



**STATE SIGNIFICANT
DEVELOPMENT
APPLICATION**

**DESIGN REPORT
VOL 1 – MASTER PLAN**

25 MOSS VALE ROAD, BOMADERRY
JANUARY 2026 – UPDATE V2

DISCLAIMER

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Version 2

Updated due to clarification that any Childcare will be subject to a separate DA submission and does not form part of this approval.

We acknowledge that there is more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW.

We recognise that, as part of the world's oldest living culture, the Traditional Aboriginal and Torres Strait Islander Owners and Custodians of the Australian continent and adjacent islands share a unique bond to Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading, and seasonal migration.

Aboriginal people maintain a strong belief that if we care for Country, it will care for us. The land areas surrounding this proposed development area is custodially cared for by the Tharawal People.

Country takes in everything within the physical, cultural and spiritual landscape - landforms, water, air, trees, rocks, plants, animals, foods, medicines, minerals, stories and special places. It includes cultural practice, kinship, knowledge, songs, stories and art, as well as spiritual beings and people: past, present and emerging.

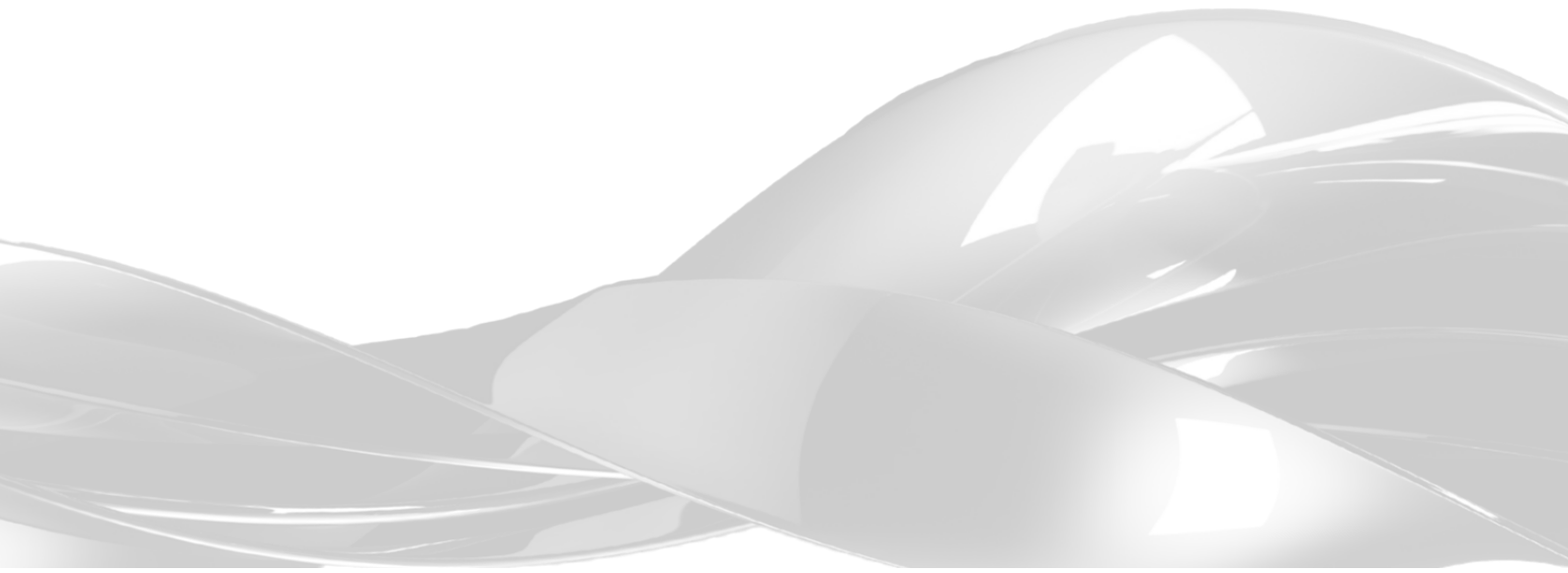




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1. DESIGN VERIFICATION STATEMENT

EG have worked with SPARC Development to undertake the design of this project.

David Dove is the Principal Architect of SPARC Development Pty Ltd and acts as the Nominated Architect as per the AACA. David is a Registered Architect in New South Wales (Registration Number 8932) and a member of the Australian Institute of Architects. He is a qualified Architect with extensive experience in the design and delivery of major urban projects including residential housing developments of a varying scale.

We confirm that David Dove has directed the design of this project from master plan to building design. He has worked alongside a professional consultant team to produce a development that is respectful of local planning and design controls. We verify that within this project the design quality principles and requirements set out in the Chapter 4 Housing SEPP have been achieved.



David J. Dove

Nominated Architect

Registered Architect NSW, No 8932

Registered Architect Victoria, No 19019

Licensed Building Contractor NSW, No 253780C



2. INTRODUCTION

The Project

The Applicant:	Southern Cross Community Housing Limited. ABN 50 307 328 813 P.O Box 2351, Bomaderry, NSW 2541 Alex Pontello – CEO M. 0432 643 034 E. alex@scch.org.au
The Site:	25 Moss Vale Road, Bomaderry legally described as Lot 110 DP131219 & Lot 129 DP3060 & Lot 1 DP520502
The Development	The proposed development of a mixed-use development, including approximately 200 housing units, with a significant proportion of the units to be retained for social and affordable housing.
Construction Cost	\$125million
Applicants Representative:	EG Funds Management David Dove – Design Director M. 0410 025 892 E. ddove@eg.com.au
Planning Advisor	Beam Planning Chris Forrester – Director M. 0421 946 990 E. cforrester@beamplanning.com.au

Project Overview

The Yards, Bomaderry (“The Yards” or the “Project”) has the potential to be a nationally recognised leader in the provision of affordable and social housing for Australia.

Located in Bomaderry on the south coast of NSW, the proposed project covers 8.2 hectares of land, and is planned for upwards of approximately 200 dwellings. With Project Leadership by Southern Cross Community Housing (“SCCH”), the leading social and affordable housing provider in the region, with a proven track record of successful operation and delivery of housing throughout the Shoalhaven and far south coast.

It is intended for The Yards to be an equitable community, integrating market housing with social and affordable housing product, all within a cohesive and connected community. The heart of this community is the Village High Street, anchored by the SCCH head office and Customer Service Centre. Other key facilities of the Village High

Street are intended to be seniors living, medical centre, local retail and services, and the future Bowls Club or a similar facility.

Homes will be provided in several typologies, from attached dwellings and/or multi-dwelling housing, low rise residential flat buildings, and co-living / transitional social apartments (boarding house). Homes will be provided from small studio units through to four-bedroom family homes, providing for a broad cross section of the community and encouraging a demographically diverse set of residents that will call The Yards their community.

The Yards is set within a lush bushland setting, bound on three sides by established bushland conservation areas, including Bomaderry Creek defining the western boundary. The sloping topography provides the opportunity for district views to the escarpment to the west, while the proximity of the site to the amenities of Bomaderry and the Pacific Highway are only minutes away.

Providing affordable and social housing is a key objective of this project, and it is recognised that the successful sale of some homes within the development is focused on delivering increased quality housing for the social good of the community. The economic success of this project will be measured in the number of social and affordable units delivered, not in profit to the developers.

The Yards is intended to be a benchmark urban development, showcasing the integration of tenures within a thriving and loved community. It will be a home that is embraced by its residents, and be supportive of a diverse range of ages, skills, interests, incomes, and life stages. Together SCCH and EG will create the example of what a community-oriented housing project should be, not just for regional NSW, but for Australia.

Assessment as a state significant development application

The proposal has:

A Capital Investment Value greater than 30 million,

- is planned to have as significant proportion as of social and affordable residences to be owned and operated by Southern Cross Community Housing as a Tier One CHP,
- has a proportion of social and affordable units exceeding the minimum 15% required by the Infill Affordable Housing provisions; and,
- is permissible with development consent.

As a result, the proposal is declared to be SSD and Part 4, Division 4.7 of the EP&A Act will apply to a development application.

Sue's Story – Ready for A New Chapter

Sue has always loved her house in East Nowra. She moved into it with her husband Darryl 15 years ago started a family. The house is a modest four-bedroom house, with a large backyard and close to a park where the children would play. Sue had decorated it with care, filling it with photos of her family and her many paintings.

Sue's house is more than just a place to live; it is a home full of memories and love. She has seen her three children grow up here, from toddlers to teenagers, and then to young adults. Darryl and herself had celebrated their birthdays, graduations, and achievements with them. She had also comforted her children during the bad times.

As time moved on Sue and Darryl had watched them leave one by one, to pursue their careers in different places. She is proud of them, but she also missed them terribly.

Sue's house is also where she has spent the happiest and the hardest moments of her life with Darryl. They had laughed and cried together, shared their dreams and fears, supported and challenged each other. They had grown old together, until two years ago, when Darryl was diagnosed with pancreatic cancer. Sue had nursed him at home, hoping for a miracle, but he passed away holding her hand. Sue is still devastated by his loss, but she also feels grateful for the time they had together.

Sue knows that life has to go on, but she often feels lonely and lost in her big empty house. She has tried to keep herself busy with hobbies, and volunteers at the East Nowra community centre but she still feels a void in her life.

Sue feels like she could use a change of scenery, a fresh start. She heard about the Yards, a new housing development project in Nowra from a Community Development Officer at Southern Cross Housing. The Officer explained that the proposed development would comprise of modern apartments with smart features and green spaces with places to socialise with other people that were her age. Sue likes the idea of living in a vibrant community with access to facilities and services and feels that this is exactly what she is looking for in her life now.

Sue is very excited at the prospect of possibly moving to a more appropriately sized home and happy that her existing home might also possibly be provided to a new family who could move in and experience the joys that she had found raising her family in the house.

Sue is really looking forward to exploring the new housing estate, to meeting new people and having new neighbourhood. She feels ready for new adventures and new possibilities. She also feels that this is move that Darryl would approve of.

Debarah's Story: From Homelessness to Hope

Debarah's life was turned upside down when she came home one day and found out that her husband had locked her out of their house. He had moved on with another woman and wanted nothing to do with her. Debarah had no place to go and no one to turn to. She had been in a toxic marriage for years and had lost touch with her family and friends. She felt betrayed, abandoned, and hopeless.

A friend of hers offered her a tent that she set up on the banks of the Shoalhaven River and shared with her two teenage boys. The three of them lived there for a while, but it was not easy. They had to deal with the weather, the insects, the lack of privacy, and the stigma of being homeless. Deb felt like she had failed as a mother and as a person.

Eventually the boys moved out and Deb was left alone in the tent. She felt lonely and depressed. She wanted to end her misery. One day, a friend offered her an old caravan in the bush. She thought it would be better than the tent, so she accepted it. She moved into the caravan with her few belongings and hoped for a change.

But life in the caravan was not much better than life in the tent. The caravan was full of mould, and it leaked when it rained. Debarah had to carry water from a nearby creek to wash herself and to drink. The water was cold and dirty, and it made her sick. She had no electricity, no heating, no toilet, no fridge, no stove, no plates, no TV, no radio, nothing. She ate out of a pot over a fire if she wanted a warm meal. She wore the same clothes every day. She smelled bad and looked worse.

