

# Social Impact Assessment:

The Yards, 25 Moss Vale Road, Bomaderry



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This report has been prepared for

Southern Cross Community Housing

by

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# 1 Executive Summary

## 1.1 Introduction

### 1.1.1 Purpose

This Social Impact Assessment (SIA) has been prepared by Judith Stubbs and Associates on behalf of Southern Cross Housing (SCH)<sup>1</sup> and EG Funds Management<sup>2</sup> (the Applicant) for a State Significant Development Application (SSD-69257218) for in-fill affordable housing (the Project) 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 purpose of this SIA is to identify and assess likely positive and adverse social impacts of the proposal, propose mitigations where appropriate, and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project (SSD-69257218) issued on 5 April 2024 which identified the following specific assessment requirements:

#### 20 Social Impact

- Provide a Social Impact Assessment prepared in accordance with the *Social Impact Assessment Guidelines for State Significant Projects*.<sup>3</sup>

### 1.1.2 Proposed development

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
  - 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.

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<sup>1</sup> Southern Cross Housing, <https://scch.org.au/>, accessed 15/07/2024.

<sup>2</sup> EG Managed Property Funds, <https://eg.com.au/>, accessed 15/07/2024.

<sup>3</sup> NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline, February, <https://www.planning.nsw.gov.au/policy-and-legislation/under-review-and-new-policy-and-legislation/social-impact-assessment>.

- Augmentation of, and connection to, existing utilities as required.

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

The Project is referred to as ‘The Yards’ named for the previous use of the site as cattle yards. SCH intends for The Yards to be a mixed tenure development providing an opportunity for all resident cohorts to positively progress through the housing continuum from short-term rental, social rental, affordable rental and home ownership. The site is subject to a deferred development consent (SF10851) for Torrens Title subdivision and a series of site preparation works, which was approved by Shoalhaven City Council in December 2022.

The proposed development will provide 198 dwellings including a minimum 15% affordable housing to satisfy the provisions of the Housing SEPP, which will be delivered in Building J comprised of 27 apartments of 12 one-bedroom units and 15 two-bedroom units.<sup>4</sup> However, SCCH are committed to delivering at least 60% affordable housing throughout the development, whereby the location and distribution of these dwellings will be determined within the detailed design documentation.<sup>5</sup>

### 1.1.3 The site and immediate locality

The proposal site has an area of 8.2 hectares and is within the Mixed Use (MU1) land use zone in Bomaderry suburb. The site is accessed via Moss Vale Road and is approximately 200m west of the intersection with the Princes Highway/M1. The nearest residential neighbours are large lot residential properties to the north of Moss Vale Road, with the site bound by C2 Environmental Conservation zoned land to the south and west, and Council-owned RE1 land to the east.

The site is well-located with regards to services and facilities. It is approximately 6km north of the centre of Nowra and 2.5km west the Meroo Street precinct of shops, services and food outlets opposite the Bomaderry Station which provides access to the northbound South Coast Line to Kiama, Wollongong, the Sydney CBD and Bondi Junction. Public transport bus services are within walking distance, with access to Bomaderry and central Nowra, and north/westbound destinations including Kangaroo Valley and the Southern Highlands.

The proposal site is near the shops and services along the Princes Highway corridor north of the Shoalhaven River headed into Nowra. There is a Woolworths shopping centre around 550m from the proposal site that also includes a medical centre, pharmacy, child care centre, 24hr gym and café. The site is less than 1km from regional level recreation facilities and open space areas including regional conservation park. There is a range of education facilities within 2km including Bomaderry Public School, Bomaderry High School, Nowra Anglican College, TAFE NSW – Nowra and the Shoalhaven Community College/Shoalhaven River College.

The wider locality of Bomaderry and Nowra includes two hospitals, general medical practices and specialist services. There are 12 general medical practices identified in Bomaderry and Nowra

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<sup>4</sup> SPARC Development (2024) The Yards – Moss Vale Road, Bomaderry, Master Plan Concept – SSSA Development Mix, Drawing MP 105, 12 August.

<sup>5</sup> Information provided by the Applicant, 15/10/2024.

within 5 km of the proposal including two services specifically for Aboriginal patients and one fee-free specialist service for young people under the age of 24. The current supply and availability of general medical practitioner services within 5km is considered reasonable, given the number identified and the availability of next appointments for six of the nine non-specialist services which ranged from the next day (weekend and business day) to within two business days of inquiry.

## 1.2 Methodology

The *Social Impact Assessment Guideline* and *Technical Supplement* provide a framework for how an SIA for relevant State significant projects, including the industry-specific SEARs (for this proposal, In-Fill Affordable Housing) should be prepared.

The methodology of this SIA included preparation of a detailed social baseline that describes the existing social context, social conditions and trends relevant to the project and likely impacts, particularly the extent to which the project responds to existing unmet need for social and affordable housing in the local housing context.

Respectful, inclusive and meaningful engagement is a fundamental part of SIA, providing first-hand insights into what people value and how they expect a project to affect them.<sup>6</sup>

## 1.3 Stakeholder engagement

The Applicant (EG) held two online webinars for residents within 400m of the proposal site. Six people attended these sessions, which likely indicates a relatively low level of concern regarding the proposed development, and noting that there are few dwellings in close proximity to the site.

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.

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<sup>6</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Appendix A – Community Engagement, Pg 28.

## 1.4 Social baseline

### 1.4.1 Policy & strategic planning context

The proposal supports key strategic planning directions of the *NSW Housing Strategy 2041*, *Illawarra Shoalhaven Regional Plan 2041* and Shoalhaven City Council's *Local Strategic Planning Statement*, *Development Control Plan* and *Affordable Housing Strategy*.

The *Illawarra Shoalhaven Regional Plan* encourages a diverse and affordable range of housing<sup>7</sup> delivered in a balanced way in urban release areas and existing urban areas. Nowra-Bomaderry is identified as a 'regionally significant growth area'<sup>8</sup> and a focus for housing supply. Providing a diversity of housing, particularly smaller homes, to accommodate growth, decreasing household sizes and an ageing population is identified.

Shoalhaven City Council's *Local Strategic Planning Statement* envisions a range of housing in well-serviced locations, including affordable and accessible homes, to accommodate an additional 23,000 people and 14,600 dwellings to 2041. Council's *Affordable Housing Strategy 2018* provided evidence that the local housing market is unlikely to provide affordable housing for those most in need, particularly very low and low income renters; and the importance and value of the direct creation of affordable rental housing in perpetuity through direct government funding, leveraging of Council and other public land in partnership with community housing providers like the Applicant.

The proposal complies with the requirements and standards of the *SEPP Housing 2021*, Division 1 In-fill Affordable Housing and Division 2 Boarding Houses.

### 1.4.2 Demographic & housing context

The proposal site is located on the western edge of the **Bomaderry Suburb**, with its immediate locality the **SA1** within which it is located (see **Appendix A**). As at the 2021 Census, Bomaderry suburb was relatively socially disadvantaged, being in the most disadvantaged 15% of suburbs in Australia on the SEIFA Index of Disadvantage, and the most disadvantaged 19% of suburbs on the SEIFA Index of Education and Occupation. Median age was higher than average, as was the rate of people aged 70+ years, and household income was lower than average, with half of all households on a very low or low income compared with 39% for Rest of NSW. As would be expected from the older age profile and level of disadvantage, a higher than average rate of residents had a need for assistance with core daily activities.

In terms of dwelling mix, Bomaderry had a lower than average rate of separate houses and apartments, and a much higher than average rate of attached dwellings, such as villas and townhouses (17% compared with 10% for Rest of NSW). It also had more than double the average

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<sup>7</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) *Illawarra Shoalhaven Regional Plan 2041*, p 62.

<sup>8</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) *Illawarra Shoalhaven Regional Plan 2041*, p 25.

rate of social housing, and a higher than average rate of private rental as well, and commensurately lower owner occupancy.

The immediate locality of the **SA1** was of relatively average disadvantage, and with a higher than average median income, and lower than average rate of people on very low and low incomes, despite the much older age structure, although need for assistance was double the Rest of NSW average. This was in line with its much older than average age profile, with a median age of 59 years compared with 43 years for Rest of NSW, and 27% aged 70+ years compared with the 16% average rate. Only 3.8% of dwellings were unoccupied, and almost all residents were owner occupiers, with a very high rate of outright owners. All dwellings are reported to be separate houses.

### 1.4.3 Housing cost & affordability context

There are significant housing affordability issues in the Shoalhaven LGA, for both renting and purchasing households (see **Section 5.4** below). Very low and low income renters are particularly in need of affordable and diverse housing. There are very few smaller dwellings available, and even fewer that are affordable; a considerable number of households already in housing stress; and a 5 to 10 year expected waiting time for all social housing dwelling types in the Nowra allocation zone.

As at the most recent quarter in 2024, there was a lack of supply of smaller studio and one bedroom apartments for rent in the 2541 postcode area that includes Bomaderry. There was a greater supply of two bedroom apartments, with the **median rent only affordable to moderate income households**. Median strata and non-strata dwellings for purchase in the 2541 postcode and LGA are affordable to **higher income households only**.

By far, the most serious affordable housing need was among **very low and low income renting households**, particularly **lone person households**, for whom very little was affordable through the private market in the context of highly constrained supply. **Sole parents with children** were also a group with a high degree of unmet affordable housing need in the locality.

At the time of the 2021 Census, there were 2,923 very low, low and moderate income renting households in the Nowra Bomaderry urban area, of which 66% were in rental stress and paying more than 30% of their household income on rent. Almost 90% of those in stress were very low and low income households. More than half of renters in stress (56%) required smaller (studio, one and two bedroom) strata dwellings, while 44% needed larger dwellings suited to families with children. Well over a third of renters in stress (37%) were very low income lone person households.

At the same time, there were 1,276 very low, low and moderate income purchasing households in the Nowra Bomaderry urban area, of which 39% were in purchase stress paying more than 30% of their households income on their mortgage. Again, around 60% needed smaller dwellings and 40% needed larger dwellings. Similar housing stress trends were apparent across the Shoalhaven LGA.

A snapshot of properties advertised for rent in Bomaderry and surrounding suburbs in mid July 2024 revealed a very limited supply of private rental available in the immediate and wider locality of the proposed development, with very limited affordability for all very low income households and most low income households.

The proposed development will thus be a significant benefit in the context of this high degree of unmet need for affordable and diverse housing products.

### 1.4.4 Crime context

The proposal site is not located in a crime hotspot for any of the offence types reviewed. It is noted that there is high density hotspot close to the proposal site around the Princes Highway and Moss Vale Road/Cambewarra Road intersection for Theft – Motor Vehicle Theft and Theft – Steal from Motor Vehicle.

Year to March 2024 rates for all offence types apart from theft-steal from person were higher in the Bomaderry suburb than the NSW average. However, the proposed development is located in a relatively low crime environment in the immediate area, noting that there are high density crime hotspots elsewhere in the Bomaderry suburb. As such, the crime environment in the immediate locality of the proposed development is not considered to be problematic.

## 1.5 Impact assessment and prediction

The proposed development will have a likely population of **315 people**. The dwelling mix profile will suit a range of household compositions and include a larger proportion of lone person households and commensurately smaller proportions of couple only and families with children.

The proposal is likely to result in social impacts that are largely positive, some potentially negative or adverse and others that may be both positive and negative or neutral. Table of identified impacts by *Guideline* impact categories at **Section 6**.

Table 1.1: Summary of identified social impacts evaluated with SIA report reference

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
<b>Likely positive impacts</b>				
Provision of 198 dwellings, incl (at least) 15% affordable housing in local area with significant affordable housing need & context of State-wide housing crisis a positive impact of proposal.	Almost certain + moderate = High	No mitigation required	High (positive)	Section 5.4
Proposal is located within good proximity to shops good proximity to the shops, services, education facilities, public open space areas, recreation facilities and public transport options in the Bomaderry suburb along the Princes Highway corridor.	Almost certain + moderate = High	No mitigation required	High (positive)	Section 5.1
Commercial/retail space to be provided on site (depending on the final composition of shops and services) will provide additional access to everyday essentials for future residents of the site and the Moss Vale URAs.	Likely + moderate = High	Benefit could be enhanced if on site shops and services are aligned to community needs as per SCH knowledge of	High (positive)	Section 2.1.2

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
		tenant needs and SCC input re community needs.		
Proposed dwelling mix (9% studio/bh rooms, 40% 1BR, 26% 2BR, 25% 3BR or 3BR w/ studio) reflects the profile of those in housing stress in the Nowra Bomaderry Urban Area which includes 80% renters and 20% purchasers. Of those in rental stress, 56% are smaller hhs and 44% larger hhs, with around half lone person households.	Likely + Moderate = High	No mitigation required	High (positive)	Section 5.4
Provision of on-site medical centre will be a positive benefit for future residents of the development and the locality, especially future older age residents and social housing residents who may be more vulnerable. Demand for medical services in the local area is expected to continue to increase due to the projected population growth and demographic change.	Likely + Moderate = High	No mitigation required	High (positive)	Section 6.4
Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities in Bomaderry and Nowra is a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)	Section 5.1
Employment opportunities associated with proposed retail/commercial spaces on-site a positive benefit for the community.	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access employment.	Medium (positive)	Section 2.1.2
Provision of on-site child care centre will be a positive benefit for future residents of the development and the locality, including future social housing residents. Demand for child care centre places is expected to continue to increase in the local area due to the projected population growth and demographic change. Improved access to child care centre places will facilitate labour force participation for users, as well as	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access	Medium (positive)	Section 6.3

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
provide employment for child care educators/workers.		employment at child care centre.		
Inclusion of SCH office within the development a positive impact with regards to enhanced accessibility to tenancy and property managers for future residents and neighbours.	Likely + Moderate = High	No mitigation required.	High (positive)	Section 6.5.2
Positive & negative or neutral impacts				
Estimated future on site population 315 people in 198 households will bring changes to the locality, which is in the process of significant change through the development of Moss Vale Rd URAs.	Almost certain + minor = Medium	Practices and policies of CHP regarding allocations, social inclusion, tenant/neighbour engagement and property management on site.	Medium (positive/negative, neutral)	Section 4, 6.5.1
Proposal site is located within walking distance to limited public transport options. It is expected that public transport bus services along Moss Vale Road into Nowra and to Bomaderry Station will continue to improve to better service new residents as Moss Vale Rd URAs are developed. Enhanced public transport services required to support future population growth.	Likely + Moderate = High	Applicant to consult with SCC and TfNSW re enhanced public transport services on Moss Vale Road.	High (positive/negative, neutral)	Section 5.1.1.
Capacity of local schools to accommodate growth a concern raised by some nearby neighbours. Predicated demography projects increase of 9 primary school aged children and 8 high school aged children (Section 6.2), local schools are likely able to accommodate this growth.	Unlikely + Minimal = Low	No mitigations required	Low (positive/negative, neutral)	Section 4, 6.2
We understand that the local Aboriginal community may have cultural values and needs associated with the proposal that must be considered. Defer to Aboriginal Cultural Heritage Assessment Report and consultations undertaken through that process.	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others.	Low (positive/negative, neutral)	Section 3
Environmental impacts to Bomaderry Creek a concern raised by some nearby neighbours.	Possible + Moderate = Medium	Defer to the findings and recommendations of relevant environmental reports and plans	Medium (positive/negative, neutral)	Section 4

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
		included with the Application.		
Traffic and parking impacts in the immediate locality a concern raised by some nearby neighbours.				
Defer to approved plans for signalised intersection of site access, Elvin Rd & MVR as per Subdivision and Traffic and Parking Impact Assessment report findings and recommendations, noting context of longer-term plan to widen MVR to four lanes of traffic.	Likely + Moderate = High	Traffic and Parking Impact Assessment findings and recommendations.	Nil (neutral)	Section 4, 6.5.1
Potential negative impacts				
Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provide submission during formal exhibition period.	Low (negative) - nil	Section 4

Source: JSA 2024; DPE 2023

## 1.5.1 Recommendations

It is recommended that the Applicant:

- Continue to consult with Shoalhaven City Council and Transport for NSW to advocate for enhanced bus services in the area, particularly along Moss Vale Road, which will benefit future residents of the proposed development and the Moss Vale Road Urban Release Areas.
- Provide detailed designs for the communal open space area of the boarding house to ensure that residents have access to some usable open space with good amenity for individual and communal enjoyment.

## 1.6 Conclusions

There is significant benefit to the proposal in the context of the high need for social and affordable housing, and of more diverse housing types in well located areas. The fact that the proposed development will provide at least 15% affordable housing, owned and managed by a highly regarded Tier 1 community housing provider as part of the urban expansion of Bomaderry is of particular benefit, noting that it is unlikely that much if any of the new housing otherwise created through the market in this locality would be affordable to very low and low income renters or purchasers.

The proposal is in the public interest in that it supports the objectives of the *Environmental Planning and Assessment Act 1979* with regard the maintenance and provision of affordable housing, as well as the strategic objectives and priorities of State Government and Shoalhaven City Council.

## 2 Introduction

### 2.1 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**.

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.

The proposal is identified as a State Significant Development by the Department of Planning, Housing and Infrastructure (DPHI) and Part 4, Division 4.7 of the Environmental Planning and Assessment Act will apply. The Planning Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-69257218) include the preparation of a Social Impact Assessment (SIA). This SIA has been prepared in consideration of the DPHI *Social Impact Assessment Guideline*.<sup>9</sup>

The proposal is referred to as 'The Yards' named for the previous use of the site as cattle yards. The proposal is being undertaken by Southern Cross Housing (SCH), a registered Tier 1 social and affordable housing provider<sup>10</sup>, with support from EG Funds Management.<sup>11</sup>

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<sup>9</sup> NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline, February, <https://www.planning.nsw.gov.au/policy-and-legislation/under-review-and-new-policy-and-legislation/social-impact-assessment>.

<sup>10</sup> Southern Cross Housing, <https://scch.org.au/>, accessed 15/07/2024.

<sup>11</sup> EG Managed Property Funds, <https://eg.com.au/>, accessed 15/07/2024.

