

13/12/2024

Michelle Niles
Senior Planner
Social and Affordable Assessment
Department of Planning, Housing & Infrastructure
Level 31, 4 Paramatta Square
12 Darcy Street
Parramatta, NSW 2150

Dear Michelle,

RE: State Significant Development Application – 25 Moss Vale Road, Bomaderry, NSW

Southern Cross Community Housing, ABN 50 307 328 813 (“SCCH”) is a Tier One community housing provider servicing primarily the region from Shellharbour in the north to the Victorian border, and from the coast inland to the snowy mountains. SCCH has over 2,500 dwellings under our ownership and/or management.

SCCH is the owner of the site at 25 Moss Vale Road, Bomaderry, and is the proponent for this application. SCCH will act as the developer of the housing on the site. As part of this we:

- will retain ownership and manage the nominated buildings (designated as Buildings J and K in the application) as social and affordable housing as part of our portfolio;
- will retain ownership and manage the boarding house (Building B) as part of our portfolio;
- will retain ownership and operate the maintenance workshop (Building L) to service the buildings and grounds for this development and other nearby assets in our portfolio;
- intend to develop and own Building A as our head office and customer service centre;
- intend to retain other housing stock within the development dependant on funding and economic circumstances allow; and,
- offer our management services to private purchasers who may wish to rent out their properties within the development.

This project is an important part of SCCH continuing to provide services to the community, and will be instrumental in addressing the extensive waiting list for social and affordable housing in the Shoalhaven area. We trust that there are no impediments to the successful processing on this application to allow this development to contribute to addressing the critical housing shortages for our community.

Yours faithfully,



Alex Pontello
Chief Executive Officer
Southern Cross Community Housing