Debarah lived in the caravan for over four years, isolated from the world and from herself. She felt worthless and hopeless. She didn't think anyone cared about her or that anyone would ever help her. She didn't think she deserved any better. She didn't think she could ever escape from her situation. She just learned to adapt to that way of life.

But then something happened that changed everything.

One day, some staff from Southern Cross Housing (SCH) came to visit her in the caravan. They had heard about her from some other homeless people who used their services. They told her that they had a program called Together Home that could help her find a permanent house. They said that they would also provide her with furniture, appliances, counselling, support, and anything else she needed to start a new life.

Debarah couldn't believe what she was hearing. She thought it was too good to be true. She thought they were joking or lying or trying to trick her somehow. But they were serious. They showed her some pictures of houses that were available for rent through their program. They asked her if she wanted to apply for one of them.

Debarah hesitated at first. She was scared of leaving the caravan that had been her home for so long. She was scared of facing the world again after being away from it for so long. She was scared of trusting people again after being hurt by them so many times.

But she also felt a spark of hope in her heart. She decided to take a chance and said yes. Recalling the first days in the house Deb felt like she was in a dream, a real house with walls and windows and doors and locks. A house with electricity and water and heating and cooling. A house with a kitchen and a bathroom and a bedroom and a living room. A house with furniture and appliances. A house that was hers. Her home.

She was grateful to SCH for giving her this opportunity and for supporting her along the way. She was grateful to the staff who visited her regularly and who helped her with everything from paperwork to shopping to cleaning to gardening. She was grateful to the counsellor who listened to her problems and who helped her heal from her trauma. Over time, Deb has become proud of how she has become a positive and productive member of society, while admitting that she still has challenges and struggles to face.

Deb believes that more housing options are needed for people who are sleeping rough. She says that even one-bedroom properties would make a difference for those who have nowhere to go. She also suggests that SCH should build transitional houses that can help people adjust from the street to a permanent home. She thinks that this would be a compassionate way to support people and to restore their dignity. Deb also feels lucky that she was prioritised for housing as a woman, and she hopes that this policy will continue.

James' Story

In 2009, James was employed as a Regional Manager in the Northern Territory, where he lived with his wife and four children, aged 2, 4, 6 and 7. When their relationship broke down the couple decided to try and make it work and James remained in the home, sleeping in random places in the house for six months. Eventually the pair decided to split up and James decided that the best thing would be to provide a home for his children and leave his wife, his home, and his children.

James left with just one bag of clothes and no job. He moved to Victoria, hoping to find work, but ended up returning to Nowra, his hometown, where his mother lived. Soon after, his ex-wife called him and said she couldn't look after the children anymore. James agreed to take care of them and found a job at a local camping and fishing shop.

James and his children moved into a run-down property in South Nowra, owned by some of his relatives. When the family moved into the house, and for months afterwards, the house had no hot water, no toilet, no stove, and no shower. They showered with a garden hose and cooked on a \$20 camping stove. The house was surrounded by an industrial estate, where dust from trucks loading soil and other items caused allergies for his son. James slept in an annex with exposed asbestos and wiring for three years.

James had no choice but to live in this property for nine years, as he couldn't afford to rent in the private market. He applied for many rental properties that were out of his budget but was rejected because he was a single dad with four kids on a low income. He felt hopeless and depressed.

When he learned that the property was going to be sold, he applied for social housing with the help of his mother, who lived in a property managed by Southern Cross Housing. After overcoming some eligibility issues, he received a phone call from Southern Cross Housing, who offered him an affordable housing property in West Nowra.

James moved into his new house in February 2022. He said the difference was astronomical. The house had carpet, a beautiful kitchen, and ample hot water. The kids were no longer embarrassed to bring friends over and their self-esteem and confidence improved. They also had better internet access.

James's life has seen a remarkable turnaround since moving into his new home. The change has been nothing short of transformative, providing his family with a sense of pride and the confidence to invite friends over. The improved living conditions, including better internet, have allowed them to catch up on many aspects of modern life they previously missed out on.

Professionally, James has experienced rapid growth, earning two promotions in quick succession. His financial situation remains tight, but he's managing well and continues to prioritise his children's well-being above all else. Despite the demands on his time, James has no regrets about focusing solely on his family, even at the expense of his social life.

James's eldest daughter is thriving in Canberra, nearing the end of her first year studying law and business. His second daughter, Akasha is completing her high school education with aspirations to enter real estate. Akasha's ambition for the Duke family is for them to own their home and this ambition is something James feels most likely stems from their past struggles, driving a determination to secure a stable future.

His sons are equally ambitious, with one interested in forensic science and the other in a defence career. James now works at Joyce Maine in Nowra, where he encounters many customers facing financial hardships. He shares his journey with them, offering hope and understanding.

James is acutely aware of the hidden nature of homelessness in Shoalhaven and the stigma attached to intergenerational living due to economic necessity. He dreams of winning Powerball to fund housing for those in need through Southern Cross Housing.

Passionate about Southern Cross Housing's mission, James actively participates in the Nowra Tenant Advisory Committee and contributes to projects, especially those focused on energy efficiency. His business acumen and dedication to community service reflect his commitment to making a difference for others facing adversity.



James Duke at Home

3. BETTER PLACED

The “Better Placed” design policy by the Government Architect of NSW establishes an important framework for considering the outcomes and design approach to a project such as The Yards, Bomaderry. While we demonstrate the proposed works throughout this document, the summary table below seeks to communicate our response to the key objectives of this policy.

Design Objective	Response
Better Fit	<p>The project represents a new stage of development in this area, an urban village that is growing the footprint of the community. The design outcome works with the topography and surrounding natural context to create a new village with character and cohesion. The design uses the once proposed disparate uses and deploys these to create an integrated, active community that will enhance the lives of the incoming residents.</p>
Better Performance	<p>As recognised in Better Placed, environmental performance is not an optional extra. The buildings are designed to achieve or exceed environmental standards. Perhaps more importantly, this project seeks to excel in the social and governance aspects of Sustainability, with SCCH remaining as a long term (indefinite) property owner and manager, both with the apartments and the commercial space as its own head offices.</p> <p>The dwellings consider orientation and ventilation, and provide simple, flexible living environments. There are opportunities with many of the housing units, and some of the apartments to accommodate multigenerational families, or to allow flexibility in the occupation of different spaces.</p> <p>Materials and construction technologies have been selected to meet the local market capability, have longevity, and minimise maintenance requirements to provide a quality, long life prospect for the community</p>
Better for Community	<p>The proposed Master Plan provides a significant uplift in the housing stock of the CHP, working to address the critical shortfall of social and affordable units in the area. The mix of units will allow a broader portfolio review that will have an impact over a far greater area than just the immediate project.</p>

The inclusion of market housing both supports the viability of this proposal, but also creates a mixed community, with diversity that is part of making a successful community. The mix of housing proposed will allow from single person households to large families to all come together to form this village.

This is supported by SCCH , including its existing and expanding programs within the community, putting in place a governance that will assist the community reaching its potential.

Better for People

The proposal seeks to provide a connected, legible, embraceable design, integrating both private and public space to create an environment for people to enjoy, appreciate and love. We have taken what could have been isolated buildings and woven these uses into a connected community, with diversity in the types and character of the places and spaces, while retaining a cohesive urban environment.

Public and private spaces have good solar access, are visually connected and overlooked by habitable spaces to enhance value and safety.

Better Working

The buildings designs have been prepared to be simple. There is no architectural trickery that would limit future use of flexibility, as we need to provide homes that are economically rational and deliverable by the building industry in this location.

The mix of non-residential uses are not ambitious, underwritten by SCCH committing its office accommodation on the site. These uses are appropriate to service the community. The way that the non-residential uses are being delivered can provide for future flexibility to meet changes in the community. As examples, the proposed commercial use could be utilised for a medical centre, shopfronts for retail, or be converted to childcare. Some of this space could feasibly be converted to residential usage. The SCCH office floorplate is easily able to be subdivided into multiple tenancies. The on-grade car park could allow future development. The market houses are generally designed with flexibility to create differing living and bedroom spaces dependant on the occupier.

Critically, the proposed materials and construction methodology is simple, and will support the retention and growth of a consistent community character rather than quickly degrading without regular maintenance.

The proposal includes real work place and employment opportunities as core to the community, creating enhanced life throughout the day.

Better Value

The design works to create an urban village, a significant counterpoint to much of the project home based dormitory developments that are being constructed to the west of this site. While simple, the proposed architecture has robust character, particularly with the repeated use of gabled roofing and face brickwork to provide a modern expression of traditional permanence.

As long-term owners and property managers, we want buildings that are easy to maintain, and retain a quality appeal. We want robust structures that are liked and appreciated by the residents, as this means they will be better cared for. We want our residents to thrive in the community, and to succeed in their lives.

We are investing in the community, the environment, the public domain – as showing people that they are valued and deserving of a good living environment is part of making a successful community, and therefore having the community look after our assets in return.

Better Look & Feel

We are taking the effort to create a quality environment. Simple forms, well executed, robust tactile materials, quality in the open spaces and landscape character, creating spaces and places, proposing a Village High Street. This project is about making it simple and delivering it well to provide the hardware for the community to thrive.

This is supported by SCCHs programs and active management that will put in place some of the software for the community. The mix of activities and the long-term commitments from SCCH present an enviable opportunity to create an exemplar regional development that will be a benchmark urban village, loved and valued by its residents.



4. CONNECTION TO COUNTRY

The land of the site is of country that is traditionally part lands of the Tharawal People. Tharawal Land extends from Jervis Bay in the South to areas around Campbelltown in the North.

During the process of the establishing a development strategy for the site, we have consulted with the local Aboriginal Land Council as representatives of the local indigenous community. This consultation has resulted in confirmation that the indigenous community are generally supportive of the development occurring and look to see the economic benefits of the development contributing to the traditional custodians. The feedback also emphasised the importance of using the project as an opportunity to reflect language and cultural reference in signage and naming for the completed village.

SCCH In this regard SCCH notes:

- SCCH has a strong relationship with the local indigenous community and support members of the community through its housing programs. SCCH manages approximately 350 homes with First Nations tenants, some 16% of all tenancy agreements for our portfolio, housing 825 First Nation people. We anticipate the housing for this project to be representative of this our tenancy community.
- SCCH has an Aboriginal & Torres Strait Islander Tenant Advisory Committee that serves as a platform for current Aboriginal and Torres Strait Islander tenants of Southern Cross Housing (SCH) to engage in meaningful dialogue, including policies and procedures, community engagement and communications.
- SCCH has a collaborative partnership with Waminda, a Shoalhaven-based support service for First Nations Women. The partnership is aimed at delivering a specialised program that primarily supports individuals, with a recent focus on women, transitioning from custody, facilitating their successful reintegration into community life.
- SCCH regularly engages with and undertakes surveys our community, including specific programs to support First Nations people. Over the past two years we have completed 65 Health & Wellbeing Surveys and developed 39 Care Plans for First Nations people, in addition to implementing major upgrades to over 54 homes occupied by First Nations tenants (30% of the housing upgrades undertaken in the portfolio over the period).
- SCCH supports the involvement of local indigenous owned/managed businesses for the development and operations of the development area.
- SCCH is open to discussions (subject to the requirements of the Street Naming Commission and Shoalhaven Council) to look at naming/joint signage to recognise the traditional custodianship of the land.

