

Engagement Report:

Mixed Use & In-Fill Affordable Housing (SSD-69257218)

The Yards at 25 Moss Vale Rd, Bomaderry



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This report has been prepared for
Southern Cross Community Housing

By

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1 Introduction

Judith Stubbs and Associates (JSA) has been engaged by the Applicant to prepare a report of engagement activities to accompany an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act) for the State Significant Development Application (SSD-69257218) for a mixed used development including in-fill affordable housing at 25 Moss Vale Road, Bomaderry in the Shoalhaven LGA (Lot 1 DP 520502, Lot 129 DP 3060, Lot 110 DP 131219) referred to as The Yards.

1.1 Legislative requirements

This Engagement Report has been prepared to meet the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing, which includes the following instructions.

26. Engagement

- Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:
 - The relevant Department assessment team
 - Any relevant local Councils
 - Any relevant agencies
 - The community
 - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.¹

1.2 Engagement Guidelines for State Significant Projects

The NSW Department of Planning, Housing and Infrastructure (2024) *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines) defines '**community**' broadly as the people and groups that are interested in, or affected by a State Significant project, such as local residents,

¹ NSW Department of Planning, Housing and Infrastructure, Planning Secretary's Environmental Assessment Requirements: In-fill Affordable Housing, Application number SSD-69257218, 5 April 2024, Pg 9-10.

Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies and businesses; while ‘**engagement**’ involves informing and consulting with people and groups that are interested in, or affected by, proposed changes to an area, and obtaining expert advice from relevant councils and government agencies, and that can include informal, casual and innovative processes.²

The overarching community participation objectives of the Guidelines are to be open and inclusive, easy to access, relevant, timely and meaningful by:

- Providing clear and concise information about the project and its impacts;
- Implementing activities that encourage and facilitate participation; and
- Reporting on what was heard, what has or hasn’t changed, and why.³

1.3 Scope of works

The project team has undertaken the following scope of work to meet these requirements.

- Engaged with stakeholders identified by the SEARs, including summarising engagement activities undertaken by relevant sub-consultants and through formal referral to agencies.
- Developed engagement materials for online webinar presentations.
- Held two online engagement sessions for residents within 400m of the proposal site.
- Summarised feedback received and distributed to consultant team during design phase.
- Collated all feedback received and documented how the proposal has responded to feedback received, and the rationale where changes have not been made.

² Department of Planning, Housing and Infrastructure (2024) Undertaking Engagement Guidelines for State Significant Projects, Pg. 6 and 8.

³ Department of Planning, Housing and Infrastructure (2024) Undertaking Engagement Guidelines for State Significant Projects, Section 2.2. Proponent-led engagement, Pg. 6 and Section 3. Guidance for proponents, Pg 8.

2 Proposal description

The proposal is for a mixed-use development including in-fill affordable housing as per Chapter 2, Part 2, Division 1 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) at **25 Moss Vale Road, Bomaderry** in the Shoalhaven Local Government Area.

- The proposed development will specifically comprise the following: Construction of a master planned community precinct, comprising a mix of land uses across 13 key areas. Specifically, the following is proposed:
 - Non-residential floor uses, including commercial and retail, a childcare centre, and a medical centre.
 - Residential uses that will be provided across a mix of affordable and market housing in the form of a range of different housing sizes and typologies, including attached dwellings, multi dwelling housing, boarding housing and apartments.
 - Communal amenity facilities located throughout the precinct to support the residential development.
- Delivery of the internal road network and off-street carparking.
- Torrens, Community and Strata Title subdivision to support the development.
- Associated landscaping and public domain works.
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning.