### 2.1.1 Residential Accommodation

The proposal will be a mixed tenure community. The proposed development will provide 198 dwellings including a minimum 15% affordable housing to satisfy the provisions of the Housing SEPP, which will be delivered in Building J comprised of 27 apartments of 12 one-bedroom units and 15 two-bedroom units.<sup>12</sup> However, SCCH are committed to delivering at least 60% affordable housing throughout the development, whereby the location and distribution of these dwellings will be determined within the detailed design documentation.<sup>13</sup>

The 198 residential dwellings will be delivered via a mix of housing typologies including a boarding house, shop top units, residential flat building units and attached housing; comprised of:

- 18 studio/boarding house rooms;
- 80 one bedroom dwellings;
- 51 two bedroom dwellings;
- 36 three bedroom dwellings; and
- 13 three bedroom + studio dwellings.<sup>14</sup>

SCH intends for The Yards to provide an opportunity for all resident cohorts to positively progress through the housing continuum from short-term rental, social, affordable, and home ownership. SCH proposes to utilise shared equity opportunities to assist households to achieve home ownership.

The mix of dwelling typologies includes opportunities for auxiliary dwellings (i.e. granny flats) within market housing that may be leased back by SCH for an extended period of time, and ‘dual key’ dwellings that include an auxiliary but integrated unit which could be rented separately to subsidise the purchase.<sup>15</sup>

### 2.1.2 Commercial and Retail

The proposal includes commercial and retail space comprised of:

- 1100m<sup>2</sup> of commercial and retail space (Area A) including 300m<sup>2</sup> for SCH Customer Service Centre and 215m<sup>2</sup> for Retail/Community Space at ground level and 580m<sup>2</sup> for SCH Office Space at level 1<sup>16</sup>
- 800m<sup>2</sup> of commercial and retail space (Area K) including 462m<sup>2</sup> for medical/retail and 342m<sup>2</sup> for 55 place childcare centre<sup>17</sup>

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<sup>12</sup> EG (2024) Master Plan Concept – SSSDA Development Mix, Drawing No. MP105, 12 August.

<sup>13</sup> Information provided by the Applicant, 15/10/2024.

<sup>14</sup> EG (2024) The Yards – Bomaderry, 25 Moss Vale Road Bomaderry, Housing Schedule, October.

<sup>15</sup> EG (2024) State Significant Development Application Scoping Report, 25 Moss Vale Road Bomaderry, March, Pg 22.

<sup>16</sup> SPARC Development, The Yards: Moss Vale Road Bomaderry, Building Site A – SSSDA, Floor Plans, 22 May 2024.

<sup>17</sup> SPARC Development, The Yards: Moss Vale Road Bomaderry, Building Site K – SSSDA, Floor Plans, 22 May 2024.

- 230m<sup>2</sup> of commercial space (Area L) for SCH Grounds Maintenance<sup>18</sup>

SCH intends for the proposed commercial and retail space to support the community including for social enterprise / job training opportunities to provide affordable services to tenants such as hair & beauty, IT and internet services, café/food/food trucks, food co-op, furniture restoration, etc.<sup>19</sup>

## 2.2 Site and locality description

### 2.2.1 Site and adjacent land uses

The proposal site is located at **25 Moss Vale Road, Bomaderry**. The site has an area of 8.2 hectares and was until recently utilised as a cattle sales yard.<sup>20</sup> The site is occupied by infrastructure associated with this use including sheds and cattle sale yards. The site is within the Mixed Use (MU1) land use zone under the *Shoalhaven Local Environmental Plan 2014*.



Figure 2.1: Proposal site, 25 Moss Vale Road, Bomaderry

Source: SIX Maps, <https://maps.six.nsw.gov.au/>

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<sup>18</sup> SPARC Development, The Yards: Moss Vale Road Bomaderry, Building Site L – SSDA, Floor Plans, 22 May 2024.

<sup>19</sup> EG (2024) State Significant Development Application Scoping Report, 25 Moss Vale Road Bomaderry, March, Pg 23.

<sup>20</sup> EG (2024) State Significant Development Application Scoping Report, 25 Moss Vale Road Bomaderry, March, Pg 25.

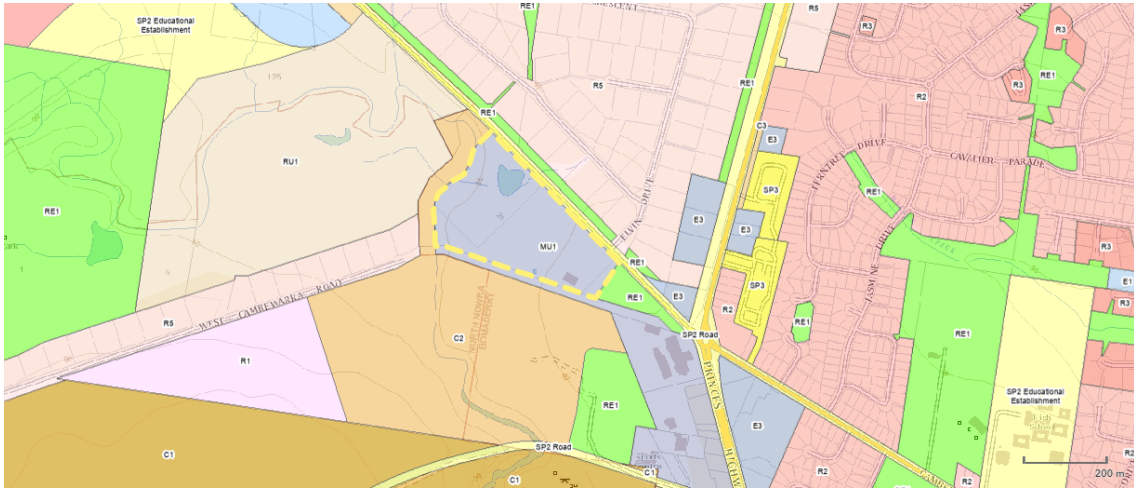


Figure 2.2: Land use zoning of proposal site, 25 Moss Vale Road, Bomaderry

Source: NSW Planning Portal Spatial Viewer



Figure 2.3: Entrance to the site and existing cattle yards from Moss Vale Road, Bomaderry

Source: JSA 2024



Figure 2.4: View west from within the proposal site, 25 Moss Vale Road Bomaderry

Source: JSA 2024



Figure 2.5: View southeast of proposal site from the northwest corner of the site at Moss Vale Road, Bomaderry

Source: JSA 2024

The site is bound to the north by Moss Vale Road, to the south by the gazetted road corridor (unbuilt) for Cambewarra Road West, to the east by council owned Public Recreation RE1 zoned land and to the west by Bomaderry Creek.

Adjacent land uses to the proposal site include:

- To the north - large lot residential (R5 zone) properties on Tartarian Crescent via Elvin Drive from Moss Vale Road, including Disability Services Australia at 3 Tartarian Crescent and Cambewarra Mountain Health medical practice at 1 Elvin Drive opposite Moss Vale Road from the proposal site;

- To the south – large area of bushland Council-owned Environmental Conservation C2 zone, with NSW National Parks Bomaderry Creek Regional Park further to the south;<sup>21</sup>
- To the west – Bomaderry Creek Council-owned C2 corridor, large lot residential (R5 zone) properties on West Cambewarra Road and large parcel of Primary Production RU1 zoned land;
- To the east – bushland on Council-owned RE1 zoned land and the commercial uses at the intersection of Moss Vale Road and the Princes Highway including Beechwood Homes and Kids World Kindy child care centre.

Moss Vale Road (B73) is a busy two-lane main road connecting Bomaderry with communities to the north including Kangaroo Valley and the Southern Highlands (Bowral). Moss Vale Road has an 80km/hr speed limit near the proposal site. There are no footpaths along Moss Vale Road at this point.



Figure 2.6: View east of Moss Vale Road towards Princes Highway, RE1 zoned bushland adjacent to the site, lies south of the road

Source: JSA 2024



Figure 2.7: Disability Services Australia at 3 Tartarian Crescent, Bomaderry

Source: JSA 2024

<sup>21</sup> <https://www.nationalparks.nsw.gov.au/visit-a-park/parks/bomaderry-creek-regional-park>, accessed 18/07/2024.



Figure 2.8: Example of large lot residential, Tartarian Crescent Bomaderry

Source: JSA 2024



Figure 2.9: Entrance to Cambewarra Mountain Health, 1 Elvin Drive, Bomaderry

Source: Google Maps, Image capture Mar 2024

## 2.2.2 Immediate and wider locality

The proposal site is located within the Bomaderry suburb which is the urban area to the north of the Shoalhaven River and the primary urban centre of Nowra. The centre of Nowra is approximately 6km from the proposal site. Most of the land area and residential development of the Bomaderry suburb is to the west of the A1 Princes Highway. The proposal site, the Moss Vale Road South Urban Release Area and Cambewarra village (approximately 3.8km from the proposal site) are to the west of the Princes Highway along Moss Vale Road. The southern terminus of the South Coast Rail line is at Bomaderry Station, approximately 2.5km from the proposal site. There are a range of shops, services and food outlets in the Meroo Street precinct opposite the train station.

The proposal site is near the shops and services to the east and west of the Princes Highway corridor north of the Shoalhaven River, including an Aldi Supermarket off Narang Road west of the Princes Highway and Woolworths Bomaderry shopping centre off Cambewarra Road (continuation of

Moss Vale Road) east of the Princes Highway. There is a recreation precinct located further to east on Cambewarra Road including Royal Artie Smith Oval, Shoalhaven Indoor Sports Centre and Bomaderry Aquatic Centre and playground.

The maps below show the immediate and wider localities of the proposal site.

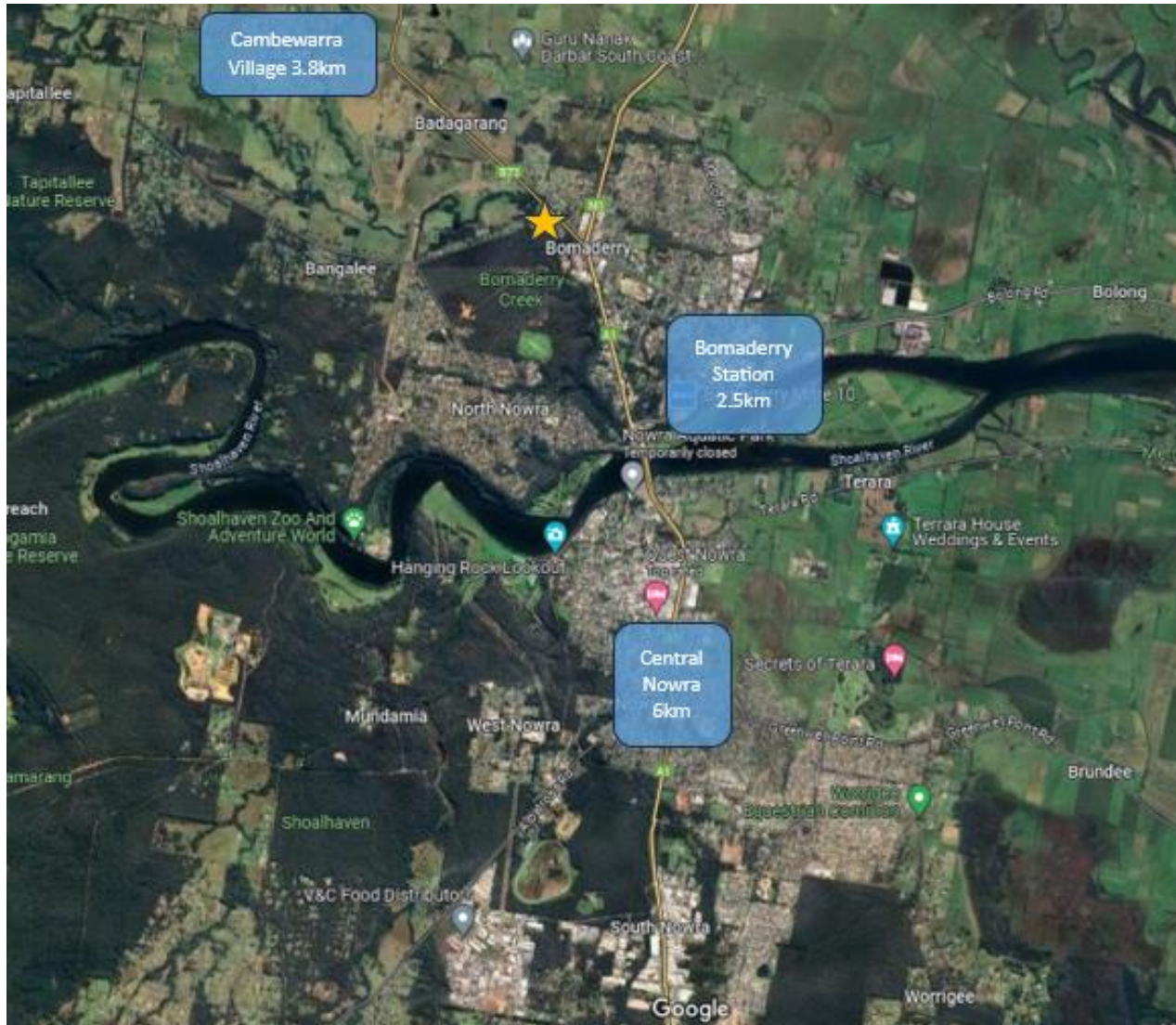


Figure 2.10: Wider locality of the proposal site, 25 Moss Vale Road, Bomaderry indicated with star

Source: ISA 2024; Google Maps



Figure 2.11: Bomaderry suburb and surrounds with proposal site, 25 Moss Vale Road, indicated with star

Source: JSA 2024, Google Maps

### 3 Methodology

‘Social impacts’ generally refer to the consequences that ‘people’<sup>22</sup> experience when a new project brings change.<sup>23</sup> A SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.

The *Social Impact Assessment Guideline* and *Technical Supplement* provide a framework for how an SIA for relevant State significant projects, including the industry-specific SEARs (for this proposal, In-Fill Affordable Housing) should be prepared.

The *Guideline* recognises that social impacts may be positive and negative, direct and indirect, or tangible and intangible.<sup>24</sup> The nature and scale of social impacts must also be considered, regarding a proposal’s location, population density and/or local government context; layout and design; social locality; proposed construction and operation methods, and expected duration; and local and regional context.<sup>25</sup>

The *Guideline* provides categories of likely impacts based on social elements of value to people including way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.<sup>26</sup>

Data collection from existing data sources, relevant strategic plans and policies and outcomes from community engagement all inform a SIA. Respectful, inclusive and meaningful engagement is a fundamental part of SIA, providing first-hand insights into what people value and how they expect a project to affect them.<sup>27</sup> Particular attention and care is needed when engaging with vulnerable and marginalized groups to better understand their perspectives.

The methodology of this SIA included preparation of a detailed social baseline that describes the existing social context, social conditions and trends relevant to the project and likely impacts, particularly the extent to which the project responds to existing unmet need for social and affordable housing in the local housing context.

We have relied on the Applicants online webinars provided for local residents regarding community engagement.

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<sup>22</sup> ‘People’ can include individuals, households, groups communities or organisations.

<sup>23</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 7.

<sup>24</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 8.

<sup>25</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 19.

<sup>26</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 19.

<sup>27</sup> NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Appendix A – Community Engagement, Pg 28.

## 4 Community engagement for SIA

The Applicant (EG) 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.

Residents within 400m of the proposal site were letterboxed with an invitation to attend one of the webinars.

The online webinar sessions were attended by 6 people, three at each session. Each of the sessions ran for less than one hour. The Development Manager hosting the webinar presented 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'; and
- 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 plans for a new community club on Lot 1 within the site are not included with this application).

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.

## 5 Social baseline

The social baseline describes the existing social context of the project including:

- Service and facility context of the locality (immediate and wider)
- Policy and strategic planning context
- Demographic and housing context
- Housing cost and affordability context of the locality (immediate and wider)
- Crime context of the Bomaderry and Cambewarra suburbs

### 5.1 Service and facility context of the locality

The immediate locality of Bomaderry and the wider locality of Nowra provide future residents with access to community services and facilities that they will need including shops and other retail and commercial services, community services and recreation facilities, and medical services including general practitioners and hospitals.

There are two large supermarkets close to the proposal site, with the closest a Woolworths that is 550m from the site. The Woolworths shopping centre also includes a medical centre, pharmacy, 24hr gym and café. The proposal site is also less than 1km from a range of regional level recreation facilities and open space areas including sports field, indoor recreation facility, aquatic centre, tennis courts and regional conservation park.

There are education facilities in relative proximity to the proposal site in Bomaderry for learners of all ages including Bomaderry Public School (1.7km), Bomaderry High School (1.4km), TAFE NSW – Nowra (2.1km) and the Shoalhaven Community College / Shoalhaven River College (2.2km).

There are public transport bus services accessible from stops on Moss Vale Road near the proposal site and on Cambewarra Road (continuation of Moss Vale Road) opposite the Princes Highway that provide access to Bomaderry Station with connections to Wollongong and the Sydney metropolitan area, and to central Nowra where future residents are able to access a wide range of local shops, services and employment opportunities.

The Tables and Maps below show the location of key points of interest, shops, services and facilities available in Bomaderry within walking distance (less than 1km) from the proposal site and within the wider locality of 5km driving distance from the proposal site.

Table 5.1: Distance from proposal site to points of interest within 1 km

Point of interest	Walking distance (m)	Address	Comments
Bus stops – Moss Vale Rd at Elvin Drive (Stop ID2541502) & Moss Vale Rd after Princes Hwy (ID2541460)	20m-50m	Elvin Dr & Moss Vale Rd	Access to south/east bound bus services to Bomaderry and Nowra & north bound services to Kangaroo Valley including route 112 <i>Kangaroo Valley to Nowra via Cambewarra &amp; Bomaderry</i> and 810 <i>Moss Vale to Nowra via Fitzroy Falls and Kangaroo Valley</i> .
Cambewarra Mountain Health	75m	1 Elvin Drive	Medical Practice operating M-F 8:30am to 5:15pm
Kids World Kindy Bomaderry	200m	281 Princes Highway	Child care centre 0-5 years, M-F 7:00am to 6:00pm.
Woolworths Bomaderry Shopping Centre	550m	320 Princes Highway	Woolworths supermarket, BWS liquor store, Bomaderry Creek Health Centre, Pharmacy, Cignall tobacco, nail & beauty, massage & spa, Plus Fitness gym, Café and KFC fast food outlet.
Bomaderry Veterinary Hospital	600m	333 Princes Highway	M-F 8am-6pm
Aldi	900m	54 Narang Rd	Discount supermarket, open 7 days M-F 8:30am-8:00pm and S/Sun 8:30am-7:00pm
Shoalhaven District Tennis Association	<1km path, 1.2km by road	Narang Rd	Court hire, social tennis, coaching and lessons.
Bomaderry Creek Regional Park	<1km path, 1.2km by road	Accessible via Narang Rd	Large bushland area with walking paths, picnic area and Bomaderry Gorge.
Royal Artie Smith Oval	950m	84 Cambewarra Rd	Outdoor sports field/complex with amenities.
Bomaderry Aquatic Centre	1.1km	127 Cambewarra Rd	Indoor 25m pool, outdoor 50m pool and heated toddler pool; M-F 6:00am-7:00pm and S/Sun 10:00am-5:00pm.
Shoalhaven Indoor Sports Centre & Bomaderry Basketball Stadium	1.1km	90 Cambewarra Rd	Multi-purpose indoor sport and fitness centre, M-F 9:00am-5:00pm and S/Sun 9:00am-1:00pm. Indoor basketball stadium.