Image Opposite – Bomaderry Creek

- SCCH is actively looking at Building naming to be responsive to the local traditional language.
- The development strategy seeks to minimise excavation and scarring of the land.
- The landscape strategy seeks to implement native revegetation in plant selection, and to create spaces that allow community connection in the spirit of traditional indigenous practices.

Specifically for this site, as further detailed in the site investigations (later in this report), some potential indigenous artifacts have been identified, primarily stone fragments from pre-colonial settlement. These have been assessed during the development approval process of the approved subdivision in consultation and participation with the local aboriginal community. The investigation showed that the potential for artifacts within the core development area is not such that it would prevent the development of the site. Artifacts disturbed during the archaeological process have been catalogued and an area has been identified for reburial which will occur in a ceremony led by the local indigenous community.

The feedback from the community is that the preference is for retention of any artifacts insitu. We have identified the highest risk areas of the site and put in place strategies in the site works to avoid digging in these locations. The strategic use of fill is being utilised to both support the drainage patterns and to eliminate disturbance of the existing soil.

5. THE BRIEF

Southern Cross Community Housing (SCCH) is a Tier 1 Community Housing Provider, a Registered Charity, and Public Benevolent Institution. SCCH's core business deliverable is to provide safe, secure, and affordable accommodation predominantly either Social or Affordable. SCCH also provides access and emergency assistance to Homeless Persons in the Shoalhaven LGA including Temporary Accommodation, Rent Choice Youth and Start Safely as well as other Private Rental Assistance products.

As at 31st April 2024, (the most recent data as at the time of drafting this report), the NSW Social Housing Waitlist exceeds 58,000 applicants including over 8,800 priority applicants. Nowra/Bomaderry area specifically has 640 social housing applicants on the waitlist plus an additional 178 on the priority list, as shortfall of 818 social housing homes. This represents the 7th highest shortfall of homes outside of the Sydney Metropolitan Area (after Newcastle 2074, Wyong 1790, Gosford 1447, Wollongong 1411, Tweed Heads 1171, and Maitland 912). Shortfalls in nearby areas (such as Kiama, Shellharbour, and the areas around Jervis Bay provide further pressure on housing within this catchment.

Notwithstanding the significant need for social housing, a recent report by Judith Stubbs and Associates (July 2023) has evidenced an affordable housing crisis within the region that sees 22,700 key worker households under housing rental (78%) or purchase (22%) stress. With the regional population projected to grow at 30% (faster than the rest of NSW), the report predicts the housing shortfall across the Shoalhaven LGA at 3,280 by 2041. Approximately 86% of these would be needed for renting households of which 90% would be for very low and low income renting households. Approximately 70% would need to be dwellings suited to singles and couples and the remaining 30% suitable for families with children.

SCCH is continually striving to develop solutions to address the critical issue of high housing need, increasing population, high rental stress, and the changing age profile of the Shoalhaven Region.

The brief for the site is to optimise the opportunity with a diverse mix of housing product. Within this overall goal there are several important considerations:

Funding & Development Costs

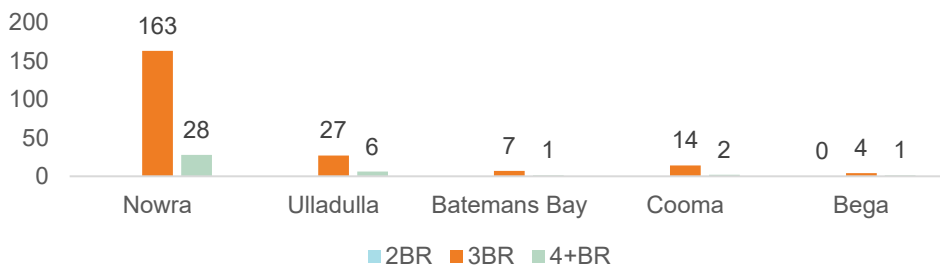
- It is recognised that funding for social and affordable housing projects is limited, and as part of this some of the proposed development is proposed to be market housing to assist in cross subsidising the delivery of affordable housing.
- The market for new apartment product in the area is limited and unproven.

- Construction costs for apartments in the area are very high driven by new compliance legislation (Class 2) and limited contractors and consultants operating in the area.

Family composition & aging demographic

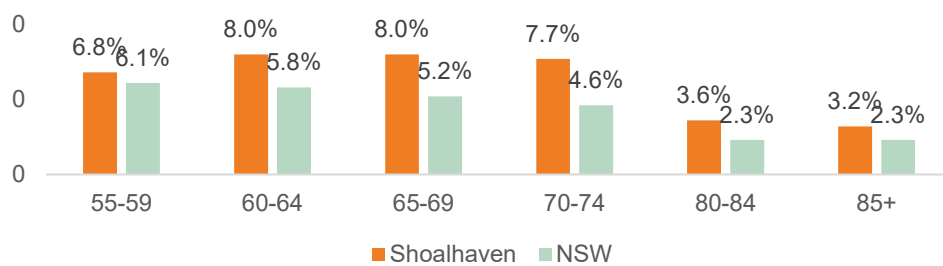
- The composition of SCCH tenant’s households have changed – resulting in aging individuals or couples still occupying the 3 or 4-bedroom home long after their children have moved out. SCCH recognises the opportunity that a supply of more appropriately sized, well-located residences would offer for these Tenancies, whilst also freeing up larger properties for new families, making best use of the limited social and affordable housing to address the waitlists. Currently 191 social housing properties underoccupied.

Current Underutilised Properties



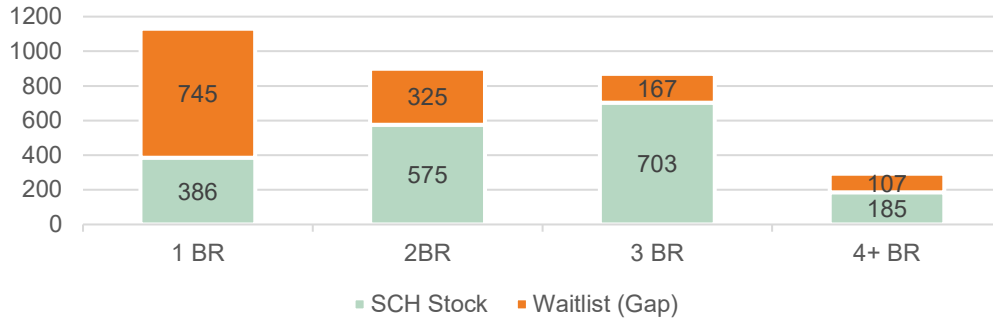
- Shoalhaven LGA has a higher proportion of Seniors, Empty Nesters, Retirees and Frail Aged Seniors compared to New South Wales State average.

Age Demographic



- This is already reflected in the current profile of Applicants consisting increasingly of singles and childless couples, predominantly within the 65+ age bracket, demanding 1 to 2 Bedroom Properties.

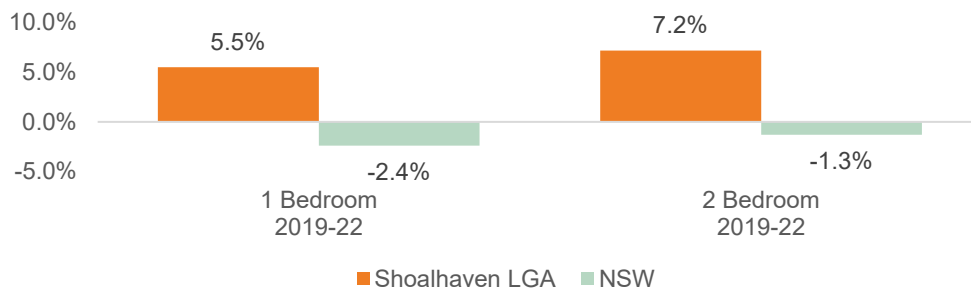
Shoalhaven



Affordable Housing for Key Workers

- Shoalhaven LGA has a significant number of 'key workers', being public or private sector workers fulfilling critical functions businesses who earn either very low, low or moderate incomes.
- The current percentage of very low income, low, and moderate income households in rental stress is amongst the highest in all LGA's statewide at 78%. Key Workers presently constitute 49% of all households struggling with housing affordability.
- Additionally, Shoalhaven LGA has experienced extremely high growth in average annual rent for 1 and 2 bedroom properties over the past three years, this is in contrast to the decrease observed in the majority of NSW.

Changes in Median Rent Price



Crisis and Short-Term Accommodation

- SCCH currently allocate 80-100 applicants per month to temporary accommodation. This is above and beyond general social housing. There is a demand for transitional and shorter-term housing placements appropriate for a boarding house model as part of the product mix.
- Increasing demand for short term accommodation specifically for middle to older aged women. The largest growing demand cohort. This cohort will significantly benefit from the opportunity to transfer across the housing continuum due to the mixed tenure types offered in this project.

How proposed mixed tenure and typology will ease demand?

- The proposed project is a true mixed tenure community. It offers an opportunity for all cohorts to positively progress through the housing continuum from short-term rental, social, affordable, and home ownership.
- SCCH has a strategy to utilise shared equity opportunities to both assist households to achieve home ownership, and to increase available social and affordable housing stock. This project should provide opportunities for auxiliary dwellings (i.e. granny flats) with market housing where these may be leased back by SCCH for an extended period of time, and potentially dual key homes / apartments where the rental property can subsidise the owners purchase.
- Construction costs for Residential Flat Buildings have become prohibitive mainly due to recent legislative compliance changes to Class 2 and 3 Buildings limiting the availability of certified Class 2 builders and consultants. A much more economical method is to Build Class 1 buildings through a mix of 2, 3 and 4 bedroom houses, as either small lot / zero lot line / terrace and/or townhouse arrangements.
- SCCH has numerous tenancies where the family composition has changed – such as single elderly residents living in a 3 or 4-bedroom house where their family have moved out and relationship changes. There is the opportunity to create smaller residences where residents can move to a new, more appropriate house freeing up larger properties for new families, making best use of the limited social and affordable housing to address the waitlists.
- Where possible such housing is to include as an additional space a studio or 1 bedroom unit as an auxiliary dwelling unit to provide flexibility to either utilise two dwellings or one larger dwelling.
- One general Boarding House of a minimum of 15 studio units
- Potential for an additional boarding house facility exclusively for women with up to 12 studio units. This is to be separate to the general boarding house and allow for improved security of residents.
- Efficient apartment product appropriate for social and affordable rentals.
- Indicatively one apartment block targeted for market sales.
- One apartment block including dual key apartments.
- One apartment building, with primarily one bedroom units to accommodate the local area need to decant residents from larger underutilised units – particularly empty nesters.

Supporting the community are to be the following non-residential facilities:

- A head office building for Southern Cross Community Housing incorporating:
 - i. A customer service centre of approximately 250-300sqm with direct street frontage.
 - ii. Office space of approximately 1000sqm.
 - iii. Potential short term accommodation units for travelling staff / directors.
- A facilities management service centre (Grounds & Maintenance)
- A childcare centre
- A medical centre
- Supporting community retail space, including for social enterprise / job training opportunities to provide affordable services to tenants. We see the potential for hair & beauty, IT and internet services, café/food/food trucks, food coop, furniture restoration, etc.

It is recognised that Lot One of the super-lot subdivision is proposed to be a registered community sports club under separate ownership, and as such this is excluded from the approval being sought for the Master Plan.