2.1 Background to the proposal & previous engagement

On 20 December 2022, Shoalhaven City Council approved with deferred commencement the application (SF10851) relating to 25 Moss Vale Rd, Bomaderry (Lot 1 DP 520502, Lot 129 DP 3060 and Lot 110 DP 131219) including the demolition of cattle yard and site remediation works, seven (7) Lot Torrens Title subdivision including six (6) Torrens title lots and one public reserve, construction of new roads engineering and site works and dedication of land.⁴

The subdivision application required consultation with Shoalhaven City Council and external referrals to multiple agencies including Endeavour Energy, Rural Fire Service NSW, Roads and

⁴ Shoalhaven City Council, Notice to Applicant of Determination of Application Development Consent, SF10851, 20 December 2022, accessed via DATracker, <https://www.shoalhaven.nsw.gov.au/Development-and-business/Approvals-and-applications>, 08/08/2024.

Maritime Services - Roads, Transport NSW, NSW Office of Environment and Heritage Queanbeyan and NSW Heritage Office.⁵

The sale of the subject land to Southern Cross Community Housing, sale date 13/05/2021, settled 23 December 2022.⁶

The SCH Annual Report 2022-23 reports that, 'During 2022-23, Southern Cross Housing continued to push forward with its development pipeline. With the 8.7-hectare B4 zoned site in Bomaderry there has been intensive negotiations with Council and Transport for NSW regarding the proposed subdivision of the land.'⁷

It is understood that engagements and feedback received from formal referral during the assessment of the subdivision application (SF10851) will largely be relied upon for the engagement requirements for this application.

⁵ Shoalhaven City Council, DA Tracking, SF10851, <https://www3.shoalhaven.nsw.gov.au/masterviewUI/modules/ApplicationMaster/default.aspx?page=wrapper&key=139721&propkey=40506>, accessed 08/08/2024.

⁶ NPData, <https://npdata.com.au/properties/2000316651>, accessed 08/08/2024.

⁷ Southern Cross Housing, Annual Report 2022-23, Pg

3 Engagement approach and activities

3.1 Selected stakeholders including formal referral

The table below details the type of engagement undertaken with each stakeholder group as set out at point 26 of the SEARs.

Table 3.1: Stakeholders identified for engagement

SEARs identified	Organisation	Type of Engagement
		Primary engagement undertaken by consultant team.
Relevant Development Assessment Team	Department of Planning, Housing & Infrastructure	The Department has been engaged in various occasions including meetings in December 2023 and February 2024 to assess suitability of the application to be included in the fast track SSDA stream. Different uses proposed under the development has been discussed with the department and allocated based on the Department's expectations.
	State Design Review Panel	Review of masterplan documentation. Review 1 response and feedback received 08 August 2024. A second meeting with the SDRP is scheduled for 7 November 2024.
Any relevant local Councils	Shoalhaven City Council	Rely on engagement with, and feedback received from, Shoalhaven City Council including relevant internal referrals during Subdivision Application (SF10851) assessment process and ongoing design development of the subject application. Since the approval of the Subdivision DA, Council has been consulted extensively regarding the provision of sewer and water services to the ultimate development. As part of our consultation with Council's engineering team the plans of the ultimate scenario have been provided to the team to assess the development holistically.
Any relevant agencies	Endeavour Energy	External referral during Subdivision Application (SF10851) assessment (SCC doc ref# D21/62242)
	NSW Rural Fire Service	External referral during Subdivision Application (SF10851) referrals (SCC doc ref# D21/62242)
	Transport for NSW	External referral and responses during Subdivision Application (SF10851) assessment (multiple documents)
	NSW Office of Environment and Heritage (Heritage NSW)	External referral and responses during Subdivision Application (SF10851) assessment (multiple documents)
The community	Surrounding landowners/neighbours	Targeted invitation (letterbox drop to properties within 400m of proposal site) to online engagement sessions. Two online consultation sessions held for invited residents (Thursday 11 July 2024 at 1pm and 6pm).

