Thursday, October 14, 2021



To whom it may concern,

RE: ARCHITECTS STATEMENT

RESIDENTIAL DEVELOPMENT 271 OLD SOUTHERN ROAD,

NOWRA

ADM Architects have completed and are currently undertaking a number of developments with Land and Housing Corporation NSW and Housing Trust Wollongong to help address the shortage of affordable accommodation for people with housing needs not being met by the private market. Whilst the proponent in this case is private, the reasons behind the development are very much the same, and that is, to provide an affordable product to rent or buy.

To do this, the dwelling units are smaller and in a denser arrangement, but remain compliant with the councils' requirements for boundary setbacks, car parking, landscaping etc. There is currently great pressure to provide opportunities for these types of housing which meet people's needs at a lower cost.

Smaller dwelling units allow for greater housing affordability as many people do not require houses with 3 bedrooms and a double car garage. By allowing for smaller dwellings and open car parking, the site is afforded more open space, landscaping and a higher yield than if the proposal was for conventional larger townhouses or apartments. A greater number of smaller dwellings results in a more economical development with a lower build cost per dwelling which also helps address the affordable accommodation shortage.

Affordable Housing projects need to work within budget constraints, BUT this does not and should not mean poor design outcomes. It is very important that the quality of the design provides comfortable, attractive apartments where a high standard of living is not compromised. As architects with extensive experience in various forms of residential design and knowledge of the authority regulations, we ensure the designs meets and exceeds best practice such as the better design guidelines set-out in the NSW Apartment Design Guide (ADG).

In this project the design exceeds a range of minimum targets set-out through the ADG, which will ensure better amenity for the future residents. For example, all the apartment courtyards receive at least 3 hours of sun mid-winter and 2 hours into the living areas when the minimum required in the ADG is 70%. 90% of apartments provide cross through ventilation when the minimum required by the ADG is 60%. All the apartments achieve the Silver Livable Housing Standard and a further 10% are adaptable to AS4299 when only 20% would be required to do so under the ADG.

We urge council to support this appropriate development and provide the opportunity for 56 additional affordable apartments within the Shoalhaven Local Government Area.

Yours sincerely,

Angelo Di Martino
DIRECTOR B.Arch (Hon) Ala
REGISTERED ARCHITECT
NSW No 7608 QLD No 5604