6. SUSTAINABILITY (ESG)

This project is intended to be an exemplar when looked at across the range of ESG factors. We believe it is critical to consider each of the three elements of Environment, Social and Governance that go towards achieving sustainability. We recognise that this is far greater than green-washing the architectural proposal.

Governance

SCCH is developing this site with the fixed intention to be a long-term owner, occupier and manager of a good proportion of the building stock. As a Tier One CHP, we intend to maximise the units retained as Social and Affordable housing. We have a vested interest in creating a well managed and successful community.

We plan to have our head office and Customer Service Centre as part of the Village High Street, and plan to be part of this community indefinitely, ensuring appropriate management and governance. We are also locating a maintenance workshop as part of the development, ensuring both staff and equipment is available for managing the site, buildings, and units.

Within the design, we have recognised the constraints of council to take on some dedicated spaces, and as such we have positioned laneways where they can be retained in conjunction with our dwellings, simplifying the management and maintenance of these shared spaces. Similarly, the car parking for the village high street is retained as part of our property.

Having an experienced, on-site management team will promote a level of care for the Village and seek to build a positive environment and relationship to the place for all residents.

Our proposed pattern of ownership retains entire blocks under SCCH Control, resulting in simplified management structures where there isn't a conflict between social / affordable tenancies managed by the CHP and separate strata owners. The mix of ownership within the village provides a mixed community.

Social

This Project will provide desperately needed social and affordable housing, built within a connected community. The community is provided with a focal point or “Civic Heart” in the Village High Street, with the fingers of green streets connecting down the sloped site to the regionally connected creek corridor.

The proposed mix of services, facilities and civic spaces are planned to create a place valued and loved by its residents and visitors.

We want the community to be successful, not only as we are the developer, but also as a long-term occupier. We will have numerous staff based in our offices who want to work in a pleasant, active area. We want to create the connectivity through the community as part of having a successful place that will reflect on SCCH as a housing provider, and as an organisation.

Our customer service centre will be an anchor within the Village High Street and be part of maintaining life and activity within the community throughout the day.

As noted in the brief for this project, part of the early objectives for this project will be to use the new housing stock to allow a remixing of the overall SCCH portfolio, where we can provide appropriate housing to suit our residents needs. This includes the ability to bring residents to the site from inappropriate accommodation – such as where we have single empty nesters living in isolated larger houses, who now can be offered new efficient units in a village centre with community and facilities. This in turn frees up the larger existing properties for new families that can make use of the larger homes.

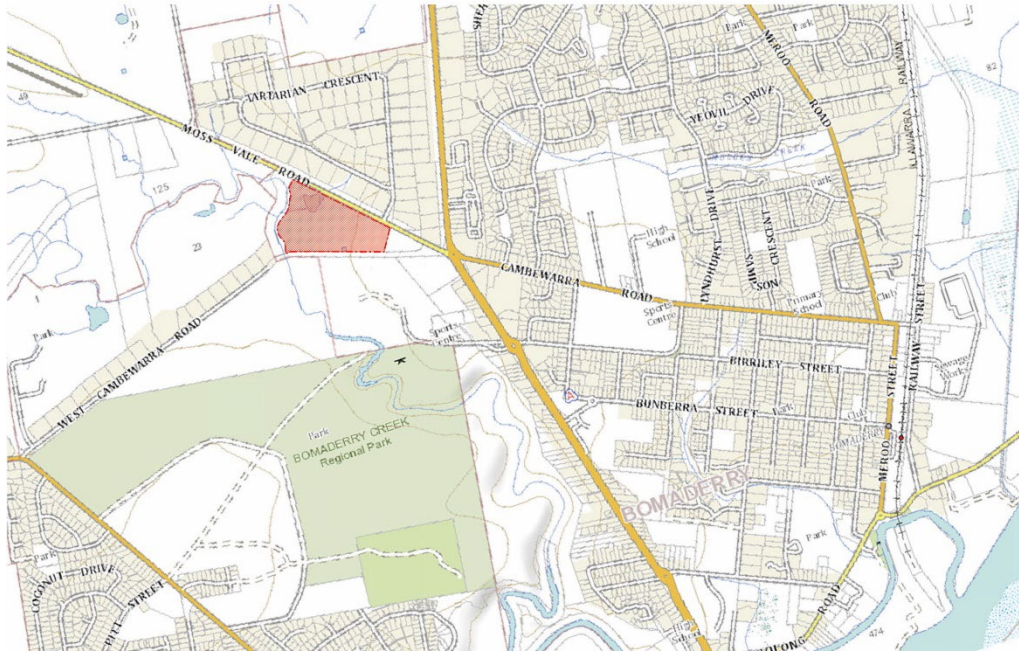
Environmental

Our buildings are planned to provide well built, well performing, enduring homes that will be delivered in line or exceeding building performance standards. We are working with simple, deliverable construction methodologies to build well performing dwellings which are efficient to service and maintain. We are not trying to reinvent housing in a way that is untested, difficult to occupy, or difficult to manage.

The master plan considers drainage, water management and landscape and walkability as core contributors to a positive environmental outcome. Building designs work with orientation, cross ventilation, solar access, and envelope performance as part of the design proposal. It is our intention to provide tanks to the dwellings as part of the water management and minimisation of trunk infrastructure demand, and provide the opportunity for solar systems on a building by building basis.

7. THE SITE

The Project Site is located at 25 Moss Vale Road, Bomaderry. The site has a total area of 8.2 hectares, and until recently has been utilised as a cattle sales yard. The cattle sales have moved to a new location and the site is no longer required to be used for this purpose.



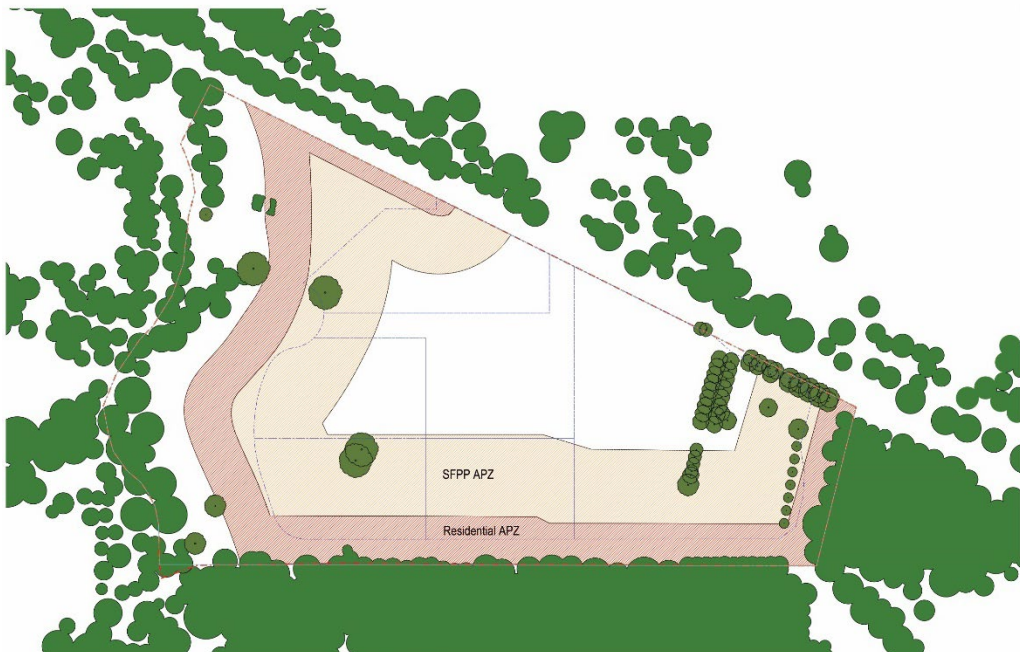
Location Plan



Site Aerial



Terrestrial Biodiversity



Bushfire Assessment

Physical Characteristics

The site is bound to the north by Moss Vale Road, to the south by the gazetted road corridor (unbuilt) for Cambewarra Road West. The eastern boundary fronts to an adjacent council owned landholding and the western edge is defined by Bomaderry Creek.

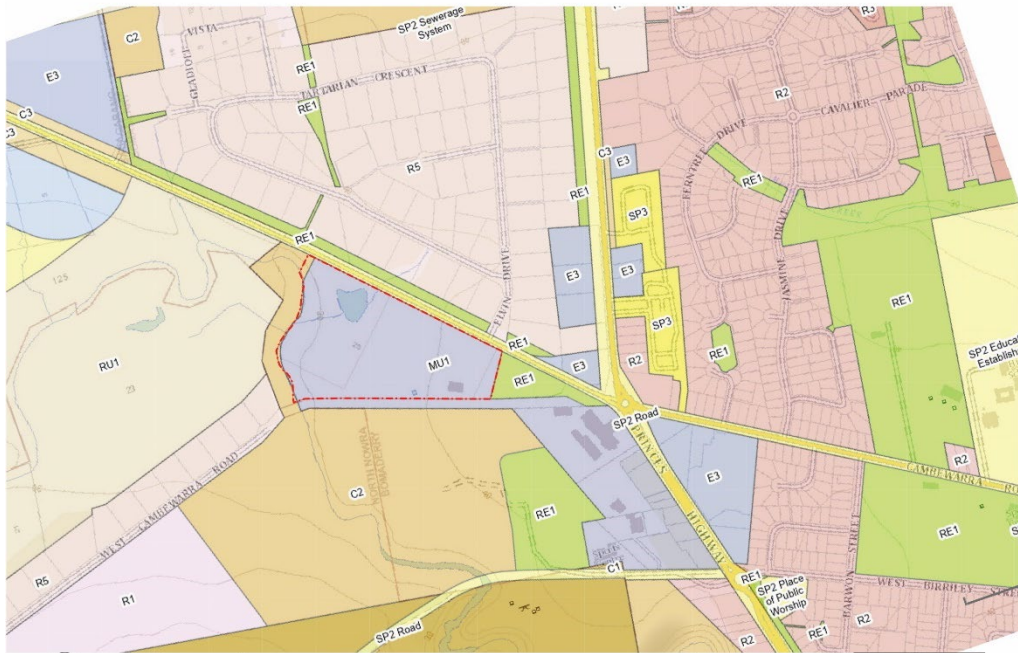
There is a slope from a high point in the east, sloping to Bomaderry Creek in the west. The topographical change results in an approximate 1:20 average fall across the site.

There is minimal existing vegetation on the site, and no vegetation that has been assessed as having importance for habitat or biological diversity outside of the Bomaderry Creek Corridor. The vegetation in the Bomaderry Creek corridor is proposed to be retained within the open space that has been approved as part of the subdivision development approval.

The land surrounding the site includes substantial stands of trees and bushland, giving rise to a risk from bushfire. Detailed studies have been undertaken during the subdivision process identifying the risks and exclusion zones as an overlay to the site. This includes special exclusion zones for defined uses including seniors living, childcare and potential club uses in accordance with AS3959. Setbacks are required to buildings fronting the new road along the southern boundary of the site, varying from 29 metres in the west to 24 metres in the east, with these setbacks including the road width and street verges.

An area of the site directly adjacent to Bomaderry Creek is subject to flooding, contained within an area designated in the subdivision plan as open space. There is an existing dam on the site that is planned for decommissioning, with the residual area used for detention and water quality management, located above the 1:100-year flood extent. This includes a stormwater route from existing development located to the north of the site.