	Online project information materials provided via online presentation. Feedback captured through audio recording of sessions and JSA analysis of content.
Local indigenous community	Rely on engagement with local Aboriginal community related to Subdivision Application (SF10851) including as per the Aboriginal Cultural Heritage Assessment (Austral Archaeology, 28/01/2022) (SCC doc ref# D23/243147) and Submission provided by the Nowra Local Aboriginal Land Council (SCC doc ref# D21/63631).

Source: JSA 2024

3.2 Engagement materials

The *Guidelines* expect proponents to provide clear and concise information about the project and its impacts so that the community, Council and government agencies have the information that they need to understand the project and its impacts, and are given the opportunity to participate in a meaningful way.⁸

The Applicant presented preliminary masterplan documents to the community via online webinar (see **Appendix A** for slides).

3.3 Online webinars with invited residents

The Applicant held two online webinar engagements on 11 July 2024 for landowners/residents within 400m of the proposal site to receive an overview of the proposal, to provide feedback and early input to the design process and to ask questions about the proposal.

Table 3.2: Summary of online webinar engagements held and attended

Sessions	Target audience	Date/Time	Applicant attendee	Attendees
Online Engagement Session 1	Residents/landowners within 400m of proposal site	Thursday, 11 July 2024, 1pm	EG Project Director, Sahand Farooji	n= 3
Online Engagement Session 2	Residents/landowners within 400m of proposal site	Thursday, 11 July 2024, 6pm	EG Project Director, Sahand Farooji	n=3

Source: JSA, 2024

Each of the sessions ran for less than one hour. The EG Project Director hosting the webinar and gave an overview of the proposed development, describing:

- The approved Subdivision Plan for the site which provides the structure for the proposed development in terms of the intersection with Moss Vale Road, on-site perimeter road and required setback/buffer zone for bushfire protection’;

⁸ Department of Planning, Housing and Infrastructure (2024) Undertaking Engagement Guidelines for State Significant Projects, Guidance for Proponents, Pg 9.

- The master plan of the proposed development in terms of road network, housing types, commercial and retail spaces and their locations
- Desire to create a 'community with heart' that is diverse with a mix of dwelling and tenure types with most housing two storeys, and includes a range of retail/commercial services like child care, medical centre and future community club (we note that Lot 1 which is planned for a new club is not a part of this application).

4 Engagement feedback

Six people attended the two online webinars for residents, including three people at each session.

4.1 Positive feedback received

Participants of the two webinars did not provide any positive feedback about the proposal.

4.2 Concerns raised & suggested mitigations

Feedback and concerns raised about the proposed development by these participants included:

- Concern about increased traffic and difficulty navigating the intersection of Elvin Drive and Moss Vale Road (opposite the entrance to the proposal site);
- Concern about the density proposed, number of future residents and distance to transport and services;
- Concern and desire for transparency regarding tenure mix such as the number and proportion of dwellings that will be for sale;
- Concern about the impact to local schools, Cambewarra and Bomaderry public schools, noting that both appear to be at capacity; and
- Concern about environmental impacts to Bomaderry Creek.

The following sets out these concerns and issues raised by the six participants of the online webinars, the response provided by the Applicant during the session, any further action that has been undertaken by the Applicant and suggested mitigations if relevant.

Table 4.1: Concerns raised by webinar participants, Applicant response, further action & suggested mitigations

Topic/Issue raised	Response provided by Applicant during consultation	Further action taken by Applicant / suggested mitigation
Impact of additional traffic on intersection of Moss Vale Road and Elvin Drive (access to proposal site).	Applicant working with Traffic consultants to design intersection in line with subdivision approval and requirements of Transport NSW. Intersection will be signalled.	The Transport Impact Assessment Report and intersection design approved during SF10851 allows for the capacity proposed. Implementation of the recommendations provided in the Engagement with, feedback from, Transport NSW during SF10851 assessment. TfNSW was further engaged for provision of a Major Works Authorisation Deed (WAD) for the