Source: JSA site visit and Google Maps walking distance measurement.

Table 5.2: Distance from proposed development to community services & facilities in the wider Bomaderry-Nowra locality (five kilometres of the proposal site)

<b>Point of interest</b>	<b>Driving distance (kms)</b>	<b>Comments</b>
TAFE NSW - Nowra	2.1km	Accredited tertiary/training courses in trade, manufacturing and human services.
Shoalhaven Community College & Shoalhaven River College	2.2km	1 Mattes Way, community-based adult education provider offering both accredited vocational training and non accredited leisure courses; alternative education pathway for students in years 9-12.
Bomaderry Dental Surgery	2.5km	M-F, 8:00am -6/6:30pm
Bomaderry Community Centre	2.5km	17 Birriley Street, Bomaderry; hall with kitchen and other facilities.
Bomaderry Train Station	2.6km	South Coast Rail Line to Kiama, Wollongong and services through to Sydney CBD and Bondi Junction
Meroo St Bomaderry Shopping Precinct	2.6km	IGA Bomaderry supermarket & liquor store, Australia Post – Bomaderry LPO, take away food outlets, Chinese restaurant, Bomaderry Hotel, nail salon, barber.
Shoalhaven Entertainment Centre	3.5km	The venue hosts a variety of different functions including professional and community theatre, live music, conferences, meetings, expos, dinners, weddings, cocktail parties, auctions, sporting events and dance recitals. Home to Encore café & bar.
Shoalhaven Regional Gallery	3.9km	Diverse range of touring exhibitions by leading Australian and Shoalhaven artists, Community based exhibitions and works from the Shoalhaven City Art Collection - exhibitions change every six to eight weeks.
Nowra Public Library	3.9km	Offering Computer access, Free WiFi, Local history, Meeting rooms, Print, copy and scan, Public toilets and Tech help
Shoalhaven District Memorial Hospital	4.1km	Shoalhaven District Memorial Hospital is the main acute care hospital for the Shoalhaven region, providing emergency care, medical, surgical and orthopaedic services.
Nowra Central Retail and Business District	4 – 5km	Australia Post, banks; Medical – GPs, Dentist, Optometrist, Podiatrist, chemists; retail stores - clothing, footwear; restaurants and cafes; supermarkets – Aldi, Coles and Woolworths; community services – Services Australia, Service NSW.
Nowra Stocklands Shopping Centre	4.6km	Large indoor shopping complex including Woolworths, Kmart and fashion shops, homewares, tech and entertainment, cafes and eateries.
Nowra Bus Terminal	4.9km	Stewart Place, Nowra. Includes local bus routes 101, 102, 110, 131, 132, 135, 102X, 139 (south to Berrara and north to Gerringong); Route 700-1 once daily (Bomaderry to Eden); and Premier bus route (Pm1) once daily to Wollongong.

Source: JSA site visit and Google Maps walking distance measurement.

## 5.1.1 Public transport accessibility

### Bus services

The proposal site is within walking distance to bus stops that provide access to bus services to south/eastbound destinations of Bomaderry, Bomaderry Station and central Nowra, and to north/westbound destinations of Cambewarra, Kangaroo Valley and the Southern Highlands (Fitzroy Falls and Moss Vale).

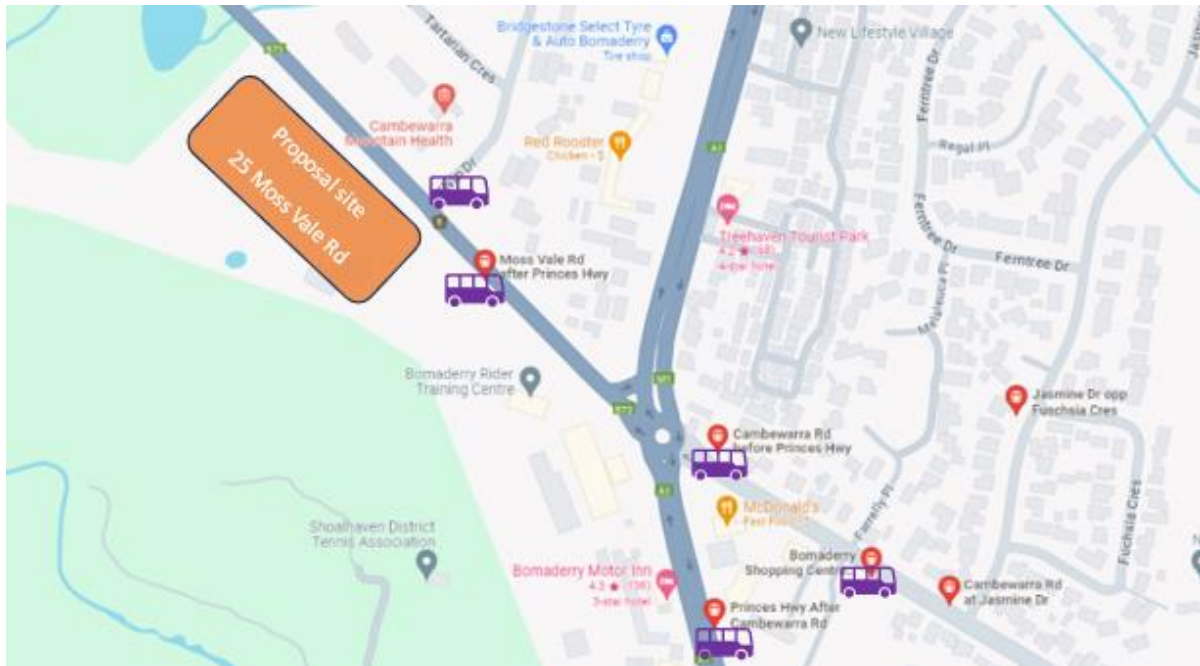


Figure 5.1: Proximity of bus stops to proposal site, 25 Moss Vale Road Bomaderry

Source: JSA 2024, Google Maps 2024

- Bus stop **Moss Vale Rd at Elvin Drive** (Stop ID2541502) (20m walking distance) provides access to south/east bound bus route 810 *Moss Vale to Nowra via Fitzroy Falls and Kangaroo Valley*<sup>28</sup> operating Monday to Friday, with one service daily at approximately 5:08pm to the central Nowra bus terminal at Stewart Place; and bus route 112 *Cambewarra/Kangaroo Valley to Nowra*<sup>29</sup> which provides a limited Monday to Friday service with two or three services per day depending on the day and four services on Saturdays to Bomaderry Woolworths, Bomaderry Station, TAFE, central Nowra and South Nowra. It is likely that bus route 112 would be ‘hail and ride’ from this stop, however this could be formalised once the development was operational.

<sup>28</sup> Transport for NSW, Timetable for bus route 810 Nowra to Moss Vale via Kangaroo Valley & Fitzroy Falls, valid from 28 June 2024, accessed via <https://transportnsw.info/routes/details/south-east-and-tablelands-network/810/57810>, 26/07/2024.

<sup>29</sup> Transport for NSW, Timetable for bus route 112 Kangaroo Valley to Nowra via Cambewarra & Bomaderry, valid from 22 July 2024, accessed via <https://transportnsw.info/routes/details/sydney-and-surrounds-network/112/58112>; Kennedy’s Tours, <https://www.kennedystours.com.au/timetables/>, accessed 26/07/2024.

- Bus stop **Moss Vale Rd after Princes Hwy** (ID2541460) (110m walking distance) provides access to north/west bound bus route 810 *Moss Vale to Nowra via Fitzroy Falls and Kangaroo Valley* operating Monday to Friday, with one service daily at 7.10am to Moss Vale; and bus route 112 *Nowra to Kangaroo Valley via Cambewarra & Bomaderry* which provides a limited Monday to Friday service with two or three services per day depending on the day and four services on Saturdays to Cambewarra Village and Kangaroo Valley.



Figure 5.2: Bus Shelter at Moss Vale Road and Elvin Drive (Stop ID2541502)

Source: JSA 2024

Additional bus stops are near the Princes Highway and Moss Vale Road/Cambewarra Road roundabout. This is a busy intersection that includes formalised footpaths on either side and pedestrian refuges to facilitate safer crossing for pedestrians. There are timed traffic lights on the northbound lanes of Princes Highway.



Figure 5.3: View north on Princes Highway of roundabout intersection with Moss Vale Road/Cambewarra Road

Source: Google Maps Street View,

- Bus stop **Cambewarra Rd before Princes Hwy** (ID 2541109) (400m walking distance) provide access to bus route 131 *Bomaderry to Nowra via Bomaderry Station (Loop Service)*.<sup>30</sup> The

<sup>30</sup> Transport for NSW, Timetable for bus route 131 Bomaderry to Nowra via Bomaderry Station (Loop Service), valid from 22 July 2024, <https://transportnsw.info/routes/details/sydney-and-surrounds-network/131/58131>, accessed 26/07/2024.

route provides nine weekday services and seven services on Saturdays to Bomaderry Station and central Nowra. There are no services on Sundays.

- Bus stop **Princes Hwy After Cambewarra Rd** (ID 2541462) (500m walking distance) provides Bus route 810, one service daily at 5.07pm as described above; and return bus services 131 and 112 from central Nowra and Bomaderry Station.
- Bus stop **Bomaderry Shopping Centre, Cambewarra Rd** (ID 2541165) (550m walking distance) provides access to return services of Bus Route 131 and 112 *Kangaroo Valley to Nowra via Cambewarra & Bomaderry* as described above.

## Rail services

The southern terminus of the South Coast Rail line is the Bomaderry Train Station at Meroo Street approximately 2.5km from the proposal site. **Bomaderry Train Station** provides access to the South Coast Rail Line to Kiama, Wollongong and services through to Sydney CBD and Bondi Junction.



Figure 5.4: Bomaderry Station, Meroo Street, Bomaderry

Source: JSA 2024

### 5.1.2 Retail and commercial services and facilities

There are two large supermarkets in close proximity to the proposal site. The Woolworths Bomaderry shopping centre at 320 Princes Highway accessed from Cambewarra Road (continuation of Moss Vale Road east of Princes Highway) and an Aldi Supermarket at 54 Narang Road. The Bomaderry Woolworths shopping centre also includes medical centre, pharmacy, 24 hour gym, café, nail salon, hairdresser/barber and fast food outlets.



Figure 5.5: Bomaderry Woolworths

Source: JSA 2024



Figure 5.6: Bomaderry Woolworths Shopping Strip, Princes Highway & Cambewarra Road

Source: JSA 2024

### 5.1.3 Child care and educational facilities

There are a number child care and educational facilities in the Bomaderry and Nowra area in close proximity of the proposal site.

There are 8 long-day child care centres and 3 pre-schools identified within 5km of the proposal site in the Bomaderry and Nowra area. There is also one ‘soon to open’ 150 place long-day care centre in Bomaderry with DA approval.<sup>31</sup>

The proposal site is within the catchment for the NSW public schools of Bomaderry Public School (K-6) and Bomaderry High School, 1.7km and 1.4km from the proposal site respectively.

Nowra Anglican College is an independent pre-K to year 12 school, 1.5km from the proposal site.

There are tertiary education options in the area including TAFE NSW – Nowra and the Shoalhaven Community College / Shoalhaven River College approximately 2.1km from the proposal site; and the University of Wollongong Shoalhaven Campus around 10km from the proposal site.

### 5.1.4 Medical facilities

There are medical facilities within 550m of the proposal site including 2 GP medical practices and pharmacy. The wider locality of Bomaderry and Nowra includes two hospitals, general medical practices and specialist services. The public Shoalhaven District Memorial Hospital (4.1km from the proposal site) provides acute care, emergency care, medical, surgical and orthopaedic services. The Nowra Private Hospital (6.5km from the proposal site) is a 62-bed facility providing acute surgical and medical services, rehabilitation, and day surgery services. There are a range of specialist medical practitioners available in the Nowra area that have not been detailed in this assessment.

#### General Medical Practices/Centres

There are 12 general medical practices identified in Bomaderry and Nowra within 5 km of the proposal site set out in the Table below. Two of these services are specifically for Aboriginal patients and one is a fee-free specialist service for young people under the age of 24.

Next available appointments from Friday 26 July 2024 for the 9 non-specialist medical practices included one practice with appointments available the next day which is a Saturday), four practices with appointments available the next business day (Monday 29 July), one practice with appointments available within 2 business days (Tuesday 30 July) and two practices with appointments available in 10 days and one practice with next available appointment in 18 days.<sup>32</sup>

It is noted that next available appointments for the three practices in the Bomaderry suburb including one practice with one appointment available the next business day with one doctor, one practice with multiple appointments available the next business day with one doctor and one practice with appointments available in 10 days with one doctor.

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<sup>31</sup> Little Zak’s Academy Bomaderry at 5 Bunberra Street Bomaderry is accepting Expressions of Interest, <https://www.littlezaks.com.au/bomaderry/>, accessed 26/07/2024. Shoalhaven City Council, DA22/2086 approved 26/09/2023, <https://www3.shoalhaven.nsw.gov.au/masterviewUI/modules/ApplicationMaster/Default.aspx>, accessed 26/07/2024.

<sup>32</sup> General medical practices and their availability identified via Health Direct <https://www.healthdirect.gov.au/>, Hotdoc <https://www.hotdoc.com.au/>, and practice websites.

The current supply and availability of general medical practitioner services in the Bomaderry suburb and wider Nowra Bomaderry area within 5km of the proposal site is considered to be reasonable, given the number of general medical practitioners identified and the availability of next appointments for six of the nine non-specialist services identified that ranged from the next day (weekend and business day) to within two business days of inquiry.

Table 5.3: Availability of general medical practitioners in the Bomaderry and Nowra localities within 5km of the proposal site

Suburb	Name	Distance from proposal site	Next available appointment from 26 July 2024
Bomaderry	Cambewarra Mountain Health	75m	Monday 29 July at 1:00pm with one doctor
Bomaderry	Bomaderry Creek Health Centre	650m	10 days with one doctor
Bomaderry	Meroo Street Family Practice	2.0km	Monday 29 July at 11:15am with 2 doctors, multiple appointments available
North Nowra	North Nowra Medical Practice	4.5km	Monday 29 July at 12:00pm & 1:00pm with 2 doctors, multiple appointments available Tuesday 30 July with 7 doctors.
Nowra	Grand Pacific Health Centre - Nowra	4.3km	Saturday 27 July at 9:15am with multiple appointments available with multiple doctors from Monday 29 July.
Nowra	Heritage Medical, Park Consulting Rooms	3.9km	10 days with one doctor
Nowra	Heritage Medical – Moss Street	4.1km	Monday 29 July 11am with multiple appointments available with multiple doctors
Nowra	Junction Street Family Practice	4.2km	Tuesday 13 August at 11:30am for new patient.
Nowra	South Coast Medical Service Aboriginal Corporation	4.3km	Specialist Aboriginal health service, appointments available by telephone
Nowra	Worrigeer Street Medical Practice	4.4km	Tuesday 30 July at 11:15am for new patient.
Nowra	Shoalhaven Youth Health Service Shoalhaven	4.5km	Specialist fee-free youth health service, appointments available by telephone. GP available Tues 1pm - 3:30pm and Friday 9:30am - 12pm.
Nowra	Waminda South Coast Women's Health (Clinic)	4.8km	Specialist Aboriginal women's health service, appointments available by telephone

Source: JSA 2024 via [www.healthdirect.gov.au](http://www.healthdirect.gov.au); Google Maps; [hotdoc.com.au](http://hotdoc.com.au). Availability as at 1:30pm on 26/07/2024

### 5.1.5 Community services and facilities

Central Nowra provides access to community services and facilities including Services Australia shopfront (e.g. Centrelink), Nowra Library, Shoalhaven Regional Gallery and Shoalhaven

Entertainment Centre. Bomaderry Community Centre is located approximately 2.5km from the proposal site. This Council facility is for hire and includes a main hall, stage and kitchen.<sup>33</sup>

Shoalhaven Neighbourhood Services operates from the Nowra Community Centre (41 Worrigeer St, Nowra – 4.5km from proposal site) and the East Nowra Neighbourhood Centre (2/8 Park Rd, East Nowra – 7.3km from proposal site) and provides social, training and support activities and groups including playgroup, walking groups, self help and support groups, art, craft and well-being activities. Shoalhaven Neighbourhood Services provides NDIS and Aged Care services to clients across the northern Shoalhaven.<sup>34</sup>

### 5.1.6 Public open space and recreational facilities

The proposal site is close to multiple recreational facilities and open space areas in Bomaderry including the Bomaderry Aquatic Centre/Bomaderry Playground, Artie Smith Sports Complex, Shoalhaven Indoor Sports Centre, Shoalhaven District Tennis Association operating from tennis courts on Narang Road (1.4km from proposal site) and the Nowra Croquet Club at 127 Cambewarra Road (1.1km from proposal site).<sup>35</sup> The proposal site is also close to the Bomaderry Creek Regional Park conservation area managed by NSW NPWS, which includes day-use picnic areas and walking tracks.<sup>36</sup>

## 5.2 Policy & Strategic Planning Context

The project is aligned with key strategic housing objectives of the NSW Government and Shoalhaven City Council.

### 5.2.1 NSW Housing Strategy: Housing 2041

The 20-year vision set out in the NSW Housing Strategy, *that NSW will have housing that supports security, comfort, independence, and choice for all people at all stages of their lives*; is supported by four pillars including ‘affordability’ that housing is affordable and secure.<sup>37</sup> The strategy also nominates six achievements to be provided over the 20 years including **2. increased support for those most in need**, which includes ‘continuing to invest in growing and changing the social housing portfolio, so it can meet future needs and challenges’ and ‘increasing the supply of affordable housing to meet agreed targets in both metropolitan and regional areas.’<sup>38</sup>

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<sup>33</sup> Shoalhaven City Council, Bomaderry Community Centre, <https://www.shoalhaven.nsw.gov.au/Community-and-culture/Community-facilities/Bomaderry-Community-Centre>, accessed 29/07/2024.