Vehicular access to the site is from Moss Vale Road. Investigative work and negotiation with TransportNSW during the subdivision process has confirmed that an intersection is restricted to the eastern corner of the site. This intersection will be equipped with traffic signals, the design and documentation of which is in process. This is the only intersection that can be permitted to access the site from Moss Vale Road.



Zoning Map



Height of buildings (no height defined)

Planning Context

The site is currently zoned MU1 Mixed Use. In accordance with the Shoalhaven LEP the accepted activities permitted within this zone are:

Permitted With Consent¹

Amusement centres; **Attached dwellings**; **Boarding houses**; Building identification signs; Business identification signs; **Car parks**; **Centre-based child care facilities**; **Commercial premises**; **Community facilities**; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; **Medical centres**; **Multi dwelling housing**; Oyster aquaculture; Passenger transport facilities; Places of public worship; **Recreation areas**; Recreation facilities (indoor); Registered clubs; **Residential flat buildings**; Respite day care centres; Restricted premises; **Shop top housing**; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations.

Prohibited

Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities.

There are no controls on the site for height or floor space ratios.

¹ Our emphasis on the likely uses on the proposed site

Indigenous and Colonial Heritage

Site investigations has identified potential indigenous artifacts, primarily stone fragments from pre-colonial settlement. These have been initially assessed during the development approval process of the approved subdivision. Pursuant to this initial investigation, a detailed archaeological investigation has occurred during 2023, whereby some 83m³ of earth was excavated in accordance with an approved AHIP by Apex Archaeology, in the locations identified to have potential for artifact collection. This process was carried out in consultation and participation with the local aboriginal community. The investigation showed that the potential for artifacts within the core development area is not such that it would prevent the development of the site.

All artifacts identified in the archeological investigations will be reburied on site at the location agreed to by the local community and approved as part of the subdivision.

There is no identified European/colonial heritage on or near the site.



Archaeological Excavation Pits – works undertaken in accordance with the approved AHIP (Source Apex Archaeology)

The Approved Subdivision Plan

Shoalhaven City Council approved the subdivision of the site into six (6) super-lots on the 20th of December 2022 (with deferred commencement), including supporting land area for roads and open spaces. The deferred commencement conditions were satisfied as of the 13th of July 2023, with the development approval active until the 13th of July 2028.

The approved subdivision plan includes for the construction of a new signalised intersection with Moss Vale Road, located at the northeastern corner of the site, opposite the existing intersection with Elvin Drive. The approved road follows the east and south boundaries of the site, then returns northward to a cul-de-sac head in the approximate alignment of the 1:100 flood extent of Bomaderry Creek. There is a planned emergency roadway from the cul-de-sac head to Moss Vale Road to allow access & egress for fire fighting vehicles in the case of bushfire, with this path having the potential to double as a pedestrian / cycle route.



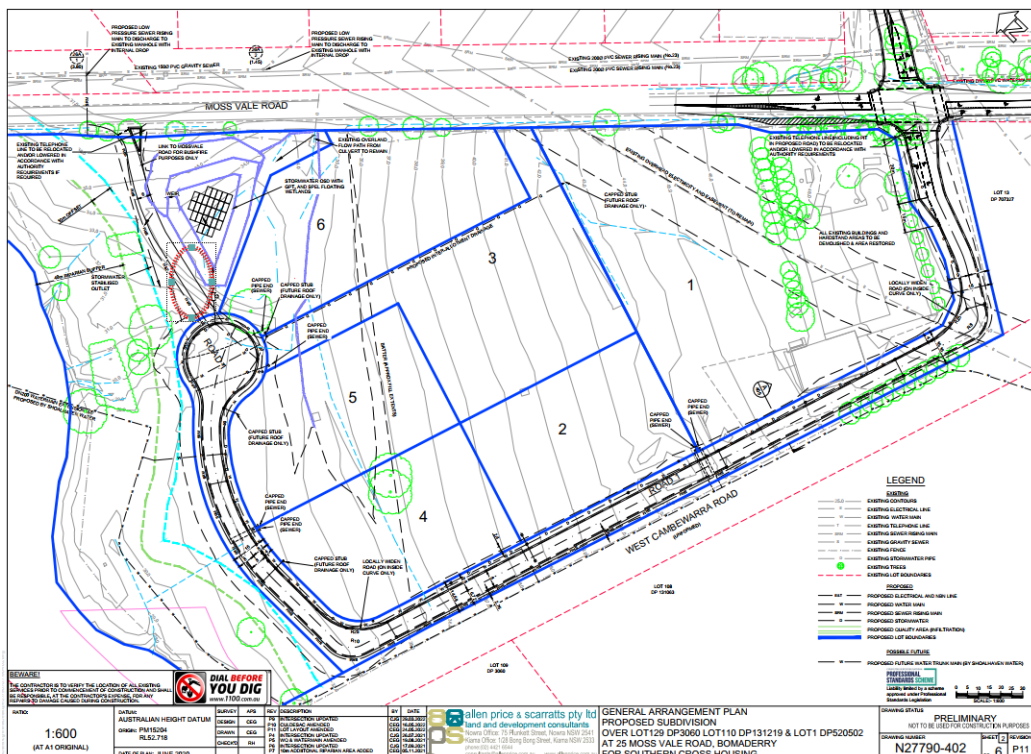
Illustrative Subdivision Plan

The approved levels of the roadway, driven by several factors including achieving the required drainage falls and alignments, results in the roadway being partially constructed on fill in the south-western corner of the site. This is the identified location of where there is the potential for indigenous artifacts, however the raising of the level of the road will significantly reduce the need for excavation in this location, allowing any artifacts to be retained in situ as is the preferred heritage approach.

The works approved include the provision of a bus stop on Moss Vale Road adjacent to the northern boundary of the site.

The plans anticipate the future widening of Moss Vale Road, with an area of varying width being affected along the northern boundary of the site, ranging from 14 metres to 20 metres.

The approved plans include a water management basin to the immediate north of the cul-de-sac head, which operates as a dry basin under general conditions and as a detention basin in storm events. This is located in the same approximate location as the existing dam and allows the disembugged stormwater from the north that reaches the site via pipes under Moss Vale Road to continue to Bomaderry Creek.



Approved Technical Subdivision Plan

8. DEVELOPMENT PRINCIPLES

The following development principles have been established for the development of The Yards – Bomaderry.

A Diverse Community

Providing a mix of housing typologies and tenures allows the creation of a diverse community. We want to make a good environment for families, singles, young, old – all within a quality environment that is not limited by income or wealth.

A Community Heart

The community needs to have a focus, a clearly identifiable place that provide the heart of that community. For The Yards, we see that as being a village high street, creating a place for commercial and social activity that will enliven the community. This village high street should feature open spaces, play opportunity, services and shops for the community, and be accessible, functional and beautiful.

A Valued Community

The community that will come to call The Yards home deserve an environment that shows they are valued. This should be reflected in the urban environment. Affordability should not restrict the ability to provide a safe environment, considered urban detailing, thoughtful planning and access to facilities and amenities.

A Connected Community

The urban setting needs to provide good connectivity throughout, featuring a road hierarchy that provides legibility, permeability, and personal security. The streets need to work as a network, avoiding dead ends and hidden spaces. While vehicle intersections may be restricted to Moss Vale Road, our pedestrian movements should provide options and opportunity for our residents and the surrounding community.

An Intergenerational Community

The development should provide opportunities to allow the integration of all community members, regardless of age. Facilities and spaces should encourage interaction, and support the old, the young, and all between to work, play, recreate and grow together.



9. MASTER PLAN OPTIONS

Within the framework of the Brief, and given the site constraints and opportunities, some initial master plan proposals have been developed. As noted, there is an approved subdivision plan, which was based on a master plan that was developed by a separate design team prior to the current team involvement.



Initial Master Plan (by others)

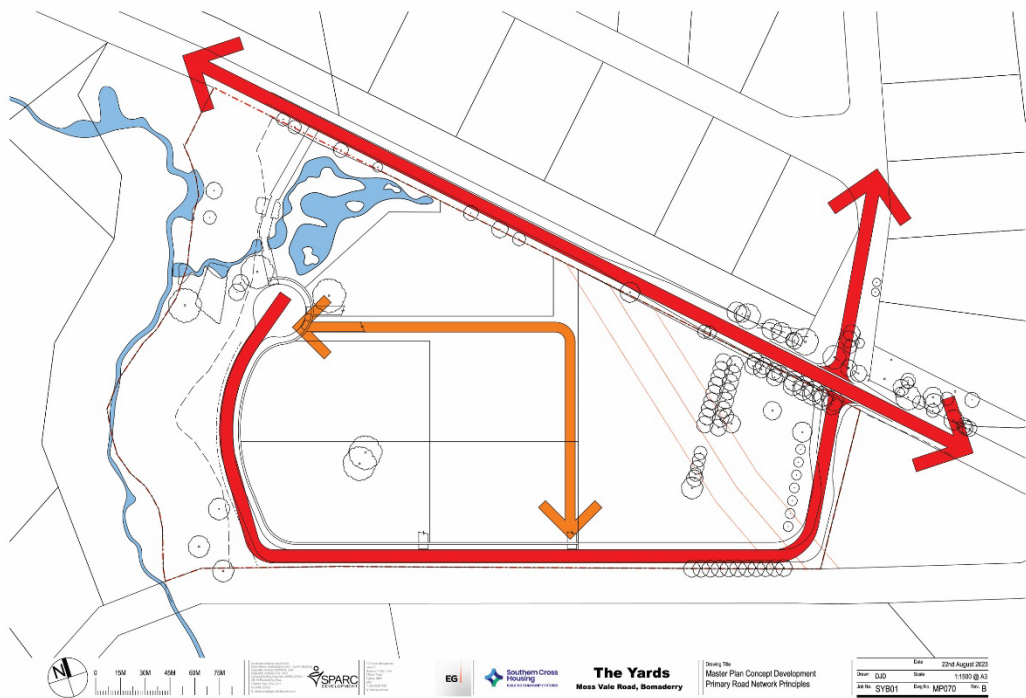
We note that this plan was subsequently modified to reflect the single access point from Moss Vale Road. There are numerous concerns with this proposed layout, with perhaps the largest being the difficulty for this proposal to become a community.

The community building components are isolated – the SCCH office is seen as a suburban stand alone building, the bowls club is isolated, and the residential is at the end of a long, dead ended road. The Seniors Living does not have any road frontage, and the requirements for adequate drainage and water management were not reflected in the plan.

Given these concerns, the current team has taken the constraints of the approved subdivision plan (which was based on this master plan) and worked to establish a new pattern of development. As the approval for the subdivision has been locked in, and that this had been in progress for several years to get to approved, the proposed design solution needed to work within the constraints of the existing approvals.