Topic/Issue raised	Response provided by Applicant during consultation	Further action taken by Applicant / suggested mitigation
		development. This work is well progressed, and the draft WAD has been issued by TfNSW
Additional traffic to MVR with traffic from west/Cambewarra already increasing.	Applicant is aware of Transport NSW plans to widen MVR in this section to the Bomaderry roundabout. Would be a matter for RMS/Transport NSW	Implementation of the recommendations provided in the Transport Impact Assessment Report.
Expected timeframe for the development	18-24 months until any construction works depending on State Government approval time.	N/A.
% of dwellings that will be for sale	Still finalising, around 40% will be for sale.	The proposed development is committed to providing a minimum of 15% affordable housing by dedicating Building J to affordable housing. Notwithstanding, the project has a vision of delivering up to 60% affordable housing, whereby the location and type of dwellings to be dedicated will be specified during detailed design development.
Density is unlike surrounding area which is large acreage, or anywhere else in Nowra. How does it compare with similar developments in Wollongong? Zoning allows for change in future to add even more housing. How does	Correct, there is nothing similar in Nowra currently. The MU1 zoning has been identified for this site to provide a future town centre to service the urban release areas to the west. Yes, zoning does provide for that flexibility but there are viability considerations and objectives for the development. If the development is too dense, it will not meet our objectives. Not comparable with level of density in Wollongong CBD, perhaps some developments in West Wollongong.	Engagement with Council was undertaken during SF10851 assessment with regards to zoning and potential yield. Further, engagement with and feedback from the State Design Review Panel has been received with regards to dwelling and building configurations and amenity, which has been considered in the submitted design.
Distance from Bomaderry Station and public transport bus services.	Required parking will be provided. Traffic Report will review transport and bus routes.	Provision of new bus stop at Elvin Road & MVR as per SF10851 approval. The Transport Impact Assessment Report (McLaren Traffic Engineering, 8 Oct 2024) states that currently there is an existing bus stop approximately 350m walking distance from the site, which provides services to Nowra and Bomaderry Station. The site is located within 2.4km walking distance to Bomaderry

Topic/Issue raised	Response provided by Applicant during consultation	Further action taken by Applicant / suggested mitigation
		Train Station, which services the South Coast Line and provides access to Central and Bondi Junction. Consideration of feedback from SDRP regarding need to improve and demonstrate access and connectivity via active transport links especially to Princes Highway and key local amenities (SDRP Review 1, 08/08/2024, Pg 2).
Infrastructure, such as local schools, not in place to accommodate proposed growth.	SIA will consider impact to schools and that report will be part of application package that will be shared.	Preparation of a Social Impact Assessment, which found that there are 8 long day childcare centres, 3 pre-schools, a public primary school, a public high school and an independent K-12 school within proximity of the site. The Social Impact Assessment will assess the proposed impacts on the existing infrastructure.
Environmental impacts to Bomaderry Creek	Vegetation Management Plan in place to protect Bomaderry Creek.	A Vegetation Management Plan (Ecoplanning, 16 September 2024) has been prepared to provide management actions to protect and enhance biodiversity within the site, which considers Bomaderry Creek. A Biodiversity Development Assessment Report (BDAR) Waiver has been granted by DPHI which confirmed that the proposed development will not result in any adverse impacts on the surrounding biodiversity.

Source: JSA 2024; EG 2024.

5 Project response

Applicant to advise project response to feedback and concerns raised about project by those required to be consulted including:

- DPHI Assessment Team
- State Design Review Panel
- Shoalhaven City Council
- Relevant agencies
 - Endeavour Energy
 - Transport for NSW
 - NSW RFS
- the Community