<sup>34</sup> Shoalhaven Neighbourhood Services, <https://sns.org.au/>, accessed 29/07/2024.

<sup>35</sup> Nowra Croquet Club, <https://nowracroquetclub.com.au/>, accessed 29/07/2024.

<sup>36</sup> NSW National Parks and Wildlife Service, Bomaderry Creek Regional Park, <https://www.nationalparks.nsw.gov.au/visit-a-park/parks/bomaderry-creek-regional-park>, accessed 29/07/2024.

<sup>37</sup> NSW Department of Planning, Industry and Environment (2021) Housing 2041: NSW Housing Strategy, Pg 10.

<sup>38</sup> NSW Department of Planning, Industry and Environment (2021) Housing 2041: NSW Housing Strategy, Pg 26.

## 5.2.2 State Environmental Planning Policy (Housing) 2021

The principles of *State Environmental Planning Policy (Housing) 2021* are:

- (a) enabling the development of diverse housing types, including purpose-built rental housing,
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,
- (c) ensuring new housing development provides residents with a reasonable level of amenity,
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- (e) minimising adverse climate and environmental impacts of new housing development,
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (h) mitigating the loss of existing affordable rental housing.

Relevant Clauses within Division 1 in-fill affordable housing, Division 2 boarding houses and Division 5 residential flat building-social housing providers, public authorities and joint ventures apply to this proposal.

## 5.2.3 Illawarra Shoalhaven Regional Plan 2041

The *Illawarra Shoalhaven Regional Plan* is the existing 20-year land use plan that sets out the strategic vision and directions for future housing, jobs, infrastructure and a healthy environment. It sets the strategic framework for the Region, aiming to ‘protect and enhance the region’s assets and plan for a sustainable future’ for the four local government areas of Wollongong, Shellharbour, Kiama and Shoalhaven.<sup>39</sup>

The *Regional Plan* acknowledges the extraordinary conditions created by recent events, including drought, floods, an unprecedented 2019/20 bushfire season that impacted 80 per cent of the Shoalhaven LGA and the COVID-19 pandemic, and that ‘these events will have lasting impacts on the economy, infrastructure, social systems, the natural environment and the wellbeing of people and communities across NSW’.<sup>40</sup> It notes that resilience will be a critical component of the

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<sup>39</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, pgs 4-5.

<sup>40</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 5.

Region's future, with strategic planning necessary in identifying 'vulnerable communities and opportunities to better anticipate or even avoid disruptive challenges'.<sup>41</sup>

In terms of key centres, it notes that 'Metro Wollongong, along with Nowra and Shellharbour are viewed as the Region's 'civic hearts' – places that provide an urban lifestyle where people can easily walk to shops, services, schools or work.'<sup>42</sup>

Supporting the vision of '*An innovative, sustainable, resilient, connected, diverse and creative region*' are four key themes:

1. A productive and innovative region
2. A sustainable and resilient region
3. A region that values its people and places
4. A smart and connected region

The *Regional Plan* notes that, as the region's population grows and changes, the 'proportion of older people is increasing, average household size is getting smaller, and there is demand for tourism-related housing'. It reports that the Region will need at least an additional 58,000 homes by 2041, with the *Regional Plan* encouraging a diverse and affordable range of housing.<sup>43</sup> This housing is needed to accommodate at least 100,000 additional people by 2041, with 53,375 in Wollongong LGA, 23,571 in Shellharbour LGA, 3,997 in Kiama LGA and 17,130 in Shoalhaven LGA.<sup>44</sup>

**Objective 18: Provide housing supply in the right locations**, notes the need to take a balanced approach to providing housing in urban release areas and existing urban areas. Nowra-Bomaderry is identified as a 'regionally significant growth area'<sup>45</sup> and a focus for housing supply. Rail access from Bomaderry Station is also identified as an important connection and linkage for passengers and freight movements, with plans to add a platform to facilitate more frequent services across the South Coast Line.<sup>46</sup>

**Objective 19: Deliver housing that is more diverse and affordable** is also relevant to the proposal. It acknowledges that households in the Region have 'varying needs and budgets and require a range of housing types across the housing continuum'. It also notes that living in an affordable situation means people have 'more flexibility in where they choose to live, helps them feel part of their community, and leads to a more even distribution of wealth in the community'. As such, planning for a diversity of housing choices increases options at different life stages, and provides for different

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<sup>41</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 6.

<sup>42</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 12.

<sup>43</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 62.

<sup>44</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 62.

<sup>45</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 25.

<sup>46</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 80.

levels of affordability. This includes a range of factors, such as lot sizes, the number of bedrooms, or whether housing is suitable for seniors, students or people with a disability.<sup>47</sup>

The *Plan* notes that, throughout the region, particularly outside Metro Wollongong, single detached dwellings are the most dominant form of housing, with 60% of the 11,000 new homes constructed in the last five years being detached single dwellings. It also notes that, as increasing demand affects cost and affordability, those most affected are people on lower incomes, students, people living on their own and seniors, ‘especially when the number of smaller homes is limited’.<sup>48</sup>

Providing for a ‘diversity of housing choices and dwelling sizes’ is viewed as particularly important as household sizes in the region are projected to continue to decrease, particularly the proportion of smaller households, with couples only households projected to increase by 41 per cent to 2041, and single person households by 45 per cent. Population projections also indicate that those aged 55+ years are likely to increase from 129,000 people in 2016 to between 186,500 and 197,800 by 2041.<sup>49</sup>

The *Regional Plan* reports that Councils should ‘**seek to increase the number of smaller dwellings in new developments to accommodate these households**’, noting also changing consumer preference in this regard. **Strategy 19.1: Continue to provide for and encourage a range of housing choices**, with strategic and local plans considering opportunities to:

- provide a mix of housing types and lot sizes including small lots in urban release areas;
- provide a mix of housing sizes including studios and one-bedroom dwellings;
- consider incentives to increase the supply of housing that is appropriate for seniors, including low-care accommodation; and
- consider whether development standards, including minimum lot sizes, minimum frontage and floor space ratio are inadvertently inhibiting opportunities for diverse housing options.<sup>50</sup>

The *Regional Plan* emphasises the need for continued collaboration with community housing providers, including Southern Cross Community Housing (the Applicant), to increase the supply of affordable housing to address the considerable levels of housing stress in the region (81% of low and very low income households in rental stress and 51% of low and very low income households in purchase stress).<sup>51</sup>

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<sup>47</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 69.

<sup>48</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 69.

<sup>49</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 70.

<sup>50</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 70.

<sup>51</sup> (The former) NSW Department of Planning, Industry and Environment (May 2021) Illawarra Shoalhaven Regional Plan 2041, p 71.

## 5.2.4 Shoalhaven City Council LSPS & Housing Strategy

Shoalhaven City Council's Local Strategic Planning Statement (ShCC LSPS) sets a vision to meet the needs of its communities through a flexible planning regime that enables economic growth and development, whilst respecting and valuing the natural environment and character of its towns and villages. It envisions a range of housing in well-serviced locations, including affordable and accessible homes, to accommodate an **additional 23,000 people and 14,600 dwellings to 2041**. It acknowledges its ageing population and the continued demand for short-term tourist accommodation and holiday homes.

The ShCC LSPS sets two directions, **enhancing and managing the City's economic growth** and **preserving and enhancing the City's natural and built environments and lifestyles**, and sixteen planning priorities.<sup>52</sup> The ShCC LSPS is a 'living document' that sets out current work, collaborative activity and actions that Council will take over the seven-year period to 2027 with future work to be set out in a future version of the document.<sup>53</sup>

Planning priority 1 is **providing homes to meet all needs and lifestyles**. Housing supply will be delivered via greenfield release areas and in-fill development, with the rezoning of rural land to create rural-residential properties generally not supported.<sup>54</sup> The Nowra-Bomaderry regional release areas are a current focus to set planning and development controls to deliver 5,000-6,000 new homes in identified greenfield areas (CW1.2); along with a greater emphasis on Nowra City Centre and Ulladulla Town Centre to amend planning and development controls to encourage increased residential density (town houses and apartments) in these City Centres (CW1.4).<sup>55</sup>

## 5.2.5 Shoalhaven City Council DCP, Chapter G13

Shoalhaven City Council Development Control Plan, Chapter G13: Medium Density and Other Residential Development is relevant to the dwelling types proposed including residential flat buildings, shop top housing, housing for seniors or people with a disability and boarding houses.

With regards to **residential flat buildings** and **shop top housing**, Section 6 of Chapter G13 states that the objectives are to:

- Increase the supply and diversity of dwelling types across Shoalhaven;
- Make efficient use of existing infrastructure and services;
- Feature good design;
- Ensure that open space provided for dwellings is useable and meets user requirements for privacy, safety, access, outdoor activities and landscaping; and
- Locate open spaces to take account of outlook, natural features of the site, solar access and neighbouring buildings or public domain.

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<sup>52</sup> Shoalhaven City Council (2020) Shoalhaven 2040: Our Strategic Land-Use Planning Statement, September, Pg 18.

<sup>53</sup> Shoalhaven City Council (2020) Shoalhaven 2040: Our Strategic Land-Use Planning Statement, Pg 6

<sup>54</sup> Shoalhaven City Council (2020) Shoalhaven 2040: Our Strategic Land-Use Planning Statement, Pg 24.

<sup>55</sup> Shoalhaven City Council (2020) Shoalhaven 2040: Our Strategic Land-Use Planning Statement, Pg 25.

Such developments are to be designed in accordance with the Apartment Design Guide and, where it applies, SEPP 65 – Design Quality of Residential Apartment Development.<sup>56</sup>

With regards to **boarding houses**, Section 8 of Chapter G13 states that the objectives are to:

- Increase the supply and diversity of affordable housing;
- Make efficient use of existing infrastructure and services; and
- Feature good design.

Such developments are to be designed to be compatible with surrounding development and caters for the amenity of residents and in accordance with Part 2 Division 2 of SEPP Housing 2021.<sup>57</sup>

## 5.2.6 Shoalhaven City Council Affordable Housing Strategy

The *Shoalhaven City Council Affordable Housing Strategy 2018* (JSA 2017) sets out a framework and key strategic directions for Council’s commitment to affordable housing for the LGA over the next 20 years. It received a NSW Local Government Association Award in 2018.

The *Strategy* is underpinned by evidence that the **market is unlikely to provide affordable housing** for the 8,000 households projected to be in need of such accommodation by 2031, particularly for the largest and most seriously affected group, **very low and low income renters**. Low income purchasers are also a key target group, although a much lower proportion of those are in need of affordable housing. Research for the *Strategy* indicated that around 85% of affordable housing need was unlikely to be met through the private market.

Given the deep subsidies required to affordably house those most in need, strategies and mechanisms focus on **strong planning intervention**, such as: mandatory affordable and negotiated housing contributions; mandating and facilitating diverse dwelling types in well-located areas, and smaller project home in infill and release areas; the **direct creation of affordable rental housing in perpetuity** through direct government funding; leveraging of Council and other public land in partnership with community housing providers; better use of existing stock of public housing through selective redevelopment to increase and diversify stock; and accommodation options for the growing number of homeless people in the LGA.

The ageing of the population and the growing number of older people living in large detached dwellings in more remote locations in the context of an inadequate supply of smaller, diverse housing types also means that a key focus of the *Strategy* is to **actively facilitate the creation of affordable and diverse housing** within and/or in close proximity to the major urban centres of Nowra-Bomaderry, Vincentia and Milton-Ulladulla.

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<sup>56</sup> Shoalhaven City Council (2014) Development Control Plan, Chapter G13: Medium Density and Other Residential Development, Section 6 Residential Flat Buildings and Shop Top Housing, Pg 42.

<sup>57</sup> Shoalhaven City Council (2014) Development Control Plan, Chapter G13: Medium Density and Other Residential Development, Section 8 Boarding Houses, Group Homes and Hostels, Pg 43.

Council's Affordable Housing Strategy has been reviewed in 2024. At the time of writing, the updated Affordable Housing Strategy prepared by HillPDA had been presented to Council but not yet endorsed.<sup>58</sup>

### 5.3 Demographic and Housing Context

Key demographic and housing indicators have been analysed for relevant geographies to understand the context within which the project is occurring (see maps at **Appendix A**).

The proposed development is located on the western edge of the State Suburb of Bomaderry, within a growing urban area, and proximate to the Suburb of Cambewarra. For the purpose of Census analysis, it is located within the Nowra-Bomaderry Significant Urban Area, the largest urban area in Shoalhaven LGA. In terms of its immediate locality, it is located within SA1 11401127706, which is largely rural in nature and surrounds the village of Cambewarra; and close to the boundary of SA1 11401127704, largely comprised of large lot residential development. As such, Census data for both SA1s has been analysed.

At the time of the 2021 Census, **Bomaderry Suburb** had 6,738 residents, and 3,027 private dwellings, around 7% of which were unoccupied, which was much lower than the Rest of NSW average.

Bomaderry was relatively socially disadvantaged, being in the most disadvantaged 15% of suburbs in Australia on the SEIFA Index of Disadvantage, and the most disadvantaged 19% of suburbs on the SEIFA Index of Education and Occupation. Median age was higher than average, as was the rate of people aged 70+ years, and household income was lower than average, with half of all households on a very low or low income compared with 39% for Rest of NSW. As would be expected from the older age profile and level of disadvantage, a higher than average rate of residents had a need for assistance with core daily activities.

In terms of dwelling mix, Bomaderry had a lower than average rate of separate houses and apartments, and a much higher than average rate of attached dwellings, such as villas and townhouses (17% compared with 10% for Rest of NSW). It also had more than double the average rate of social housing, and a higher than average rate of private rental as well, and commensurately lower owner occupancy.

The immediate locality of the proposed development (the **SA1 in which it is located**) was of relatively average disadvantage, and with a higher than average median income, and lower than average rate of people on very low and low incomes, despite the much older age structure, although need for assistance was double the Rest of NSW average. This was in line with its much older than average age profile, with a median age of 59 years compared with 43 years for Rest of NSW, and 27% aged 70+ years compared with the 16% average rate.

Only 3.8% of dwellings were unoccupied, and almost all residents were owner occupiers, with a very high rate of outright owners. All dwellings are reported to be separate houses.

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<sup>58</sup> <https://getinvolved.shoalhaven.nsw.gov.au/draft-affordable-housing-strategy>, accessed 22/08/2024.

The **adjoining SA1** is even more advantaged (being in the least disadvantaged 6% of areas for Australia), with a very high median incomes, and much lower rate of households on very low and low incomes. Again, the median age is much higher than average (55 years), although there is an average rate of people aged 70+ years, with more middle aged people in the SA1.

Again, 100% of dwellings were houses, most owned occupied, with very high rate owned outright. There was also an above average rate of unoccupied private dwellings likely used as weekenders and as short-term holiday lettings, and likely related to the precinct being an attractive rural area surrounding Cambewarra.

This is shown compared with benchmark areas in the following table, and in more detail below.

Table 5.4: Summary statistics, 2021

Indicator	114011277 04 SA1	114011277 06 SA1	Bomaderry	Nowra- Bomaderry significant urban area	Shoalhaven LGA	Rest of NSW
Total persons	199	234	6,738	38,678	108,531	2,829,637
SEIFA Disadvantage: Australian percentile	48	94	15	n/a	51	n/a
SEIFA Education and Occupation: Australian percentile	52	51	19	n/a	47	n/a
Median age	59	55	45	39	48	43
% 70+ years	27%	16%	19%	15%	20%	16%
Median household income	\$1,850	\$2,295	\$1,119	\$1,330	\$1,250	\$1,434
% very low & low income households	33%	18%	50%	43%	44%	39%
Has need for assistance	13%	5%	10%	10%	9%	7%
Total Private Dwellings	84	96	3,027	15,071	55,461	120,660
% Unoccupied Private Dwellings	3.8%	13.7%	6.9%	6.4%	23.1%	11.2%
% Social Housing	0%	0%	9%	8%	4%	4%
% Private Rental	4%	12%	26%	26%	21%	23%
% Being Purchased	38%	24%	26%	30%	21%	32%

Indicator	114011277 04 SA1	114011277 06 SA1	Bomaderry	Nowra- Bomaderry significant urban area	Shoalhaven LGA	Rest of NSW
% Separate Houses	100%	100%	79%	86%	88%	83%
% Attached Dwellings	0%	0%	17%	10%	8%	10%
% Flats & Units	0%	0%	4%	3%	2%	6%

Source: JSA 2024; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

## 5.4 Housing Cost and Affordability

### 5.4.1 Definition and Benchmarks

Housing is generally considered to be ‘affordable’ when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

**Tables 5.5 and 5.7 below** provides relevant benchmarks for ‘affordable housing’. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW)* and *State Environmental Planning Policy (Housing) 2021*.

‘Affordable housing’ includes the full range of housing for very low, low and moderate income households as defined. This can include housing that is **subsidised in some way**, from special needs accommodation such as group homes, crisis and transitional accommodation, and social (community and public) rental housing for those most disadvantaged in the housing market; to ‘key worker’ (discount market rent) housing, and assisted or subsidised purchase, such as shared equity, for households who still need some assistance to enter home ownership.

In some areas or housing markets, it also includes housing delivered through the **private market**, typically smaller, lower cost accommodation such as boarding houses, co-living housing, smaller apartments, secondary dwellings and lower cost caravan parks, provided in meets the statutory affordability benchmarks.

### 5.4.2 Housing Affordability

#### Renters

The following table shows relevant affordability benchmarks with regard to renters.

Table 5.5: Benchmarks – Rent Affordability - Rest of NSW - March quarter 2024 (1)

Indicator	Very low income household	Low income household	Moderate income household
Income benchmark	<50%	50%-80%	80%-120%
Income range (2)	<\$823	\$823-\$1,317	\$1,317-\$1,975

Indicator	Very low income household	Low income household	Moderate income household
Affordable rental benchmark (3)	<\$247	\$247-\$395	\$395-\$593

Source: JSA 2024; ABS (2021) Census, General Community Profile, G02; ABS (2024) Consumer Price Index, Index Numbers, All Groups CPI, Australia.

(1) All values reported are in March quarter 2024 dollars

(2) Total weekly household income

(3) Calculated as 30% of total household income

There are significant supply issues with regard to studio and one bedroom apartments in the relevant postcode area, and for studio apartments in the LGA, with insufficient new lettings for data to be reported. This is a serious issue with regard to the nature of housing need discussed later, and that such dwellings in Postcode 2541 are likely to be affordable for perhaps 50% or more of low income renters, using the LGA as a guide and noting that it is cheaper to rent there than in the LGA as a whole.