Establishing A Primary On-Site Road Network

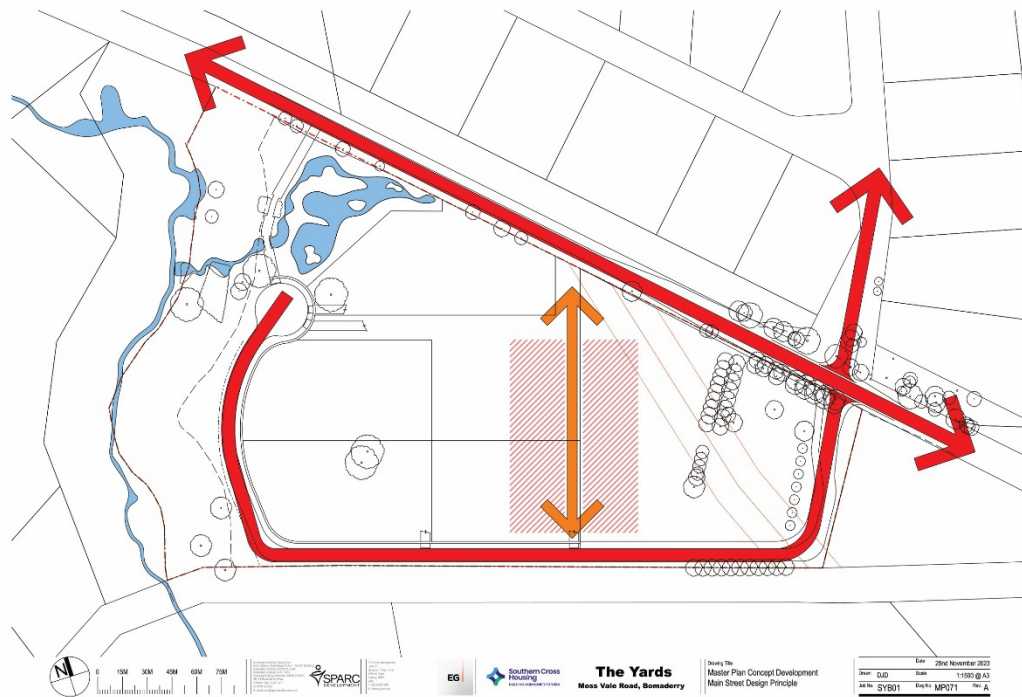
It is recognised that the approved subdivision with a single road leading to a cul-de-sac head is not the ideal solution for a connected community. Within the developed master plan, it is proposed to resolve this with the introduction of a road loop that allows traffic to circulate within the site. A new north/south oriented road on the boundary between lots 1 and 2 of the approved subdivision, connecting to an east/west road on the boundary of lots 3 & 5 creates a loop that allows the cul-de-sac head to be redundant. This approach more than doubles the effective road frontage for the address of residences, giving the opportunity for residents to have a true street address.



Primary Road Network Principle Diagram

The proposed roadway on the boundary of Lots 1 & 2 has a very special role in the development of the community. These lots are the proposed for locations for the commercial and community-oriented activities, including the SCCH Office and Service Centre, and the potential bowls club. Due to bushfire setbacks, this is also the area of the site that can accommodate any future Childcare activities. As such we are proposing that this road be positioned as the Village High Street.

The north/south orientation of the street provides optimal solar access, with the topographical change along the length of the street appropriate for easy access by all the community. The reinforcement of the street with the commercial elements of the project brief, such as the medical centre and retail activities provide the opportunity for this Village High Street to capture the spirit and love of the community.



Proposed Village Main Street

Secondary roads and Lanes

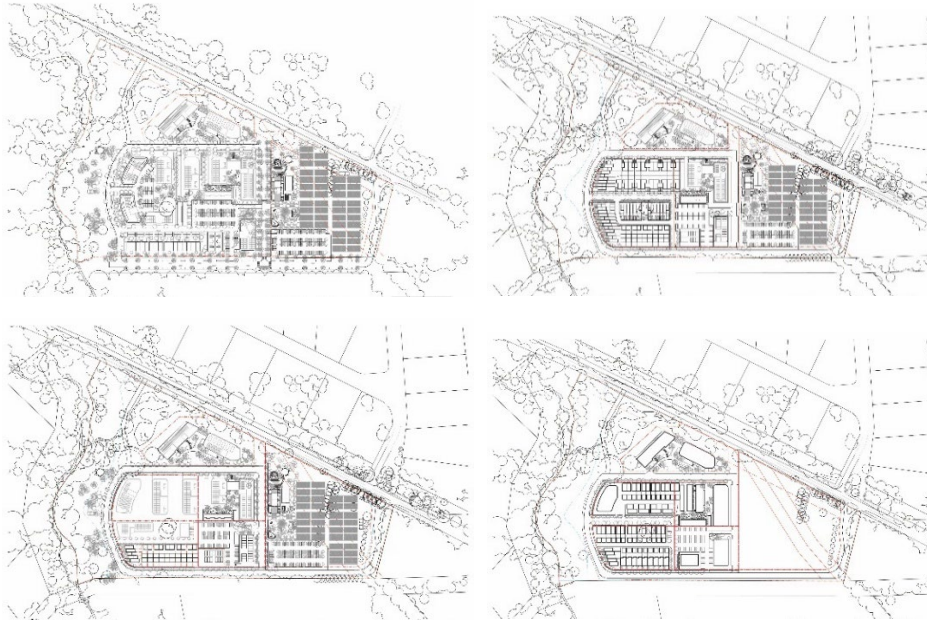
The primary road network still allows the development of secondary roads and tertiary laneways within the site. The secondary road network will by large be determined by the development density. The provision of increased single-family houses on their own lots has the requirement for more street frontage, providing street address points for these houses.

While there is the proposal to include single family houses within the proposed typologies, it is intended that these be undertaken as attached dwellings, with relatively narrow frontages. There will be the need and expectation that that there is appropriate car parking provided for residents, reflective of the regional location, and public transport restrictions.

To avoid the dominance of cars and garages on the streets, it is proposed to use laneways as part of the solution to achieving adequate parking while maintain a quality streetscape. It is also preferred to minimise driveway crossings on streets and footpaths, improving pedestrian amenity and safety, as well as increasing the potential for on street parking. We recognise that the cars need to go somewhere, and that the laneways provide the opportunity to increase parking availability accessed to the rear of housing lots.

Development Options

Within this proposed road network, we have explored several options with varying building typologies and densities. Illustrations of these varying options are shown below.



Density Investigative Studies

Input from the SDRP

The master plan has also evolved through the input of the Department via the State Design Review Panel (“SDRP”). Within the framework of the Structure Plan, key areas have been developed in accordance with the Design Panel’s recommendations, including the location of the Village Park, resolution of some of the building orientations, and functionality of connections and through site links within the proposed development.

The master plan as presented to the SDRP in August 2024 is illustrated below:



Illustrative Master Plan – August 2024

Key changes that have been incorporated following input and advice of the SDRP include:

- Relocation of the SCCH Maintenance Facility to the north end of the Village High Street to create space for the Village Park in the centre of the development extending the Village Square.
- Removal of the shared access way between the Village High Street and the on-grade parking area (Precinct A).
- Redesign of the public domain to incorporate the combined extended Village Square and Village Park, increasing the soft landscape within the Village Centre.
- Removal of the southern laneway and reconfiguration of the housing within Precincts C and E
- Modification to the driveway and garaging for the units of Precinct C to increase soft landscaping within the front setbacks to these dwellings.
- Reduction of the number of housing units within Precinct D with the removal of three laneway terraces (as part of the removal of the laneway)
- Reorientation of Precincts G and H to improve solar access, including a change to the access point of the shared driveway lane. The mirroring of the plans has allowed direct north facing solar access for the living areas the Precinct G and H units.
- A reworking of the plan for Building F with a reduced floorplate while still responding to the alignment of the street frontages.
- Simplification of the driveway access to Buildings M and N resulting in an increased quantum of landscaped communal open space area. This included a reworking of the entry and community pod within Building N

Our preferred master plan option, taking into consideration the updated engineering and technical constraints is as illustrated below:



Preferred Concept Master Plan

Preferred Master Plan

The current preferred master plan strategy demonstrates a broad mix of housing typologies, including attached houses, apartments, and boarding house accommodation. We anticipate that there will be a mix of tenure types, across transitional, social affordable and market product.

We anticipate that a large proportion of the apartments will be retained by Southern Cross Community Housing as part of their social and affordable housing inventory. This is anticipated to include the boarding house, in addition to the other units.

It is proposed that much of the attached housing will be made available for sale to the public, with the option of Southern Cross managing some of the dwellings as part of the community housing stock to enable home purchasers to secure investment income from a reliable partner. Southern Cross also has a property management program where the primary residences can be made available for social or affordable housing clients; managed and maintained by SCCH.

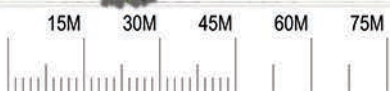
The Commercial activities including the SCCH offices and customer service centre, and ancillary retail/commercial areas are all oriented to the proposed Main Street. The upper levels of northern block on the main street is designated for small (1 bed) social housing which is likely to house an older demographic cohort. This provides convenient access to services for these residents, and a level of reinforcement of the street edge and character.

The proposed childcare is located under and adjacent to northwestern apartment block on the Main Street, providing the opportunity for intergenerational connections and activities that have been demonstrated to improve the quality of life for both the old and young involved.

An on-grade parking lot is positioned to the rear of the commercial activity, providing convenient parking for these functions, and for the SCCH operational fleet.

The orientation of the street network, running from the high point of the site where the Village Main Street is located, down the slope to Bomaderry Creek provides legibility and a connection for all residents from their street address to the natural environment and open space of the creek corridor. This also assists in the efficient carriage of stormwater within the public domain.

We recognise that this is early in the development of the plan, and during the design process there may be changes. We do believe that the approach being taken works towards an optimal opportunity to create a cohesive community outcome.



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Illustrative Master Plan - SSSA
Roof Plan (Mod13)

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:1500 @ A3
		Dwg No.	MP161
		Rev.	F

