing has engaged a consortium of consultants and contractors.

Melbourne
Level 1, 250 Flinders Lane
Melbourne VIC 3000 Australia
T +61 3 9699 3644

Sydney
GF, 11-17 Buckingham Street
Surry Hills NSW 2010 Australia
T +61 2 9660 9329

Brisbane
Level 5, 293 Queen Street
Brisbane QLD 4000 Australia
T +61 7 3211 9821

Canberra
Level 1, 33 Allara Street
Canberra ACT 2601 Australia
T +61 2 9660 9329

Website: www.hayball.com.au
ABN: 84 006 394 261
NSW Nominated Architects:
David Tordoff 8028



As part of their due diligence, Bridge Housing undertook a comprehensive review of the approved SSD design and identified opportunities for design improvements. In consultation with Homes NSW, it was agreed in principle that Bridge Housing would progress a series of design refinements, which have triggered this S4.55 modification application. Hayball Architects were engaged by Bridge Housing in July 2025 to lead the design development of the project. Since then, Hayball has worked collaboratively with the consultant team through the first 50% of the design development phase.

I have been the principal responsible for the design of the project since our engagement and have worked with related professionals and experts in respect of the matter. The developed design continues to provide a development that is respectful of local planning and design controls and responds to the design quality principles of Chapter 4 Housing SEPP Assessment.

I confirm that, in accordance with Section 29(1) of the *Environmental Planning and Assessment Regulation 2021*, the proposed development continues to meet the design principles for residential apartment development as outlined in Schedule 9 of the *State Environmental Planning Policy (Housing) 2021*, as well as the objectives set out in Parts 3 and 4 of the *Apartment Design Guide (ADG)*.

Melbourne
Level 1, 250 Flinders Lane
Melbourne VIC 3000 Australia
T +61 3 9699 3644

Sydney
GF, 11-17 Buckingham Street
Surry Hills NSW 2010 Australia
T +61 2 9660 9329

Brisbane
Level 5, 293 Queen Street
Brisbane QLD 4000 Australia
T +61 7 3211 9821

Canberra
Level 1, 33 Allara Street
Canberra ACT 2601 Australia
T +61 2 9660 9329

Website: www.hayball.com.au
ABN: 84 006 394 261
NSW Nominated Architects:
David Tordoff 8028



Overview of Proposed Modifications

The proposed architectural modifications are considered to be generally minor and are the result of ongoing design development and to address operational and management requirements specific to Bridge Housing. In addition, the modifications respond to compliance requirements, including alignment with the ADG and AS1428 standards, and aim to resolve identified discrepancies and non-compliances within the stamped design.

The design refinements also seek to improve buildability while maintaining the original design intent. Importantly, the overall built form - including building envelopes and setbacks - remains generally consistent with the approved scheme. The approved number and mix of apartments are unchanged.

See below a summary of design modifications.

1. **Basement Design** - Removal of visitor parking spaces, relocation of bike and storage cages, removal of storage rooms, and repositioning of access intercom for compliance.
2. **Substation Relocation** - Moved within the site boundary following consultation with Ausgrid, with associated changes to Building 1A and basement layout.
3. **Stormwater Easement** - Ground floor courtyards in Building 1D repositioned to avoid the stormwater easement.
4. **Lobby Redesign** - Improved building entry experiences and consistency across buildings, following updates to plant and waste requirements.
5. **Apartment Layouts** - Revised layouts to meet ADG and SEPP Schedule 4 requirements; improved spatial planning, rationalised kitchen and bathroom types, added missing apartment type, and removed external storage.
6. **Elevational Refinements** - Adjustments to brick banding, window louvres, parapet heights, and lift overruns to reflect structural, safety in design, buildability, and design development.
7. **External Finishes** - Developed in consultation with Indigenous Engagement workshops.
8. **Roof Design** - Removal of rear sloped roofs to improve construction practicality; addition of skylights and access hatches; screed shown for drainage falls.
9. **Site Services** - Relocation of heat pumps to roof; updated condenser and booster pump locations.
10. **Structural Engineering** - Increased core sizes for AS1428 compliance; additional and relocated columns to support balconies and reduced structural transfers on upper levels.
11. **Hydraulic Engineering** - Downpipes and feature gutter design incorporated following consultant coordination.
12. **Landscape Design** - Removal of planting in apartment courtyards for operational and buildability; site link levels adjusted for drainage and accessibility. Refer to Landscape Architect documentation.
13. **Civil Engineering** - Adjustments to pits, contours, rainwater tanks (RWT), and on-site detention (OSD) to suit building levels and overland flow paths. Refer to Civil Engineer documentation.

All changes are clouded and tagged on the architectural drawings accompanying this application. A detailed design changes register is included, with item numbers corresponding to the drawing annotations.



Apartment Design Guide Design Quality Principles

The proposed design continues to uphold the standard of design excellence established through the original Government Architect NSW design review process. Throughout the current design development phase, careful consideration has been given to preserving the approved design intent while introducing targeted enhancements that improve buildability, compliance, and responses to Indigenous Engagement.

The design remains consistent with the Design Statement and ADG Report submitted in the SSDA. For example:

- **Principle 1 – Context and Neighbourhood Character:** The external finishes have been revised following Indigenous Engagement Workshops organised by Bridge Housing. These workshops identified that the previously proposed red and brown bricks were not reflective of the Indigenous local character and carried negative associations with historic social housing. As a result, the palette was updated to incorporate “beachy” and “sandy” tones more appropriate to the Maroubra context.
- **Principle 2 – Built Form and Scale:** The removal of rear-sloped roofs and a minor increase in parapet height have improved overshadowing impacts on neighbouring properties and enhanced buildability. The development has retained the massing, scales and building entries as approved. The design intent and architectural features, including horizontal brick banding, curved building edges and window proportions have been maintained and enhanced through the design development phase.
- **Principle 6 – Amenity:** Apartment layouts have been revised to meet ADG and Liveable Housing Australia (Gold Level) standards within the approved building envelopes. These updates address previous non-compliances and improve internal functionality and resident amenity.

In conclusion, the proposed modifications not only maintain the design intent but strengthen alignment with the ADG’s design principles, ensuring the development continues to deliver high-quality, community focused homes for Bridge Housing and HomesNSW.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

Erin Collins Principal
Hayball Pty Ltd
Registered Architect NSW. No. 13018

Melbourne
Level 1, 250 Flinders Lane
Melbourne VIC 3000 Australia
T +61 3 9699 3644

Sydney
GF, 11-17 Buckingham Street
Surry Hills NSW 2010 Australia
T +61 2 9660 9329

Brisbane
Level 5, 293 Queen Street
Brisbane QLD 4000 Australia
T +61 7 3211 9821

Canberra
Level 1, 33 Allara Street
Canberra ACT 2601 Australia
T +61 2 9660 9329

Website: www.hayball.com.au
ABN: 84 006 394 261
NSW Nominated Architects:
David Tordoff 8028