Two bedroom apartments showed greater supply, but were only affordable to moderate income households. Although this is positive, these households are a relatively small proportion of renters in housing stress, as discussed later.

Although three bedroom apartments are affordable to 50% of moderate income households in the LGA, there was insufficient lettings during the period for data to be reported for the postcode.

Table 5.6: Median rent and affordability assessment, Nowra-Bomaderry and benchmark areas (March quarter 2024)

Location	Bedsitter/ studio	1 b/r apartment	2 b/r apartment	3 b/r apartment
Postcode 2541	No data	No data	\$403	No data
Affordable to:	N/A	N/A	All moderate income households	N/A
Shoalhaven LGA	No data	\$330	\$420	\$500
Affordable to:	N/A	40% of low income households	90% of moderate income households	50% of moderate income households
Rest of NSW	No data	\$310	\$400	\$500
Affordable to:	N/A	60% of low income households	All moderate income households	50% of moderate income households

Source: JSA 2024; ABS (2021) Census, General Community Profile, G02; ABS (2024) Consumer Price Index, Index Numbers, All Groups CPI, Australia; NSW Department of Communities and Justice, Rent and Sales Report, Rent Tables, March quarter 2024 (Issue 147)

## Purchasers

The following table shows relevant affordability benchmarks with regard to home purchase.

Table 5.7: Benchmarks – Purchase Affordability - Rest of NSW - December quarter 2023 (1)

Indicator	Very low income household	Low income household	Moderate income household
Income benchmark	<50%	50%-80%	80%-120%
Income range (2)	<\$815	\$815-\$1,304	\$1,304-\$1,957
Affordable purchase benchmark (3)	<\$218,000	\$218,000-\$349,000	\$349,000-\$524,000

Source: JSA 2024; ABS (2021) Census, General Community Profile, G02; ABS (2024) Consumer Price Index, Index Numbers, All Groups CPI, Australia; RBA (2024) Housing Lending Rates, new loans, owner occupied, LVR less than 81%.

(1) All values reported are in December quarter 2023 dollars

(2) Total weekly household income

(3) Calculated assuming a 6.12% interest rate, with a 30-year loan, 52 repayments per year, 20% deposit, and 30% of total household income as repayments

Median priced strata dwellings were well above the price required for affordability in the relevant post code area, and even more so than in the LGA, although these were both cheaper than the Rest of NSW average. It is noted that the median is likely a reasonable value to use when considering newly constructed strata dwellings in the future.

Non-strata dwellings (houses) were well out of reach, as shown below.

Table 5.8: Median sales and affordability assessment, Nowra-Bomaderry and Benchmark Areas (December quarter 2023)

Location	Strata	Non-strata
Postcode 2541	\$648,000	\$815,000
Affordable to:	Higher income households only	Higher income households only
Shoalhaven LGA	\$708,000	\$1,148,000
Affordable to:	Higher income households only	Higher income households only
Rest of NSW	\$750,000	\$865,000
Affordable to:	Higher income households only	Higher income households only

Source: JSA 2024; ABS (2021) Census, General Community Profile, G02; ABS (2024) Consumer Price Index, Index Numbers, All Groups CPI, Australia; RBA (2024) Housing Lending Rates, new loans, owner occupied, LVR less than 81%; NSW Department of Communities and Justice, Rent and Sales Report, Sales Tables, December quarter 2023 (Issue 147).

### 5.4.3 Housing Stress

At the time of the 2021 Census, there was a total of 2,416 very low, low and moderate income households in housing stress, or at risk of after-housing poverty, in the Nowra-Bomaderry Urban Area with around **80% of these renters** and 20% purchasers. Of the total, almost 60% needed smaller strata dwellings, and around needed accommodation suited to families with children and 40%.

In the LGA, there was a total of 5,578 households were in housing stress, with **75% of these renters**; and 60 needing smaller strata dwellings.

By far the most serious need was among very low income lone person households.

#### Housing Stress among Renters

##### Overview of Nowra-Bomaderry Urban Area

In 2021, there were 2,923 very low, low, and moderate income renting households in Nowra-Bomaderry urban area for which the ABS had rental affordability data. Of these households, 1,918 (66%) were paying more than 30% of their household income in rental costs.

More than half were on very low incomes, with a total of 88% on very low and low incomes combined. By far, the largest single group were very low income renters in need of smaller strata dwellings. Overall, 56% of those in affordable housing needed required smaller (studio, one and two bedroom strata dwelling), and 44% needed larger dwellings suited to families with children.

Table 5.9: Income band and required dwelling size for households in rental stress, Nowra-Bomaderry urban area, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	774 (40%)	296 (15%)	1,070 (56%)
Low	233 (12%)	377 (20%)	610 (32%)
Moderate	76 (4%)	162 (8%)	237 (12%)
<b>Total</b>	<b>1,083 (56%)</b>	<b>835 (44%)</b>	<b>1,918 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Almost half of those in affordable housing need were lone person households, with by far the largest single group being lone person very low income households. Sole parent families with children were also a major group in terms of the overall quantum of need.

Table 5.10: Income band and household type of households in rental stress, Nowra-Bomaderry urban area, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	710 (37%)	64 (3%)	32 (2%)	240 (13%)	8 (0%)	16 (1%)	1,070 (56%)
Low	151 (8%)	82 (4%)	85 (4%)	244 (13%)	10 (1%)	38 (2%)	610 (32%)
Moderate	52 (3%)	24 (1%)	63 (3%)	68 (4%)	8 (0%)	23 (1%)	237 (12%)
<b>Total</b>	<b>913 (48%)</b>	<b>170 (9%)</b>	<b>180 (9%)</b>	<b>552 (29%)</b>	<b>26 (1%)</b>	<b>76 (4%)</b>	<b>1,918 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

## Overview of Shoalhaven LGA

In 2021, there were 6,279 very low, low, and moderate income renting households in the Shoalhaven LGA for which the ABS had rental affordability data. Of these households, 4,208 (67%) were paying more than 30% of their household income in rental costs.

Similar trends to the Nowra Bomaderry urban area are evidenced in the LGA, although a slightly lower rate of need was evident among smaller households than for Nowra Bomaderry urban area.

Table 5.11: Income band and required dwelling size for households in rental stress, Shoalhaven LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	1,687 (40%)	634 (15%)	2,320 (55%)
Low	596 (14%)	750 (18%)	1,346 (32%)
Moderate	196 (5%)	345 (8%)	541 (13%)
<b>Total</b>	<b>2,479 (59%)</b>	<b>1,729 (41%)</b>	<b>4,208 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Again, lone person households are by far the largest single group in housing need, which again indicates a need to increase the supply of smaller (studio and one bedroom) strata dwellings in particular.

Table 5.12: Income band and family household composition of households in rental stress, Shoalhaven LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	1,528 (36%)	158 (4%)	76 (2%)	506 (12%)	23 (1%)	29 (1%)	2,320 (55%)
Low	362 (9%)	234 (6%)	162 (4%)	491 (12%)	24 (1%)	73 (2%)	1,346 (32%)
Moderate	112 (3%)	84 (2%)	145 (3%)	150 (4%)	19 (0%)	32 (1%)	541 (13%)
<b>Total</b>	<b>2,002 (48%)</b>	<b>477 (11%)</b>	<b>383 (9%)</b>	<b>1,147 (27%)</b>	<b>65 (2%)</b>	<b>134 (3%)</b>	<b>4,208 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

## Household income

The vast majority of those in rental stress were on very low and low incomes, with almost 60% in the LGA and Nowra-Bomaderry urban area on very low incomes. There were far fewer people on moderate incomes, as shown below.

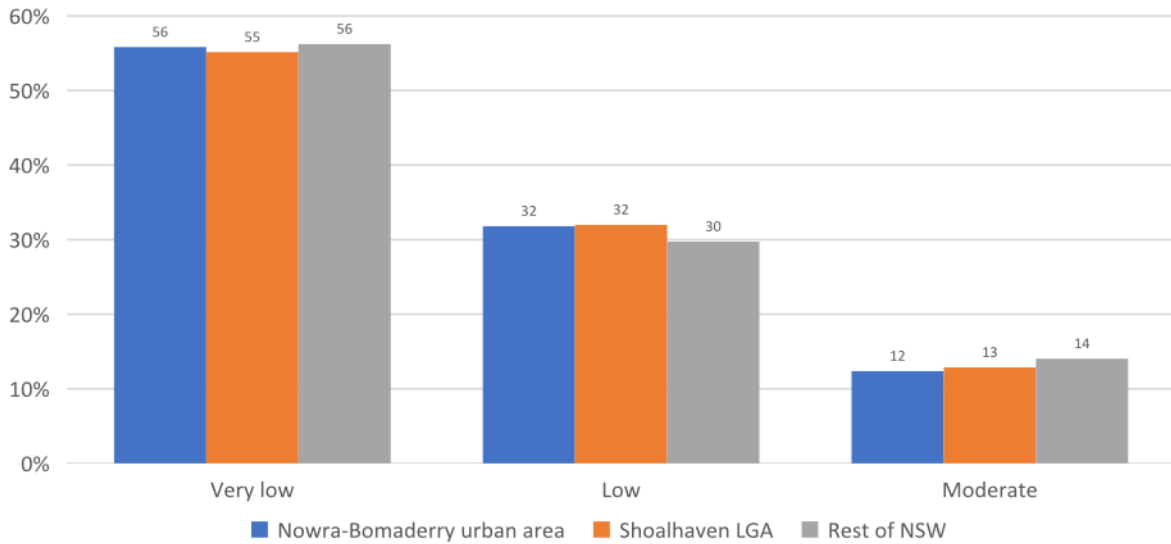


Figure 5.7: Income band of h/holds in rental stress, 2021 (% of all h/holds in rental stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

### Family household composition

Again, a similar trend is evident in the household composition of those needing affordable rental, with by far the largest group in all areas analysed being lone person households, and significant need among sole parent families, as shown below.

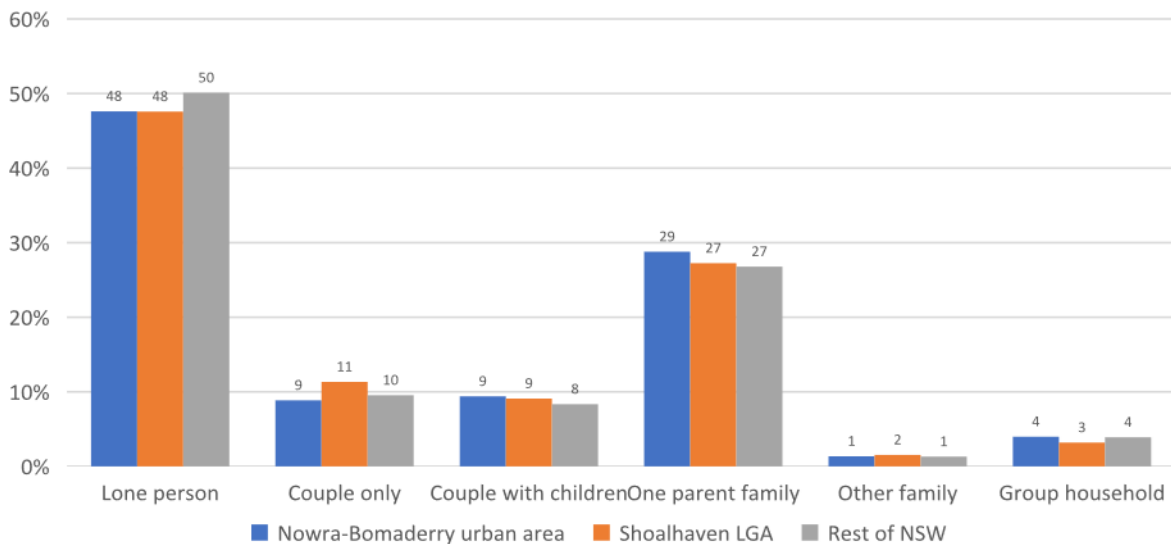


Figure 5.8: Household type of h/holds in rental stress, 2021 (% of all h/holds in rental stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

## Housing Stress among Purchasers

### Overview of Nowra-Bomaderry urban area

In 2021, there were 1,276 very low, low, and moderate income purchasing households in Nowra-Bomaderry urban area for which the ABS had purchase affordability data. Of these households, 498 (39%) were paying more than 30% of their household income in purchase costs.

There was a more even distribution across income groups compared with renters. Overall, around 60% needed smaller dwellings, and 40% needed larger family dwellings.

Table 5.13: Income band and required dwelling size for households in purchase stress, Nowra-Bomaderry urban area, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	97 (19%)	40 (8%)	137 (27%)
Low	111 (22%)	70 (14%)	181 (36%)
Moderate	87 (17%)	93 (19%)	180 (36%)
<b>Total</b>	<b>295 (59%)</b>	<b>203 (41%)</b>	<b>498 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

As for renters, the largest single group in housing stress among purchasers were lone persons, with reasonable distribution of need across most other family groups, as shown below.

Table 5.14: Income band and household type of households in purchase stress, Nowra-Bomaderry urban area, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	76 (15%)	21 (4%)	6 (1%)	28 (6%)	3 (1%)	3 (1%)	137 (27%)
Low	76 (15%)	35 (7%)	27 (5%)	39 (8%)	3 (1%)	0 (0%)	181 (36%)
Moderate	54 (11%)	33 (7%)	57 (11%)	36 (7%)	0 (0%)	0 (0%)	180 (36%)
<b>Total</b>	<b>206 (41%)</b>	<b>89 (18%)</b>	<b>90 (18%)</b>	<b>103 (21%)</b>	<b>6 (1%)</b>	<b>3 (1%)</b>	<b>498 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

## Overview of Shoalhaven LGA

In 2021, there were 6,360 very low, low, and moderate income purchasing households in the Shoalhaven LGA for which the ABS had purchase affordability data. Of these households, 1,370 (22%) were paying more than 30% of their household income in purchase costs.

Similar trends to those outlined above are evident for purchasers at the LGA scale, as shown in the tables below.

Table 5.15: Income band and required dwelling size for households in purchase stress, Shoalhaven LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	301 (22%)	138 (10%)	439 (32%)
Low	280 (20%)	190 (14%)	471 (34%)
Moderate	230 (17%)	230 (17%)	460 (34%)
<b>Total</b>	<b>812 (59%)</b>	<b>558 (41%)</b>	<b>1,370 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Table 5.16: Income band and family household composition of households in purchase stress, Shoalhaven LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	228 (17%)	74 (5%)	33 (2%)	92 (7%)	7 (0%)	6 (0%)	439 (32%)
Low	173 (13%)	107 (8%)	72 (5%)	107 (8%)	6 (0%)	6 (0%)	471 (34%)
Moderate	130 (9%)	100 (7%)	160 (12%)	67 (5%)	2 (0%)	2 (0%)	460 (34%)
<b>Total</b>	<b>531 (39%)</b>	<b>281 (21%)</b>	<b>265 (19%)</b>	<b>266 (19%)</b>	<b>14 (1%)</b>	<b>14 (1%)</b>	<b>1,370 (100%)</b>

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

## Household income

The income profile of purchasers in housing stress is quite different to that of renters, with a more even distribution across income groups, and a higher rate of purchasers in affordable housing need on low and moderate incomes, and a lower than average proportion of purchasing households in Nowra-Bomaderry urban area on very low incomes, as shown below.

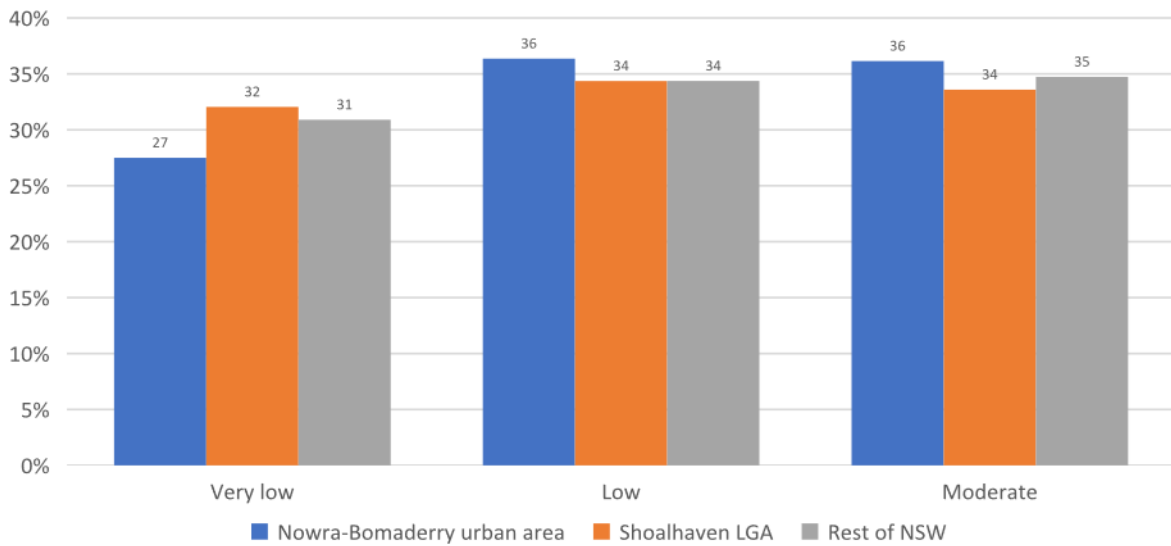


Figure 5.9: Income band of households in purchase stress, 2021 (% of all households in purchase stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

### Household type

As noted, the largest single group in housing stress was lone person households, with reasonable distribution across other household types, and similar rates to the Rest of NSW average.