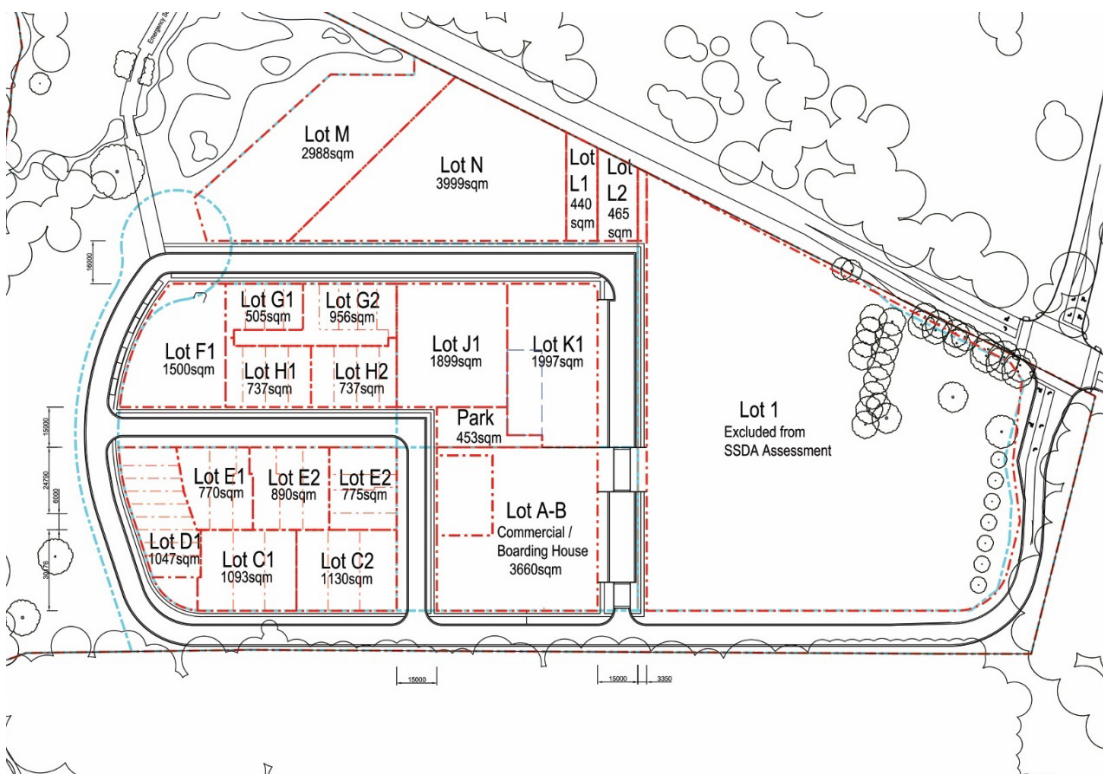
Proposed Development Mix

Site	Units	Typology	Mix	Commercial	Proposed Ownership
A	6	Mixed Use SCCH Office	6x 1 Bed ² Retail	1100sqm	CHP
B	19	Boarding House	18x Studios 1x Manager Unit		CHP
C1	6	Multi Dwelling Housing	3x 3 Bedroom 3x 1 Bedroom +S		Market
C2	6	Multi Dwelling Housing	3x 3 Bedroom 3x 1 Bedroom +S		Market
D1	9	Attached Dwellings	9x 3 Bedroom		Market
E1	3	Attached Dwellings	2x 3 Bedroom + 1 Bed Studio 1x 3 Bedroom		Market
E2	3	Attached Dwellings	3x 3 Bedroom + 1 Bed Studio		Market
E2	4	Attached Dwellings	2x 3 Bedroom + 1 Bed Studio 2x 3 Bedroom		Market
F	14	Dual Key Apartment	8x 2 Bedroom DK 4x 3 Bedroom DK 2x 3 Bedroom		Market
G1	4	Attached Dwellings	4x 3 Bedroom		Market
G2	4	Attached Dwellings	4x 3 Bedroom		CHP
H1	4	Attached Dwellings	3x 3 Bedroom + 1 Bed Studio 1x 3 Bedroom		Market
H2	4	Attached Dwellings	3x 3 Bedroom + 1 Bed Studio 1x 3 Bedroom		Market
J	27	Residential Flat Building	12x 1 Bedroom 15x 2 Bedroom		Social CHP
K	28	Shop Top Apartments	28x 1 Bedroom	Retail, Commercial	CHP
L	0	CHP Maintenance		230sqm	CHP
M	30	Residential Flat Building	12x 1 Bedroom 18x 2 Bedroom		Market
N	27	Residential Flat Building	15x 1 Bedroom 12x 2 Bedroom		CHP
			Total Units 179 +19 Boarding		
		Dedicated Social Units	27 Units (15.1%)		

² To be used as Transitional / Short Term Stay Units

Subdivision

Within the approved subdivision, it is proposed to further create smaller super-lots for the proposed development parcels is indicated in the diagram below. The lot boundaries of the approved subdivision are retained with the detailed smaller lots being wholly contained within the existing approved boundaries, to enable the continued implementation of subdivision construction works to progress. Each of these super-lots can then be further subdivided to achieve the required Strata or Torrens title subdivision suitable for the final as built development of the individual dwellings.



Subdivision Lot Plan

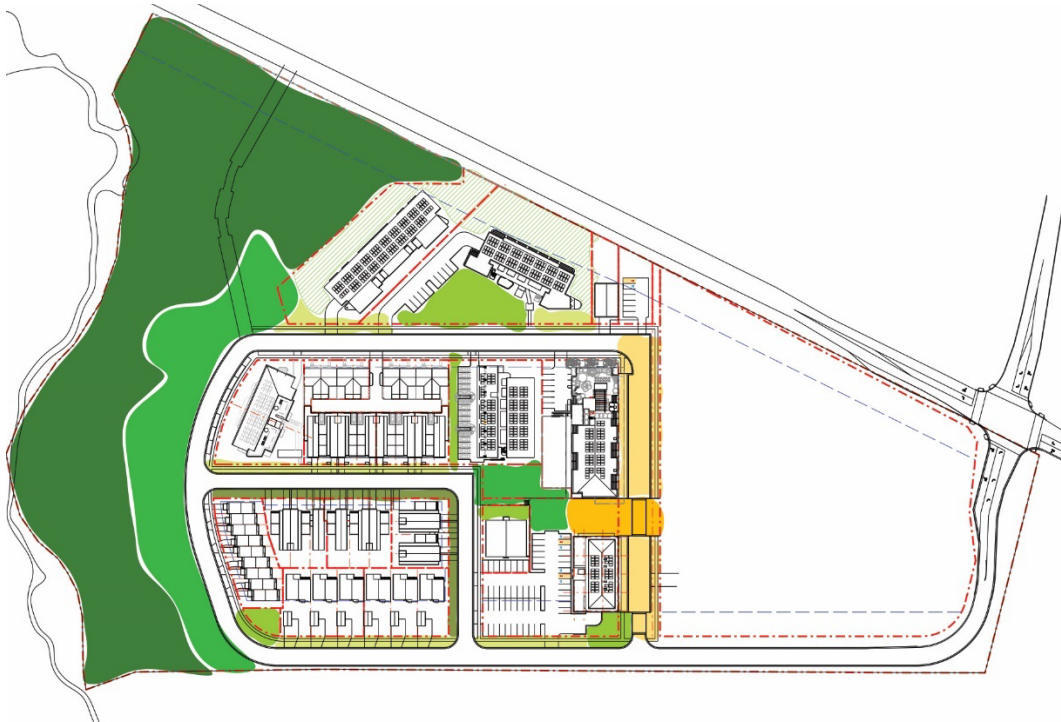


10. PUBLIC DOMAIN

Within the Master Plan, there are significant areas of public or semi-public domain, including parkland, riparian zones, streets, lanes, and the Village High Street and Village Square.

The dedicated public domain area totals approximately 41,450m², circa 50% of the site area. Much of this is the open space and riparian zone adjacent to Bomaderry Creek, and associated water management basin.

As identified in the Master Plan, the high point of the site is the Village High Street, with the taller/denser building forms and commercial activities, fronting to a urban street environment which includes a Village Square and Village Park (located on SCCH land). The master plan then demonstrates a transition in scale to the attached dwellings running down the slope of the land towards the creek. The creek “park” becomes the major green corridor of open space as a counterpoint in character to the urban nature of the Village High Street, with these two spaces bookending the development.



Open Space Network

While we recognise the challenges of local councils maintaining open spaces, we still believe that access to open, green space for the community is important. Within the master plan there is a Village Park proposed, extending the Village Square to the west, creating a strong connection from the ridge towards the creek front open space. The Village Park creates a green respite within the urban setting, in a location that is overlooked by several buildings all gaining benefit from this outlook and providing passive surveillance of the open space area..

Recognising that SCCH will be the owner of several of the buildings upon completion of the project, we have positioned some of the open spaces so that they can contribute to the community. These semi-public spaces front to the street and can be managed and maintained by SCCH as the long-term owner of the development.

Pedestrian connectivity is provided throughout the development, with pathways to both sides of the higher order loop road, and to one side of the smaller residential street. The Village Park creates a pedestrian access linking the east west residential street to the Village Square, between the Boarding House and the apartment buildings J and K, with the communal open space for the Boarding House contributing to the character and dimension of the park area.

The verge of the residential street without a footpath provides the opportunity for a planted green link leading connecting the built-up area to the open space of the creek corridor.



Proposed Village Square and Village Park

The Village Streets

The streets of the development provide a legible circulation network throughout the village, with the dimensional setout largely based on the local authority requirements. The southern and western road (as covered by the existing approval) have been determined as perimeter fire access roads, and as such RFS require an 8metre roadway pavement. The fire road continues as an emergency access only roadway through the creek corridor parkland. This section of roadway is only permitted to be used by an emergency vehicle or by vehicles under the direction of emergency services (if the main access road is blocked during a bushfire event). This accessway can be used by pedestrians and cycles outside of emergency situations.

The remainder of the residential road pavement widths are in consistent with the principles of the Shoalhaven Council Development Control Plan, based on the traffic volumes projected for each street. Consistent with council requirements, roll over kerbs are used on the residential and perimeter roadways.

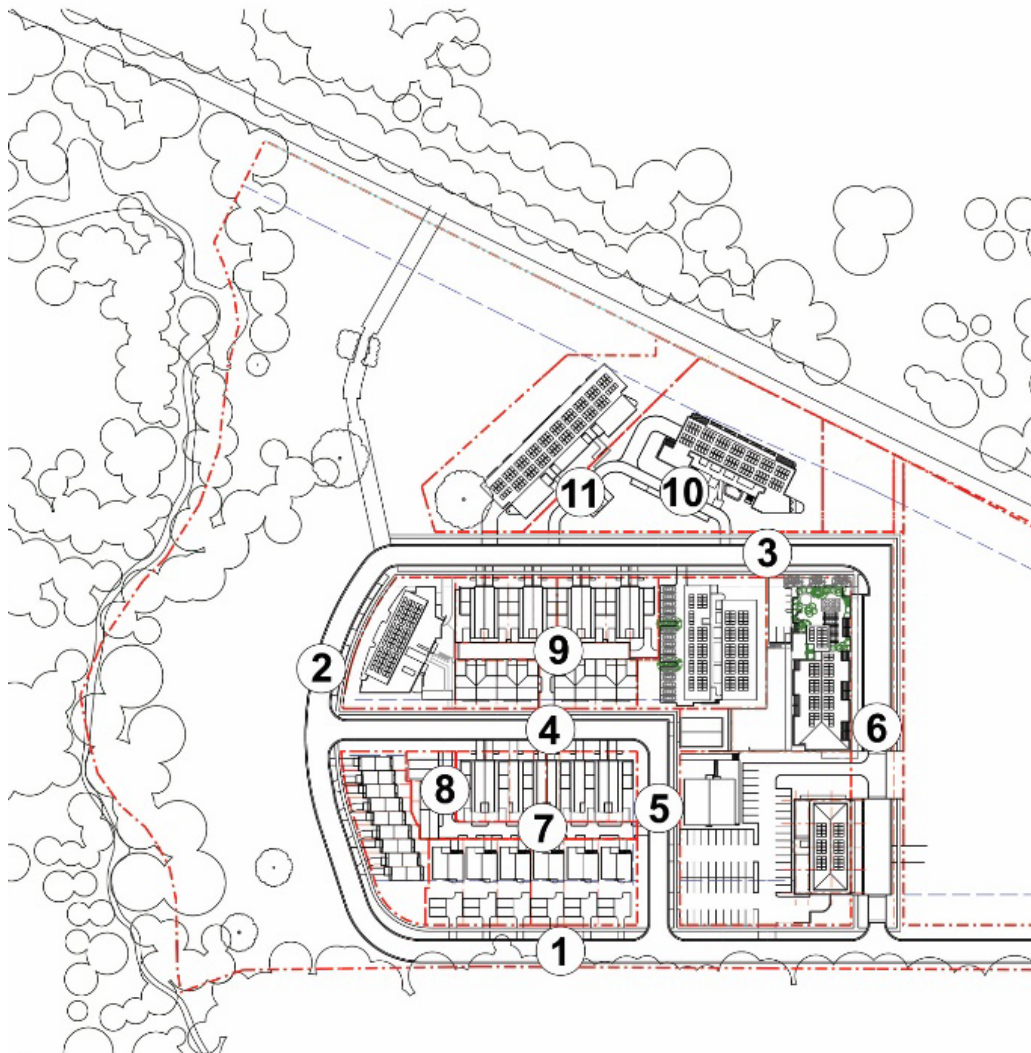
The standard street sections within the Shoalhaven DCP do not cover the Village High Street typology. As such we are proposing a street section encouraging a slow speed environment. This includes a vehicle lane in each direction, with inset parking to both sides. Vertical kerbs are used to define the outer edge of the parking bay, with a flush kerb denoting the inner edge. Street trees are planted in pairs, with one in the footpath and the other in the parking bay, with the surrounding tree pit allowing water infiltration from the roadway. Raised platform crossings are used at the southern entry to the Village High Street, and at the centre of the street to create a pedestrian priority zone as part of the Village Square.