Table 5.1: Project response to concerns raised & suggested mitigations

SEARs identified	Organisation	Topic/Issue raised	Project response, suggested mitigation
Relevant Development Assessment Team	Department of Planning, Housing & Infrastructure State Design Review Panel	Pursue opportunities to strengthen connection with country and place through engagement with local Aboriginal community and knowledge holders (SDRP 08/08/2042, Pg 2)	The proposed development has been amended accordingly in response to the feedback received from the SDRP. A detailed response to each comment raised is provided within the Architectural Design Report.
		Access and connectivity to adjoining open space and bushland (SDRP 08/08/2024, Pg 2)	
		Access and connectivity via active transport links, incl to Princes Highway and key local amenities, further consultation with SCC and TfNSW to identify missing links (SDRP 08/08/2024, Pg 2).	
		Uneven distribution of lot layout, creation of more 'breathing room' across the precinct use of private open space, landscaping and response to character of local area (SDRP 08/08/2024, Pg 3)	
		Open space network fragmentation, activation and natural surveillance to improve safety (SDRP 08/08/2024, Pg 3)	
		Reduce amount of hardstand across the precinct (SDRP 08/08/2024, Pg 3)	
		Further develop landscape strategy to maximise soil networks, canopy cover, water sensitive urban design and interface with wetland areas (SDRP 08/08/2024, Pg)	
		Configuration of some buildings and dwelling types to ensure amenity for future residents – solar access to living areas and private open spaces, building separations, cross ventilation etc	
Any relevant local Councils	Shoalhaven City Council		Considerable consultation occurred between the Applicant and Council, particularly regarding engineering aspects of the proposal, during the assessment process for SF10851.

SEARs identified	Organisation	Topic/Issue raised	Project response, suggested mitigation
			No further engagement with Council has been undertaken since approval of SF10851.
Any relevant agencies	Endeavour Energy		No further engagement with Endeavour Energy since approval of SF10851.
	Transport for NSW		No further engagement with Transport for NSW since approval of SF10851.
	NSW RFS		No further engagement with NSW RFS since approval of SF10851.
The community	Local residents	Traffic impacts, incl along Moss Vale Road/Cambewarra Rd and at Elgin Drive intersection	A Transport Impact Assessment Report (McLaren Traffic Engineering, 08 Oct 2024) has been undertaken, which confirms that the proposed development is suitable from a traffic perspective, subject to implementation of mitigation measures. Referral and responses from Transport for NSW was undertaken during SF10851 assessment.
		Tenure mix	As per the above, the applicant is committed to providing a minimum of 15% affordable housing, which will be dedicated through Building J. However, there is an overall vision to provide a minimum of 60%, whereby the location and type of dwellings to be dedicated will be specified during the detailed design development.
		Density & overdevelopment	The proposed development is generally aligned with the indicative masterplan submitted with the approved early works and subdivision DA (SF10851). Further, it is noted that the proposed development is compliant with the maximum height and FSR development standards applicable to the site.
		Proximity to public transport	The Transport Impact Assessment Report (McLaren Traffic Engineering, 08 Oct 2024) provided an assessment of the surrounding public transport to the site and found that there is a bus stop within 350m and the Bomaderry Train

SEARs identified	Organisation	Topic/Issue raised	Project response, suggested mitigation
			Station within 2.4km, providing services to Central and Bondi Junction. To further improve the site's connection, a new bus stop at Elvin Road and MVR will be provided as per SF10851 approval.
		Capacity of local social infrastructure to accommodate growth	The proposed development is generally aligned and consistent with the indicative masterplan for the approved early works and subdivision DA (SF10851). A Social Impact Assessment (JSA, 2024) has been undertaken confirming that the proposed development will have positive impact and will not result in adverse impacts to the capacity of local social infrastructure.
		Environmental impacts to Bomaderry Creek	A Vegetation Management Plan (Ecoplanning, 16 September 2024) has been prepared to provide management actions to protect and enhance biodiversity within the site, which considers Bomaderry Creek. A BDAR Waiver has been granted by DPHI, confirming that the proposed development will not result in any adverse impacts on biodiversity.

Source: JSA 2024; EG 2024.

Appendix A: Community consultation presentation slides



Source: EG, 2024