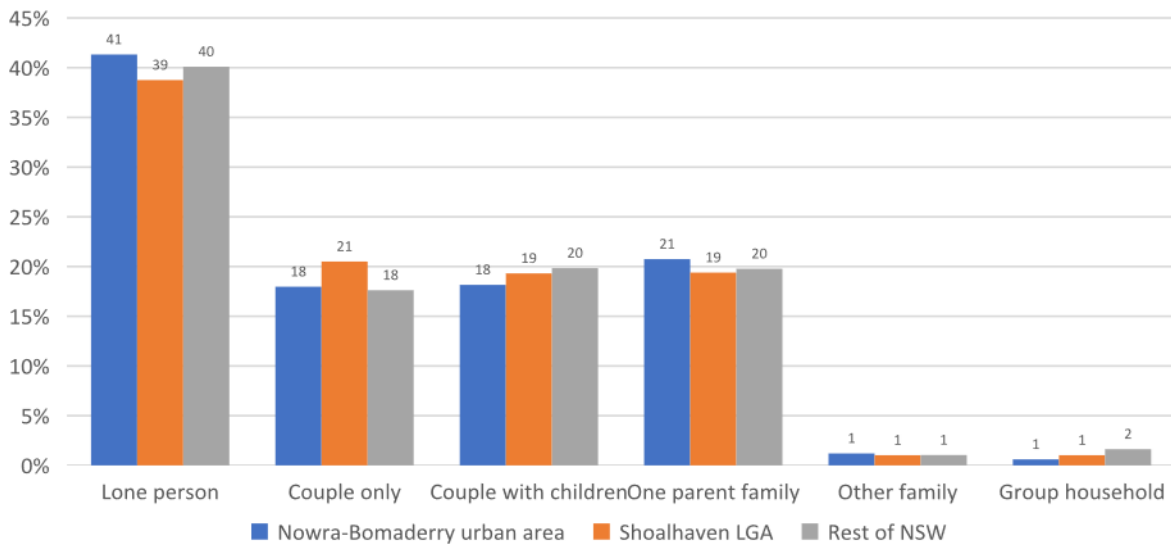


Figure 5.10: Household type of households in purchase stress, 2021 (% of all households in purchase stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

### 5.4.4 Rental Snapshot in Bomaderry and Surrounds

A snapshot of properties advertised for rent in the suburb of Bomaderry and surrounding suburbs was conducted on 16 July, 2024 using [www.realestate.com.au](http://www.realestate.com.au). The surrounding suburbs included Tapitallee, Cambewarra Village, Meroo Meadow, Bangalee, Watersleigh, North Nowra, Nowra, West Nowra, Mundamia, Worrigeer, Brundee, South Nowra and Nowra Hill. A total of 62 properties were identified.

This indicates that there is a very limited supply of private rental available in the immediate and wider locality of the proposed development, and that there is very limited affordability for all very low income and most low income households.

#### Bomaderry

Five properties were identified in the suburb of Bomaderry, and these are set out in the Table below. Rents ranged between \$350 and \$535 per week.

Table 5.17: Properties for rent in Bomaderry by no. of bedrooms

No. bedrooms	Type	Rent
0	Studio bedsit	\$350
2	Apartment	\$360
2	House	\$550
3	House	\$420
3	Villa	\$535

Source: [www.realestate.com.au](http://www.realestate.com.au), JSA 2024, accessed 16/7/24

The cheapest property advertised was a studio bedsit for \$350 per week (pictured below). The studio was of an older style and was partly furnished with fridge, microwave, cooking element and air conditioning. Electricity and water were included.



Figure 5.11: 7A Mattes Way, Bomaderry, studio apartment, \$350 per week

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

The two bedroom apartment advertised, shown in the Figure below, was located above a bakery and legal services and opposite the Bomaderry Train Station. It had recently been renovated with a new kitchen and flooring.



Figure 5.12: 2/55 Meroo Street, Bomaderry, 2 bedroom shop top apartment, \$360 per week

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

The two bedroom house advertised for \$550 per week was also older, but had been renovated (pictured below).



Figure 5.13: 10 Mattes Way, Bomaderry, two bedroom house, \$550 per week.

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

There were two, 3 bedroom properties also advertised including a separate house for \$420 per week (pictured left) and a newer style villa advertised for \$535 per week (pictured right).



Figure 5.14: 111A Cambewarra Road, Bomaderry (left) and 2A Banool Circuit, Bomaderry (right), 3 bedroom properties, \$420 and \$535 per week.

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

## Surrounding Suburbs

There were 58 properties identified in the suburbs surrounding Bomaderry as outlined above. These included three apartments, one townhouse, eight duplexes (semi-detached) and 46 houses.

Rents ranged between \$300 and \$850 per week. Median rents by number of bedrooms/dwelling size were as follows.

Table 5.18: Median rental in surrounding suburbs of Bomaderry by no. of bedrooms

No. bedrooms	Median Rent	No. properties
1	\$355	2
2	\$430	5
3	\$535	28
4	\$650	23

Source: [www.realestate.com.au](http://www.realestate.com.au), JSA 2024, accessed 16/7/24

The cheapest advertised property was an older style one bedroom ground floor apartment in Nowra with a weekly rental of \$300 (pictured below).



Figure 5.15: 2/110 Wallace Street, Nowra, one bedroom apartment, \$300 per week.

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

The figure below shows the median rent of the five two-bedroom properties advertised, a two bedroom house advertised for \$430 per week with one bathroom, air conditioning and a large outdoor area that is located in Nowra around 2km south of the centre of town.



Figure 5.16: 2/1 McDonald Avenue, Nowra, two bedroom house, \$430 per week

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

The Figure below shows a near new three bedroom duplex advertised for \$530 per week, which is close to the median rental for three bedroom dwellings at \$535. The property has two bathrooms, ducted air-conditioning, well-appointed kitchen, built-ins, alfresco area and single car garage.



Figure 5.17: 8/30 Cavanagh Lane, West Nowra, 3 bedroom duplex, \$530 per week

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

The median rental for four bedrooms was \$650 per week. Pictured below is a four bedroom near new duplex with a weekly rental of \$630. The property has a well-appointed kitchen, built-ins with a walk-in robe and ensuite to main, air-conditioning and single car garage.



Figure 5.18: 11B Yatama Street, Nowra, four bedroom duplex, \$630 per week.

Source: [www.realestate.com.au](http://www.realestate.com.au), accessed 16/7/24

#### 5.4.5 Social Housing Waiting Times

As at 30 June 2023 (the most recent data publicly available), there were 865 households on the DCJ Social Housing Waiting List with an allocation zone of S011 Nowra. Of these, 662 were on the ‘general’ applicants, and 203 were on the ‘priority’ applicants. The waiting time for all bedroom types (studio, 1 bedroom, 2 bedroom, 3 bedroom and 4+ bedrooms in the Nowra allocation zone was 5-10 years for households on the general waiting list.<sup>59</sup>

Previous research by JSA also indicates that waiting times for priority or high needs applicants can be from 12-18 months in some metropolitan and regional areas.

### 5.5 Crime Context

**Appendix B** provides a review of NSW BoCSAR crime statistics (two-year trend and rate per 100,000 population) and hotspot maps for the Bomaderry and Cambewarra suburbs, with the proposal site identified. It is noted that the proposal site is located in the Cambewarra suburb based on the BoCSAR data reporting; and that the most recent hotspot maps available are for the twelve month period of January to December 2023.

The Cambewarra suburb has ‘n.c.’ or non-calculatable two year trend to March 2024 and one year rates per 100,000 population to March 2024 for all offence types reviewed.

The Bomaderry suburb reported lower than NSW rate for the year to March 2024 for theft-steal from person; and higher than NSW rates for the same period for all other offence types reviewed

<sup>59</sup> DCJ, Expected Waiting Times for social housing at 30 June 2023, S011 Nowra allocation zone, <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>, accessed 22/08/2024.

including assault –domestic, assault – non domestic, robbery, theft – break and enter dwelling, theft – break and enter non-dwelling, theft – motor vehicle theft, theft – steal from motor vehicle, theft – steal from dwelling and malicious damage to property.

The two-year trend for all offence types reviewed has been stable or not calculatable due to low numbers of incidents recorded for the Bomaderry Suburb, this contrasts with the NSW average where rates have trended upwards or been stable for the offence types reviewed.

That said, in Bomaderry Suburb the rate for the year to March 2024 was at least 1.5 times that of the NSW average for the offence types reviewed (apart from theft-steal from person where the rate was lower than NSW). Year rates in Bomaderry suburb were over 2 times that of NSW for assault – non-domestic, theft-break and enter dwelling, theft-break and enter non-dwelling, and malicious damage to property.

The proposal site is not located in a crime hotspot for any of the offence types reviewed. It is noted that there is high density hotspot close to the proposal site around the Princes Highway and Moss Vale Road/Cambewarra Road intersection for theft – motor vehicle theft and theft – steal from motor vehicle.

The proposed development is thus located in relatively low crime environment in the immediate area, noting that there are high density crime hotspots elsewhere in the Bomaderry suburb and that the year to March 2024 rates for Bomaderry suburb were higher than NSW average for all but one offence type reviewed.

## 6 Impact assessment and prediction

The Section provides a summary and evaluation of the social impacts identified throughout this SIA, and includes:

- Potential demography of the proposal based on relevant proxy populations;
- Amenity considerations of the proposal including impacts in the immediate locality and the proposed development; and
- Evaluation of identified social impacts that applies the matrices provided by the *Guideline Technical Supplement* in terms of likelihood level, dimensions of social impact magnitude, defining magnitude levels and significance.<sup>60</sup>

### 6.1 Summary

The proposed development will have a likely population of **315 people**. The dwelling mix profile will suit a range of household types including likely larger proportion of lone person households.

The proposal is likely to result in social impacts that are largely likely positive, some potentially negative or adverse and others that may be both positive and negative or neutral. The following Table provides a summary of the social impacts identified and evaluated as per the Guideline, sorted by positive, negative and neutral impacts by residual impact significance. A detailed Table of identified impacts by Guideline impact categories is provided at Section 6.6.3 below.

Table 6.1: Summary of identified social impacts evaluated with SIA report reference

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Likely positive impacts				
Provision of 198 dwellings, incl (at least) 15% affordable housing in local area with significant affordable housing need & context of State-wide housing crisis a positive impact of proposal.	Almost certain + moderate = High	No mitigation required	High (positive)	Section 5.4
Proposal is located within good proximity to shops good proximity to the shops, services, education facilities, public open space areas, recreation facilities and public transport options in the Bomaderry suburb along the Princes Highway corridor.	Almost certain + moderate = High	No mitigation required	High (positive)	Section 5.1

<sup>60</sup> NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline for State Significant Projects – Technical Supplement, February, Pg 12-13.

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Commercial/retail space to be provided on site (depending on the final composition of shops and services) will provide additional access to everyday essentials for future residents of the site and the Moss Vale URAs.	Likely + moderate = High	Benefit could be enhanced if on site shops and services are aligned to community needs as per SCH knowledge of tenant needs and SCC input re community needs.	High (positive)	Section 2.1.2
Proposed dwelling mix (9% studio/bh rooms, 40% 1BR, 26% 2BR, 25% 3BR or 3BR w/ studio) reflects the profile of those in housing stress in the Nowra Bomaderry Urban Area which includes 80% renters and 20% purchasers. Of those in rental stress, 56% are smaller hhs and 44% larger hhs, with around half lone person households.	Likely + Moderate = High	No mitigation required	High (positive)	Section 5.4
Provision of on-site medical centre will be a positive benefit for future residents of the development and the locality, especially future older age residents and social housing residents who may be more vulnerable. Demand for medical services in the local area is expected to continue to increase due to the projected population growth and demographic change.	Likely + Moderate = High	No mitigation required	High (positive)	Section 6.4
Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities in Bomaderry and Nowra is a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)	Section 5.1
Employment opportunities associated with proposed retail/commercial spaces on-site a positive benefit for the community.	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access employment.	Medium (positive)	Section 2.1.2

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Provision of on-site child care centre will be a positive benefit for future residents of the development and the locality, including future social housing residents. Demand for child care centre places is expected to continue to increase in the local area due to the projected population growth and demographic change. Improved access to child care centre places will facilitate labour force participation for users, as well as provide employment for child care educators/workers.	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access employment at child care centre.	Medium (positive)	Section 6.3
Inclusion of SCH office within the development a positive impact with regards to enhanced accessibility to tenancy and property managers for future residents and neighbours.	Likely + Moderate = High	No mitigation required.	High (positive)	Section 6.5.2
Positive & negative or neutral impacts				
Estimated future on site population 315 people in 198 households will bring changes to the locality, which is in the process of significant change through the development of Moss Vale Rd URAs.	Almost certain + minor = Medium	Practices and policies of CHP regarding allocations, social inclusion, tenant/ neighbour engagement and property management on site.	Medium (positive/negative, neutral)	Section 4, 6.5.1
Proposal site is located within walking distance to limited public transport options. It is expected that public transport bus services along Moss Vale Road into Nowra and to Bomaderry Station will continue to improve to better service new residents as Moss Vale Rd URAs are developed. Enhanced public transport services required to support future population growth.	Likely + Moderate = High	Applicant to consult with SCC and TfNSW re enhanced public transport services on Moss Vale Road.	High (positive/negative, neutral)	Section 5.1.1.
Capacity of local schools to accommodate growth a concern raised by some nearby neighbours.				
Predicated demography projects increase of 9 primary school aged children and 8 high school aged children (Section 6.2), local schools are likely able to accommodate this growth.	Unlikely + Minimal = Low	No mitigations required	Low (positive/negative, neutral)	Section 4, 6.2

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
We understand that the local Aboriginal community may have cultural values and needs associated with the proposal that must be considered. Defer to Aboriginal Cultural Heritage Assessment Report and consultations undertaken through that process.	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others.	Low (positive/negative, neutral)	Section 3
Environmental impacts to Bomaderry Creek a concern raised by some nearby neighbours.	Possible + Moderate = Medium	Defer to the findings and recommendations of relevant environmental reports and plans included with the Application.	Medium (positive/negative, neutral)	Section 4
Traffic and parking impacts in the immediate locality a concern raised by some nearby neighbours.				
Defer to approved plans for signalised intersection of site access, Elvin Rd & MVR as per Subdivision and Traffic and Parking Impact Assessment report findings and recommendations, noting context of longer-term plan to widen MVR to four lanes of traffic.	Likely + Moderate = High	Traffic and Parking Impact Assessment findings and recommendations.	Nil (neutral)	Section 4, 6.5.1
<b>Potential negative impacts</b>				
Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provide submission during formal exhibition period.	Low (negative) - nil	Section 4

Source: JSA 2024; DPE 2023

## 6.2 Potential demography of the proposal

A profile of the future population of the proposed development has been prepared using a likely proxy of those who live in similar dwellings in the Nowra Bomaderry significant urban area, using available ABS Census data, including 0-3 bedroom apartments and 1-3 bedroom attached dwellings. Where detailed information was not available due to small sample sizes, values for all dwellings in the Nowra Bomaderry significant urban area were utilised.

The table below shows the likely profile of the development upon completion, against the benchmarks of the Nowra Bomaderry significant urban area and the Shoalhaven LGA.

The development will have a likely population of **315 people**.

It is important to note that the profile of future households in dwellings utilised for social and affordable rental housing will be based on profile of those on the social housing waiting list and the suitability of available dwellings for such households.

The main characteristics of the development compared to benchmarks include:

- Younger than Shoalhaven LGA but somewhat older than Nowra Bomaderry significant urban area;
- Lower proportions of children;
- Greater proportion of people aged 55+ and lower proportion of people aged 70+;
- Much higher proportion of lone person households and commensurately much lower proportions of couple only and households with children households;
- Much higher proportion of very low income households (reflecting the higher proportion of lone person households);
- Much lower proportion of moderate income and higher income households;
- Somewhat lower proportion of people in the labour force;
- Higher unemployment rate;
- Lower workforce status including:
  - Lower levels of managers, professionals and clerical and administrative workers;
  - Higher levels of community and personal services workers, sales workers and labourers.

Table 6.2: Profile of The Yards at completion, Nowra Bomaderry Significant Urban Area & Shoalhaven LGA dwelling type benchmarks

Indicator	Shoalhaven LGA (all dwellings)	Nowra Bomaderry significant urban area (all dwellings)	The Yards (proportions)	The Yards
Population	109,193	38,810	-	315 people
Median Age	48	38	-	43 <sup>61</sup>
Aged 0-4 (Preschool)	5.1%	6.2%	4.7%	15 people
Aged 5-11 (Primary School)	7.7%	9.1%	2.8%	9 people
Aged 12-17 (High School)	6.6%	7.4%	2.4%	8 people

<sup>61</sup> Approximated using proportions

Indicator	Shoalhaven LGA (all dwellings)	Nowra Bomaderry significant urban area (all dwellings)	The Yards (proportions)	The Yards
Aged 55+	42.3%	32.3%	42.7%	134 people
Aged 70+	19.7%	18.1%	12.2%	38 people
Couple family no children household	33.8%	27.2%	11.7%	23 households
Family with children household	33.8%	40.0%	12.6%	25 households
Other family household	1.2%	1.5%	1.3%	3 households
Lone person household	28.5%	28.0%	71.1%	140 households
Group household	2.7%	3.2%	3.4%	7 households
Very low income households (<\$717)	25.4%	23.9%	57.7%	114 households
Low income households (\$718-\$1147)	19.3%	18.5%	17.4%	34 households
Moderate income households (\$1148-\$1721)	18.4%	19.0%	12.8%	25 households
In the labour force	52.4%	56.4%	38.5%	111 people
Unemployed	4.9%	5.3%	7.0%	8 people
Not in the labour force	47.6%	43.6%	61.5%	176 people
Managers	12.9%	10.9%	5.4%	6 people
Professionals	18.9%	17.1%	14.9%	17 people
Technicians and Trades Workers	16.6%	16.1%	15.8%	17 people
Community and Personal Services Workers	15.0%	17.3%	23.8%	26 people
Clerical and Administrative Workers	11.1%	10.6%	9.7%	11 people
Sales Workers	9.5%	10.4%	10.7%	12 people
Machinery Operators and Drivers	5.0%	5.9%	4.3%	5 people
Labourers	11.0%	11.7%	15.3%	17 people

Source: ABS Census, JSA 2024

## 6.3 Need and demand for proposed child care centre

The estimated supply of child care in the Nowra-Bomaderry area (0.37 places per child aged 0-5 years) is slightly higher than NSW (0.35 places per child aged 0-5 years), with just under half of centres identified reportedly having some vacancy.

There was equivalent growth in the numbers of children aged 0-5 for Nowra-Bomaderry for the period 2011 to 2021, with greater than LGA average proportion of households with children in 2021. There is a much greater projected increase in 0-4 year olds in the Nowra Bomaderry area to 2041 compared to the Shoalhaven LGA or NSW averages.

In 2021, 46% of people who work in the North Nowra – Bomaderry SA2 and the Nowra SA2 are commuting into these areas from outside; while 59% of people who work in the North Nowra-Bomaderry SA2 are commuting into this area from outside whether from Nowra and other SA2s to the south of the Shoalhaven River or from areas to west and north such as Kangaroo Valley or Kiama.