The street widths, parking, platform crossings and tree planning all work together to create the visual understanding that this is a low-speed environment, improving conditions for pedestrians.

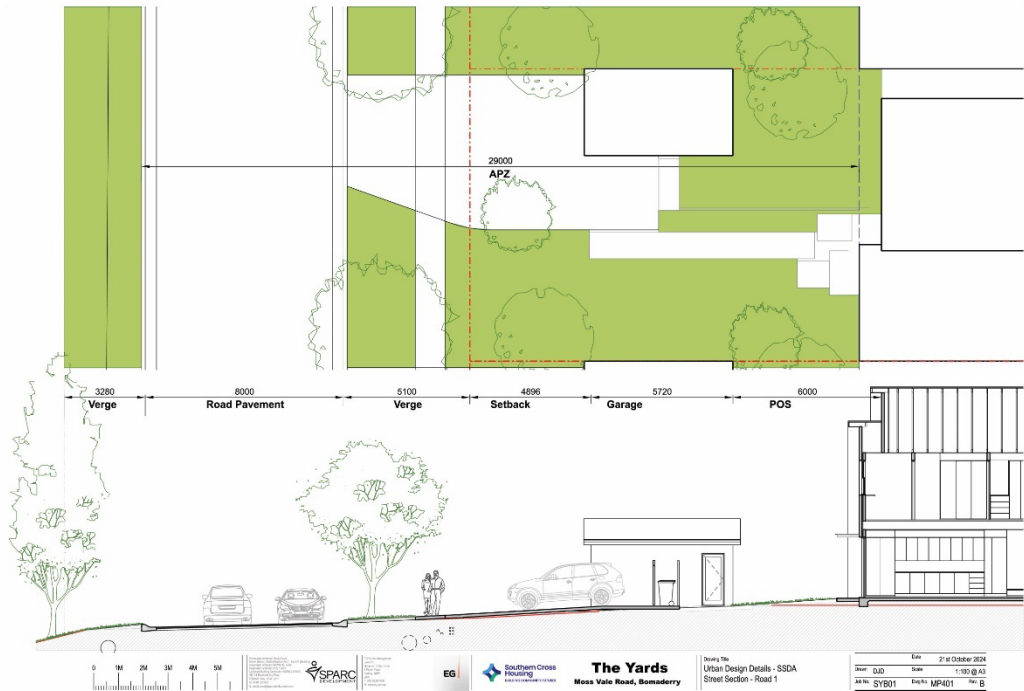
As part of the village centre, a on grade parking area is provided on Lot A of the proposed subdivision, accessed from the perimeter road (Street 1) and the north/south residential road (Street 5). This parking area provides some parking for SCCH vehicles, the boarding house, and for visitors to the precinct.

Some of the parking for the dwellings of Lot G and H is accessed via private shared driveway access. This driveway is to be on title of dwellings planned to be retained by SCCH, with access to parking of the other surrounding dwellings to be secured through a right of access easement over the driveway area. This strategy ensures that the shared driveway can be properly managed and maintained within the ownership and responsibility of the CHP. These driveways are designed in accordance with the dimensional criteria of AS 2890.1 (Off Street Parking). Where there are areas of the driveway not used for vehicle movement, the opportunity has been taken to provide landscaped area and tree planting to enhance the character of the laneway.

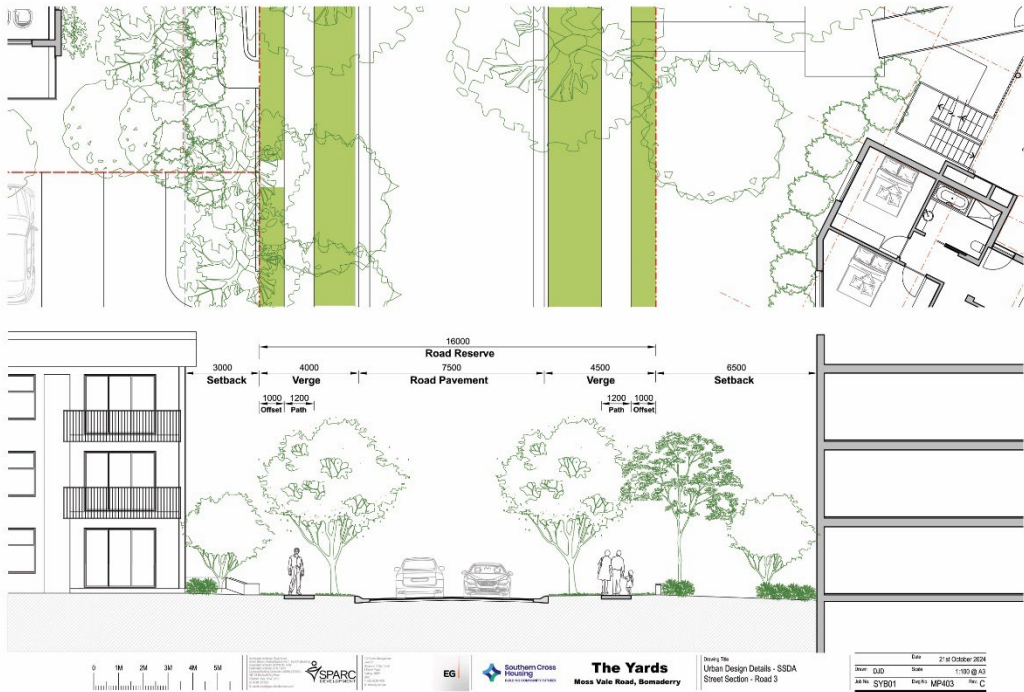
Typical Cross Sections of the Streets proposed are shown in the following diagrams:



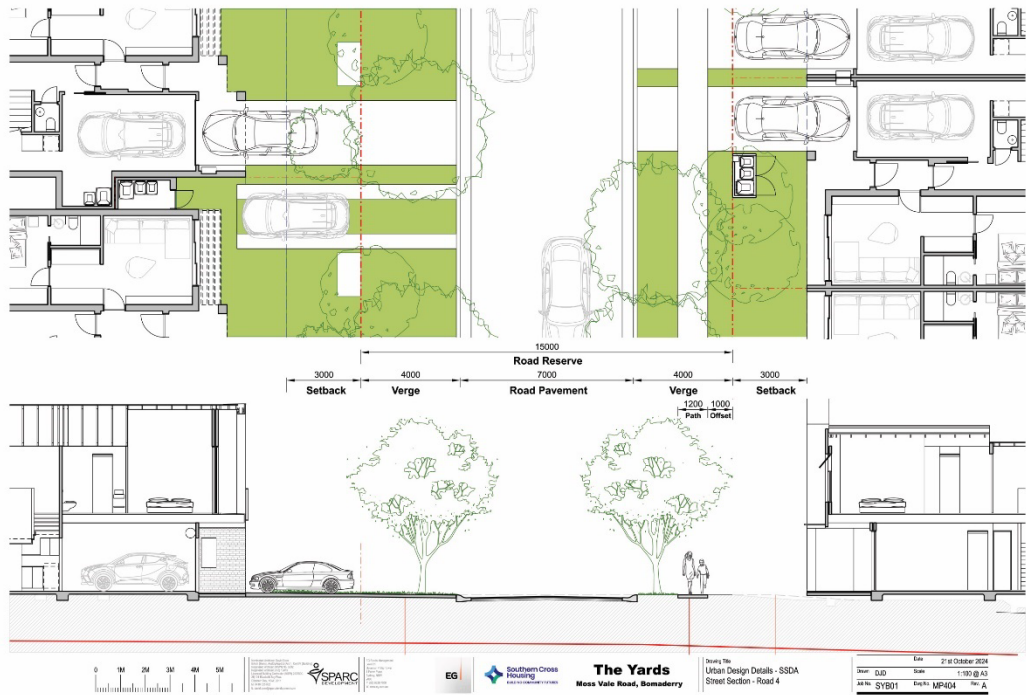
Street Section Key Plan



Street Section 1



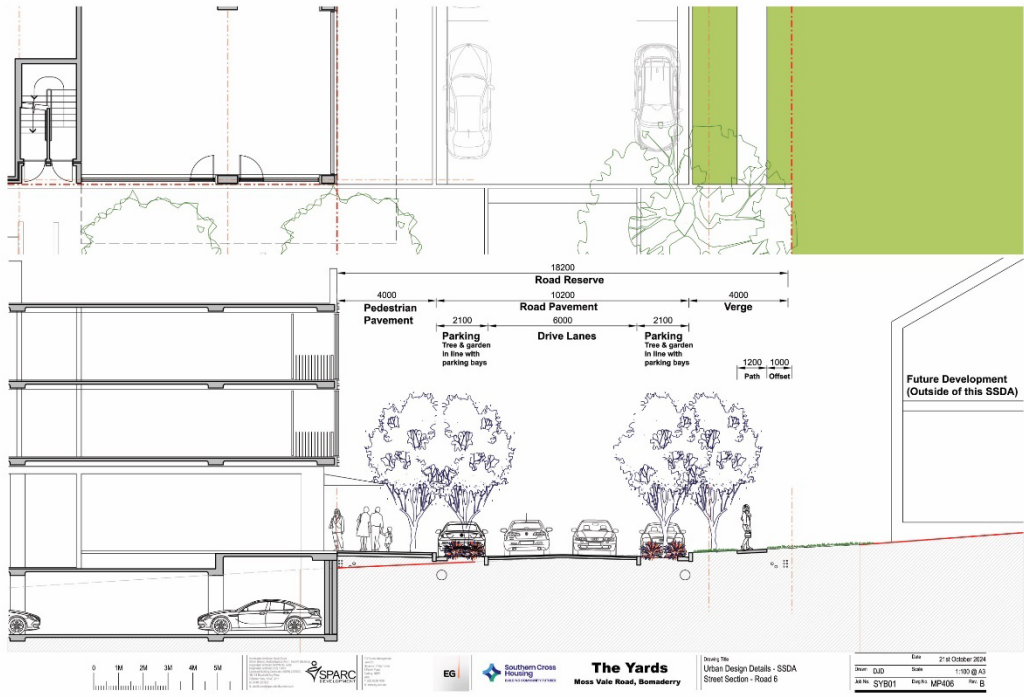
Street Section 3



Street Section 4



Street Section 5



Street Section 6



Street Section 9

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