Overall, this data suggests that while there is sufficient supply of child care centres as at 2024, there is likely to be a continuing and increasing need for long day care centre places in the Nowra-Bomaderry area due to planned and projected population growth; including growth precincts along Moss Vale Road in relative proximity to the proposal site.

There are also likely to be benefits to consumers arising from increased competition from the provision of additional child care centres.

See **Appendix D** for full analysis of likely need and demand for the proposed 55 place child care centre.

## 6.4 Need and demand for medical services

The proposal includes 462m<sup>2</sup> retail/commercial space for a ‘medical/retail’ facility.<sup>62</sup> This section provides an assessment of demand for medical services in the immediate locality of the Bomaderry suburb and the wider locality of the Nowra Bomaderry urban area. Key findings from the analysis of need and demand for proposed medical services at **Appendix E** include:

- The usage and frequency of usage of General Practitioner (GP) medical services increases with age;
- The socioeconomic position of an area is likely to have an impact upon need for GP services and frequency of visitation, including due to level of chronic conditions in the community;
- The Bomaderry Suburb is particularly disadvantaged, ranking among the lowest 10-20% of Suburbs and Localities in Australia for the SEIFA Index of Relative Socio-Economic Disadvantage (IRSD) and the other SEIFA indices;

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<sup>62</sup> SPARC Development, The Yards: Moss Vale Road Bomaderry, Building Site K – SSDA, Floor Plans, 22 May 2024.

- 12 general practice medical centres were identified in the Nowra Bomaderry area within 5km of the proposal site, including three in the Bomaderry suburb. Of the 12 practices, two are specifically for Aboriginal patients and one is a fee-free specialist service for young people under the age of 24.
- The existing supply of GPs in the Bomaderry suburb (rate of GP headcount by population) is slightly higher than NSW and other large rural towns in Australia (MM3 areas);<sup>63</sup>
- The estimated existing rate of GP full-time equivalent services by population the Bomaderry suburb is just below NSW and above that of MM3 areas of Australia. Using the rate for NSW as a benchmark, the shortfall in GP full-time equivalent services in the Bomaderry suburb is 1 by total population and 3 by population over 50 years; and
- The availability of next available appointments for six of the nine non-specialist medical practices ranged from the next day (weekend and business day) to within two business days of inquiry, two practices had appointments available in 10 days and one practice did not have availability for 18 days.<sup>64</sup>
- The current supply and availability of general medical practitioner services in the Bomaderry suburb and wider Nowra Bomaderry area within 5km of the proposal site is considered to be reasonable, but that level of disadvantage in the local area, the older age profile of the existing population and projected growth and ageing of the population suggests that demand for medical services will increase.

## 6.5 Amenity Considerations

### 6.5.1 Amenity in the locality

#### Parking and Traffic Impacts

We defer to relevant experts regarding potential amenity impacts related to parking and traffic. We note that the Traffic and Parking Impact Assessment prepared by McLaren Traffic Engineering & Road Safety Consultants (October 2024) reports that:

- The proposed subdivision would require 425 car parking spaces based on the applicable DCP and RTA Guide parking requirements.
- The proposed signalised layout of the intersection of Elvin Drive / Moss Vale Road / Site Access has been modelled to perform at a high level of efficiency with either existing volumes or with the existing volumes plus development traffic added.

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<sup>63</sup> Bomaderry suburb is classified as a Modified Monash Model Level 3 areas of Australia – Large Rural Town (MM3) by the Australian Government, Health Force Locator, <https://www.health.gov.au/resources/apps-and-tools/health-workforce-locator/app>, accessed 30/07/2024.

<sup>64</sup> General medical practices and their availability identified via Health Direct <https://www.healthdirect.gov.au/>, Hotdoc <https://www.hotdoc.com.au/>, and practice websites.

- It is planned to increase the width of Moss Vale Road from two (2) lanes (1 in each direction) to a total width of four (4) lanes (2 in each direction) to accommodate growth associated with the Moss Vale Road Urban Release Areas (URAs). The Assessment has undertaken a sensitivity test based upon increasing increments of 50 dwellings constructed within the Moss Vale Road URAs to determine the point at which the proposed signalised intersection with one lane in each direction fails. This assessment is provided to hopefully assist TfNSW in planning the timing for the future construction of traffic signals at the intersection of Moss Vale Road and the site access road along with the widening of Moss Vale Road to four lanes.<sup>65</sup>

## Acoustic Impacts

We defer to relevant experts on the matter of acoustic impacts within the locality and within the proposed development.

Marshall Day Acoustics (MDA) has carried out an operational and construction noise and vibration assessment report of the proposal with regards to:

- Construction noise and vibration impacts to external receivers (e.g. nearby neighbours)
- Noise targets for future commercial uses on site, including for mechanical services
- Noise impacts due to increased traffic movements on existing public roads
- Noise impacts on the site from existing road noise<sup>66</sup>

The assessment reports that noise from the proposed on-site commercial uses including medical/retail and childcare centre is unlikely to require any additional noise controls to address noise impacts for those outside the development, but that noise transfer from these uses to residential units within the site should be assessed during detailed design of the buildings.

At the time that the assessment was carried out a traffic report was not available. On the basis of historic traffic volumes for Moss Vale Road, the assessment reports that no further assessment of traffic noise impacts on the proposal development is required; that based on an estimate of additional traffic generated by the development (assume less than 1,000 vehicles movements per day) that no additional mitigation would be required as per NSW EPA Road Noise Policy; that reasonable work practices during construction to control noise to neighbouring receivers should be applied and that information should be provided to nearby receivers including nature of works to be carried out, expected duration and contact details.<sup>67</sup>

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<sup>65</sup> McLaren Traffic Engineering and Road Safety Consultants (2024) Traffic and Parking Impact Assessment of the Proposed Mixed Use Subdivision, 25 Moss Vale Road, Bomaderry, 8 October, Pg 41.

<sup>66</sup> Marshall Day Acoustics (2024) The Yards Bomaderry Community Housing Noise Assessment, 4 June, Pg 3.

<sup>67</sup> Marshall Day Acoustics (2024) The Yards Bomaderry Community Housing Noise Assessment, 4 June, Pg 3 and 13-17.

## Visual Amenity

Due to the distance of the proposal from its nearest residential neighbours, it is not anticipated that there would be any adverse visual amenity impacts in the locality with regard to privacy, solar access and overshadowing.

These aspects must be considered for dwellings within the development. We rely on the findings of relevant experts regarding internal concerns regarding privacy, solar access and overshadowing. Shadow diagrams have been prepared by SPARC Development and are included with the Application.<sup>68</sup>

### 6.5.2 Amenity of the proposed development

#### Design and layout of proposed housing

The proposal includes 198 dwellings with a mix of types and bedroom sizes including:

- 18 studios/boarding house rooms;
- 80 one bedroom dwellings;
- 51 two bedroom dwellings;
- 36 three bedroom dwellings; and
- 13 three bedroom + studio dwellings.

The table below sets out a summary of the dwelling mix proposed.

Table 6.3: Proposed dwelling mix of The Yards

Area	Total # Dw	Type	Studio	1BR	2BR	3BR	3BR + studio
A	6	Shop top units	0	6	0	0	0
B	19	BH	18	1	0	0	0
C	12	Multi-dwelling houses	0	6	0	6	0
D	9	Attached houses	0	0	0	9	0
E	10	Attached houses (studio dual key)	0	0	0	3	7
F	14	Dual key apt	0	0	6	8	0
G	8	Attached houses	0	0	0	8	0
H	8	Attached houses (studio dual key)	0	0	0	2	6

<sup>68</sup> SPARC Development (2024) Master Plan Shadow Diagrams – SSDA, The Yards: Moss Vale Road, Bomaderry, 13 October.

Area	Total # Dw	Type	Studio	1BR	2BR	3BR	3BR + studio
J	27	Apt - CHP	0	12	15	0	0
K	28	Apt	0	28	0	0	0
M	30	Apt	0	12	18	0	0
N	27	Apt	0	15	12	0	0
<b>Total</b>	<b>198</b>		<b>18 (9%)</b>	<b>80 (40%)</b>	<b>51 (26%)</b>	<b>36 (18%)</b>	<b>13 (7%)</b>

Source: JSA 2024; EG 2024

### Amenity of in-fill affordable housing

SEPP Housing 2021 Division 1 In-fill affordable housing includes FSR and building height requirements, with bonuses available for relevant authorities and registered community housing providers. Due to the lack of FSR controls applied to the proposal site by Shoalhaven City Council these bonuses not available. Rather, density controls are determined by setbacks.

SEPP Housing 2021 includes non-discretionary development standards for in-fill affordable housing related to landscaped area, deep soil zones, parking and that the design reflects the desired future character of the precinct. There is also a requirement that the affordable housing component must be used as affordable housing for fifteen years and be managed by a registered community housing provider.

The proposed development will provide a minimum 15% affordable housing to satisfy the provisions of the Housing SEPP, which will be delivered in Building J comprised of 27 apartments of 12 one-bedroom units and 15 two-bedroom units.<sup>69</sup> However, SCCH are committed to delivering at least 60% affordable housing throughout the development, whereby the location and distribution of these dwellings will be determined within the detailed design documentation.<sup>70</sup>

### Amenity of boarding house

The proposed three-level (ground, one and two levels), 18 room boarding house is located at site B, centrally located within the development and opposite carpark to the retail and commercial uses and shop top apartments at site A which will also include SCH office.

Plans provided<sup>71</sup> show that the ground level of the boarding house includes two accessible rooms, one-bedroom manager's apartment and large communal space that includes storage room, kitchen, laundry and toilet facilities as well as two areas for lounge seating and dining table/chairs for six. Plans show a lift has been included. Plans show communal open space allocated at ground level at

<sup>69</sup> Building J plans.

<sup>70</sup> Information provided by the Applicant, 15/10/2024.

<sup>71</sup> SPARC Development (2024) The Yards: Moss Vale Road, Bomaderry, Boarding Housing Site B – SSDA, Drawing No BA140-148, 4 September.

the rear of the boarding house is a paved terrace with shrubs around the perimeter and three threes with bench seating beneath.<sup>72</sup>

Levels one and two are comprised wholly of accommodation, with eight fully self-contained double rooms on each level (total 16 studios). Plans show that each room includes kitchen, bathroom, storage cupboards, double bed, low table and two arm chairs, television and at least one large window.

SEPP Housing 2021 includes non-discretionary development standards and other standards for boarding houses. The Table below sets out the response of the plans to these standards with comment and/recommendation if relevant. Plans provided to date (as at August 2024) do not include all details required to assess whether plans meet the standards. These issues are likely to be resolved through provision of more detailed plans.

It is recommended that detailed design for the communal open space area be considered, for residents to have access to some usable open space with good amenity for individual and communal enjoyment.

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<sup>72</sup> TaylorBrammer (2024) The Yards, Bomaderry, Block A & B Detail Plan, Sheet LA105, 30 August.

Table 6.4: SEPP Housing 2021, Division 2 Boarding Houses

SEPP Housing 2021, Division 2 Boarding houses	Plan response	JSA comment
<b>24 non-discretionary development standards</b>		
(2)(a) for development in a zone in which residential flat buildings or shop top housing are permitted—a floor space ratio that is not more than— (i) the maximum permissible floor space ratio for residential accommodation on the land, and (ii) an additional 30% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the boarding house, 2(b) if paragraph (a) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land,	Plans provided do not detail FSR of proposed boarding house.	No FSR controls specified by SCC for proposal site.
2(e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,	Plans provided do not include solar access / shadow diagrams.	Solar access plans to be included.
2(g) for a boarding house containing more than 6 boarding rooms— (i) a total of at least 30m <sup>2</sup> of communal living area plus at least a further 2m <sup>2</sup> for each boarding room in excess of 6 boarding rooms, and (ii) minimum dimensions of 3m for each communal living area,	Area of communal living area not included in plans provided.  54m <sup>2</sup> of communal living area required for 18 room boarding house.	Plans to detail size of communal living area within the boarding house, ensuring provision of at least 54m <sup>2</sup> .
2(h) communal open spaces – (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m,	Area of communal open space not included in plans provided. Communal open space located at rear of boarding house, landscape plan shows this area to be largely paved with shrub perimeter with three trees with bench seating beneath.	Plans to detail size of communal open space area that is at least 20% of site area with minimum dimension of 3m.
2(i) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces— (i) for development on land within an accessible area—0.2 parking spaces for each boarding room, (ii) otherwise—0.5 parking spaces for each boarding room,	Plans show provision of parking spaces around the boarding house, but there is no detail of which spaces are allocated for the boarding house and which are allocated for other commercial/retail uses in block A.	MU1 land is within an accessible area. 18 rooms x 0.2 = 3.6(4) parking spaces are required for boarding house residents. Plans to nominate 4 spaces for BH residents.
<b>25 Standards for boarding houses</b>		
(1)(a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m <sup>2</sup>	Plans provided do not include room area measurements.	Plans to detail.

<b>SEPP Housing 2021, Division 2 Boarding houses</b>	<b>Plan response</b>	<b>JSA comment</b>
(1)(b) no boarding room will be occupied by more than 2 adult residents	Rooms are all double rooms.	
(1)(c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident	Rooms are all self-contained; common laundry facilities are provided at ground level. Plans do not show detail of in-room laundry facilities, number of communal washing machine/dryers. There does not appear to be provision of outdoor drying line.	Plans to detail in-room and communal laundry facilities to assess adequacy for each resident.
(1)(f) for a boarding house containing at least 6 boarding rooms—the boarding house will have at least 1 communal living area	One communal living area provided at ground level.	
(1)(g)(ii) minimum lot size for development on other land – 800m <sup>2</sup>		Plans to detail.
(1)(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following— (i) for a boarding room intended to be used by a single resident—12m <sup>2</sup> , (ii) otherwise—16m <sup>2</sup>	Plans provided do not include room area measurements.	Plans to detail.
(1)(i) the boarding house will include adequate bicycle and motorcycle parking spaces.	Plans provided do not show provision of bicycle or motorcycle spaces associated with the boarding house.	Plans to show bicycle and motorcycle spaces for boarding house residents.
(2)(a) the design of the boarding house will be compatible with— (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct		Rely on architects to ensure design compatible with desired future character of the precinct.
2(c) if the boarding house has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide.		Rely on architects to ensure the 3 storey BH meets ADG building separation distances.
<b>26 Must be used for affordable housing in perpetuity</b>		
(1)(a) the boarding house will be used for affordable housing, and (b) the boarding house will be managed by a registered community housing provider.	BH will be retained and managed by SCH for affordable housing in perpetuity.	

Source: JSA 2024

## Public open space & community facilities

Draft Landscape Plan prepared by TaylorBrammer (30 August 2024) show provision of three designated communal open spaces within the site including:

- A viewing cabana overlooking Bomaderry Creek at the west of the site;
- An area of communal open space near blocks M & N to the north of the site that includes communal open lawn space with pavilion and vegetable garden; and
- A centrally located public open space between blocks J, K and L (the boarding house, SCH office, childcare centre and apartments) and Lot 1 (not part of this application) that includes large paved area with shade trees and bench seating beneath, kid's nature play and open lawn space with palm trees.<sup>73</sup>

Plans do not provide dimensions of these areas. It is not known whether any of these spaces will be designated as public open space or are to remain privately held.

### On-site management

SCH has proposed to locate its office within the proposed development at Site A. Providing a visible, on-site tenancy and property management presence within the development will be a benefit for future residents and neighbours through enhanced accessibility, improved management awareness of conditions and ability to respond swiftly to issues as they arise.

JSA has not sighted any SCH policy documents or plans of management associated with the proposed development at the time of writing.

## 6.6 Evaluation of identified Social Impacts

### 6.6.1 Likely positive impacts

The proposed development is located within good proximity to the shops, services, education facilities, public open space areas, recreation facilities and public transport options in the Bomaderry suburb along the Princes Highway corridor north of the Shoalhaven River and into central Nowra.

The nearest bus stops (20m and 110m walking distance) provide access, albeit limited with two or three services a day, into Nowra, to Bomaderry Station as well as west/northbound. Additional bus stops near the Princes Highway and Moss Vale Road/Cambewarra Road roundabout (400-500m walking distance) provide more frequent services into central Nowra and to Bomaderry Station. With the current and projected growth in the Moss Vale Road Urban Release Area, it is expected that public transport bus services along Moss Vale Road into Nowra and to Bomaderry Station will continue to improve to better service new residents.

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<sup>73</sup> TaylorBrammer (2024) The Yards, Bomaderry: Site Masterplan, Drawing LA100, 30 August.

The proposed on-site commercial/retail services including child care centre and medical centre will be a positive benefit for future residents of the development and the locality. Whilst the current supply and availability of both child care and medical services in the area is reasonable, the demand for both types of services is expected to continue to increase due to the projected population growth and demographic change.

Nowra-Bomaderry is identified as a regionally significant growth area and focus for housing supply, with the need for smaller homes to accommodate current need as well as future population growth and ageing in regional and local strategic planning documents. The proposed development provides significant benefit in this regard.

The need for affordable housing in the Shoalhaven LGA has been acknowledged for some time, with Council's (2018) *Affordable Housing Strategy* demonstrating that the local housing market would be unlikely to provide affordable housing for those most in need, in particular very low and low income renters (particularly lone person households and, to a lesser extent, sole parents with children) without direct creation of social housing through deep subsidies, affordable rental and shared equity with some subsidy, and partnerships with community housing providers like SCH.

Expected waiting times for general applicants of social housing in the Nowra area remains stubbornly lengthy at 5 to 10 years for all housing types. A recent rental snapshot of Bomaderry and surrounding suburbs revealed a very limited supply of private rentals available, and very limited affordability for very low and low income households, and a significant undersupply of smaller strata dwellings.

The 198 dwellings proposed will provide a home for an estimated 315 people, which will likely include a large proportion of lone person households (estimated 71%). At least 15% of the dwellings will be provided as affordable housing, providing a much-needed boost to the local supply of affordable housing. The proposed dwelling mix will also enhance the diversity of housing available in the local market and increase the supply of smaller studio, one and two bedroom properties (75% of the dwellings proposed) which more than half of renters in stress in the LGA need.

The inclusion of a SCH office within the development will also be a positive benefit for future residents and neighbours by providing a visible, on-site tenancy and property management presence that will enable enhanced accessibility, improved management awareness of conditions and ability to respond swiftly to issues as they arise.

## 6.6.2 Potential negative impacts

At the time of writing, detailed plans and all expert reports were not available. JSA were unable to assess potential social impacts related to:

- Amenity and provision of public open space areas and community facilities on-site; and
- Amenity of the boarding house, particularly the communal open space area.

It is anticipated that these issues are likely to be resolved through provision of more detailed plans and reports.

There is potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process. This potential adverse impact is able to be largely mitigated through the formal exhibition period and opportunity to provide a submission about the proposal.

### 6.6.3 Application of the Guideline social impact tables

The following Table applies the social impact tables as set out in the Guideline for evaluating social impacts in terms of likelihood level (Table 3), dimensions of social impact magnitude (Table 4), defining magnitude levels for social impacts (Table 5) and significance matrix of the above (Table 6).<sup>74</sup>

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<sup>74</sup> NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline for State Significant Projects – Technical Supplement, February, Pg 12-13.

Table 6.5: Identified social impacts, evaluated significance, mitigations and residual impact significance

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
Way of life	how people live, how they get around, how they work, how they play, and how they interact each day	Provision of 198 dwellings, incl at least 15% affordable housing dwellings in local area with significant affordable housing need & context of State-wide housing crisis a positive impact of proposal.	Almost certain + moderate = High	No mitigation required	High (positive)
		Proposal is located within good proximity to shops good proximity to the shops, services, education facilities, public open space areas, recreation facilities and public transport options in the Bomaderry suburb along the Princes Highway corridor.	Almost certain + moderate = High	No mitigation required	High (positive)
		Commercial/retail space to be provided on site (depending on the final composition of shops and services) will provide additional access to everyday essentials for future residents of the site and the Moss Vale URAs.	Likely + moderate = High	Benefit could be enhanced if on site shops and services aligned to identified community needs as per SCH knowledge of tenant needs and SCC feedback re community needs.	High (positive)
Community	composition, cohesion, character, how the community functions, resilience, and people's sense of place	Estimated future on site population 315 people in 198 households will bring changes to the locality, which is in the process of significant change through the development of Moss Vale Rd URAs.	Almost certain + minor = Medium	Practices and policies of CHP regarding allocations, social inclusion, tenant/neighbour engagement and property management on site.	Medium (positive/negative, neutral)
Accessibility	how people access and use infrastructure, services and facilities, whether	Proposed dwelling mix (9% studios/bh rooms, 40% 1BR, 26% 2BR, 25% 3BR) responds to the profile of those in housing stress in the Nowra Bomaderry Urban Area - 80% renters and 20% purchasers. Of those in rental stress, 56% are smaller hhs and 44% larger hhs, with around half lone person households.	Likely + Moderate = High	No mitigation required	High (positive)

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
	provided by a public, private, or not-for-profit organisation	Proposal site is located within walking distance to limited public transport options. It is expected that public transport bus services along Moss Vale Road into Nowra and to Bomaderry Station will continue to improve to better service new residents as Moss Vale Rd URAs are developed. Enhanced public transport services required to support future population growth. Capacity of local schools to accommodate growth a concern raised by some nearby neighbours.	Likely + Moderate = High	Applicant to consult with SCC and TfNSW re enhanced public transport services on Moss Vale Road.	High (positive/negative, neutral)
		Predicted demography projects an increase of 9 primary school aged children and 8 high school aged children (Section 6.2), local schools are likely able to accommodate this growth.	Unlikely + Minimal = Low	No mitigations required	Low (positive/negative, neutral)
Culture	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings	We understand that the local Aboriginal community may have cultural values and needs associated with the proposal that must be considered. Defer to Aboriginal Cultural Heritage Assessment Report and consultations undertaken through that process.	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others.	Low (positive/negative, neutral)
Health and wellbeing	physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from	Provision of on-site medical centre will be a positive benefit for future residents of the development and the locality, especially future older age residents and social housing residents who may be more vulnerable. Demand for medical services in the local area is expected to continue to increase due to the projected population growth and demographic change.	Likely + Moderate = High	No mitigation required	High (positive)

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
	financial or other pressures, access to open space and effects on public health				
Surroundings	ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity	Environmental impacts to Bomaderry Creek a concern raised by some nearby neighbours.	Possible + Moderate = Medium	Defer to the findings and recommendations of relevant environmental reports and plans included with the Application.	Medium (positive/negative, neutral)
		Traffic and parking impacts in the immediate locality a concern raised by some nearby neighbours.			
		Defer to approved plans for signalised intersection of site access, Elvin Rd & MVR as per Subdivision and Traffic and Parking Impact Assessment report findings and recommendations, noting context of longer-term plan to widen MVR to four lanes of traffic.	Likely + Moderate = High	Rely on Traffic and Parking Impact Assessment findings and recommendations.	Nil (neutral)
		The site is in close proximity to other public open space area and recreation facilities.	Almost certain + moderate = High	No mitigation required	High (positive)
Livelihoods	people's capacity to sustain themselves through	Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities in Bomaderry and Nowra is a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
	employment or business				
		Employment opportunities associated with proposed retail/commercial spaces on-site a positive benefit for the community.	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access employment.	Medium (positive)
		Provision of on-site child care centre will be a positive benefit for future residents of the development and the locality, including future social housing residents. Demand for child care centre places is expected to continue to increase in the local area due to the projected population growth and demographic change. Improved access to child care centre places will facilitate labour force participation for users, as well as provide employment for child care educators/workers.	Possible + Moderate = Medium	Benefit potentially enhanced through provision of education and training opportunities for SCH tenants to earn qualifications and access employment at child care centre.	Medium (positive)
Decision-making systems	extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.	Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provide submission during formal exhibition period.	Low (negative) - nil
		Inclusion of SCH office within the development a positive impact with regards to enhanced accessibility to tenancy and property managers for future residents and neighbours.	Likely + Moderate = High	No mitigation required.	High (positive)

Source: JSA 2024; DPE 2023

## 6.7 Recommendations

It is recommended that the Applicant:

- Continue to consult with Shoalhaven City Council and Transport for NSW to advocate for enhanced bus services in the area, particularly along Moss Vale Road, which will benefit future residents of the proposed development and the Moss Vale Road Urban Release Areas.
- Provide detailed designs for the communal open space area of the boarding house to ensure that residents have access to some usable open space with good amenity for individual and communal enjoyment.

## 7 Conclusions

There is significant benefit to the proposal in the context of the high need for social and affordable housing, and of more diverse housing types in well located areas. The fact that the proposed development will provide at least 15% affordable housing, owned and managed by a highly regarded Tier 1 community housing provider as part of the urban expansion of Bomaderry is of particular benefit, noting that it is unlikely that much if any of the new housing otherwise created through the market in this locality would be affordable to very low and low income renters or purchasers.

The proposal is in the public interest in that it supports the objectives of the *Environmental Planning and Assessment Act 1979* with regard the maintenance and provision of affordable housing, as well as the strategic objectives and priorities of State Government and Shoalhaven City Council.

# Appendix A: Geographies used in Analysis

## SA1 – 11401127704

SA1 with large lot residential development in closest proximity to the proposal site.

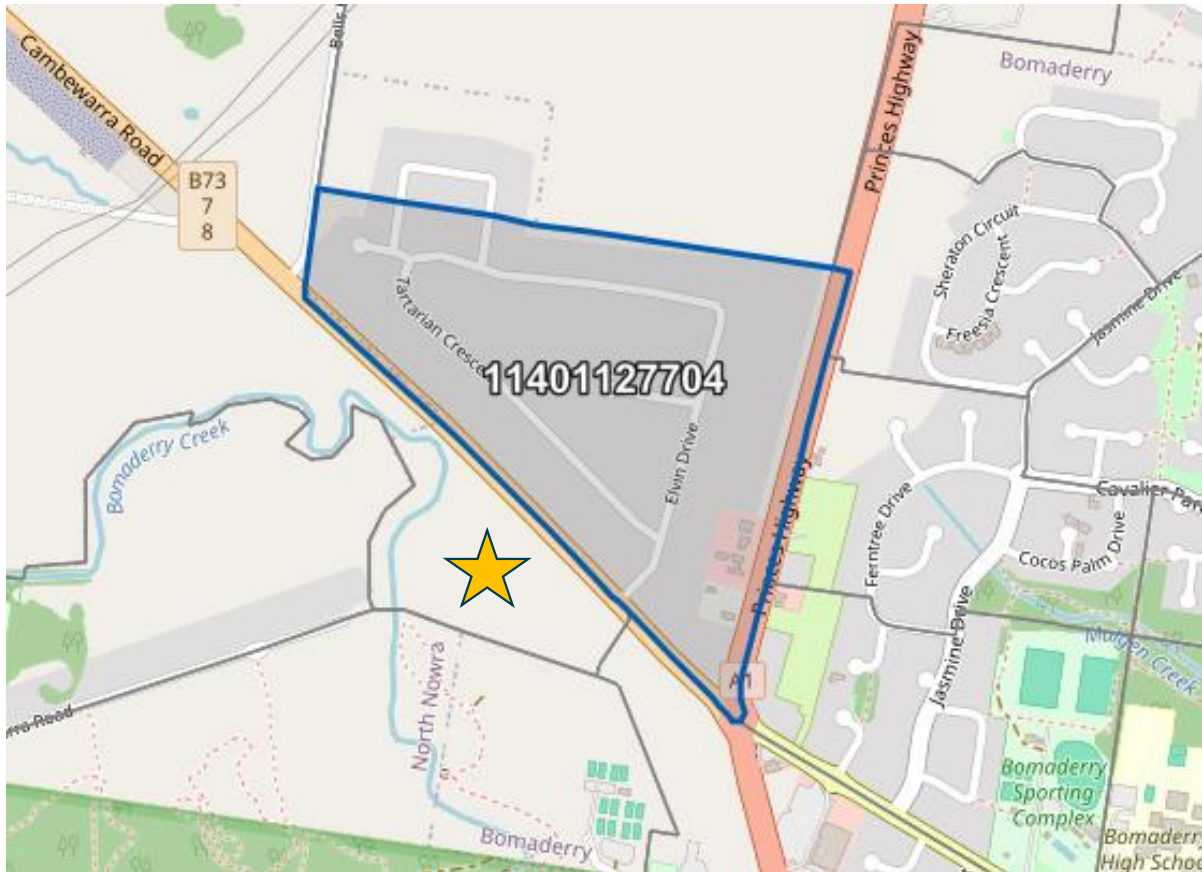


Figure 0.1: SA1 – 11401127704 with proposal site indicated with star in adjacent SA1

Source: ABS 2021

## SA1 – 11401127706

SA1 in which the proposed development is located.

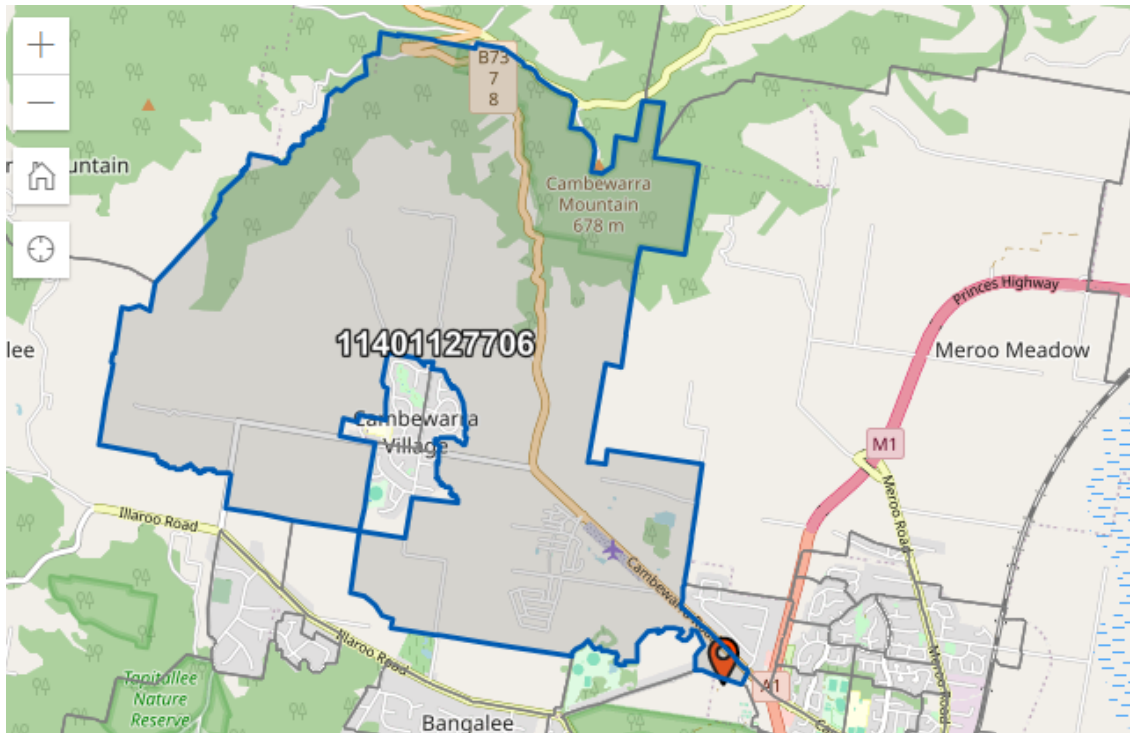


Figure 0.2: SA1 – 11401127706 with proposal site indicated with star in adjacent SA1  
 Source: ABS 2021

## Bomaderry Suburb

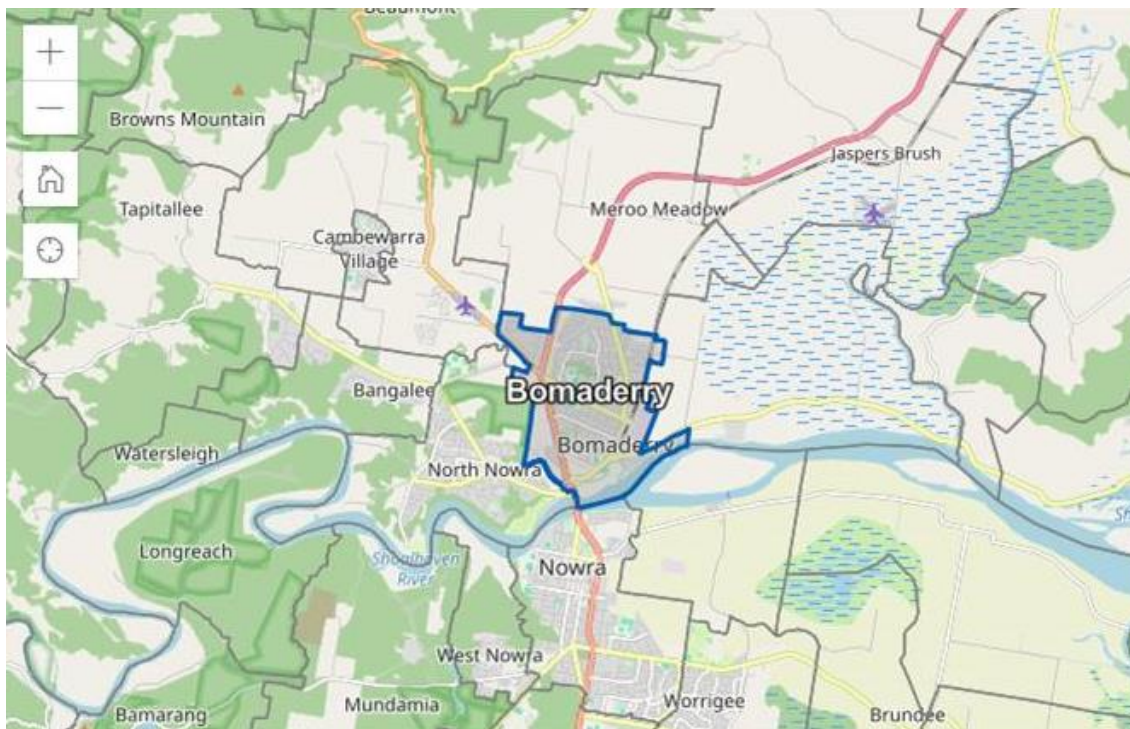


Figure 0.3: SA1 – Bomaderry Suburb  
 Source: ABS 2021

# Nowra-Bomaderry Significant Urban Area

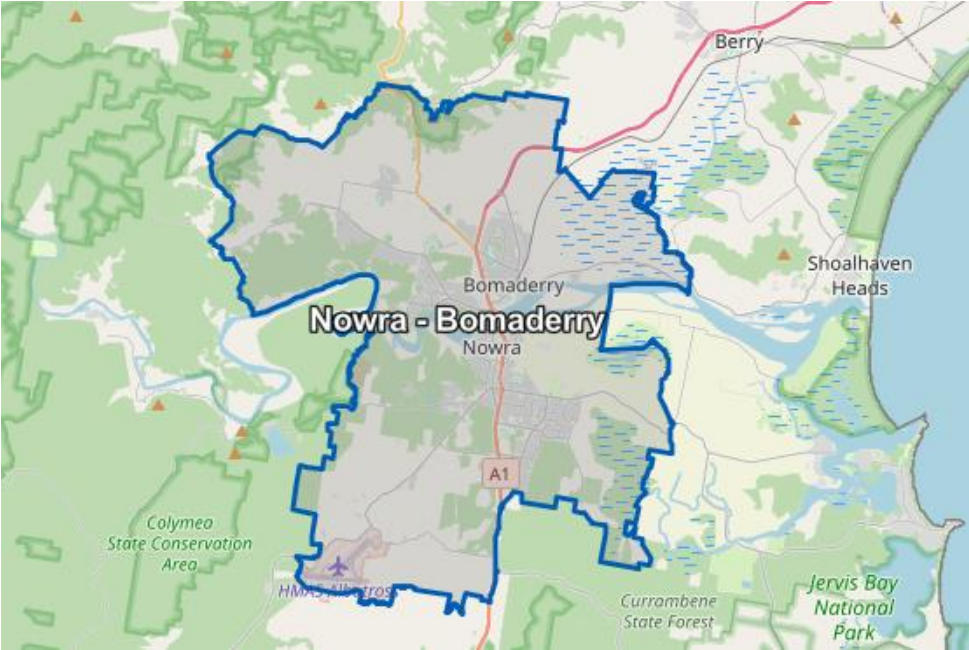


Figure 0.4: Nowra-Bomaderry Significant Urban Area

Source: ABS 2021

# North Nowra-Bomaderry SA2

Statistical Area 2 are the smallest geography available for DPE Population Projections used for childcare needs assessment.

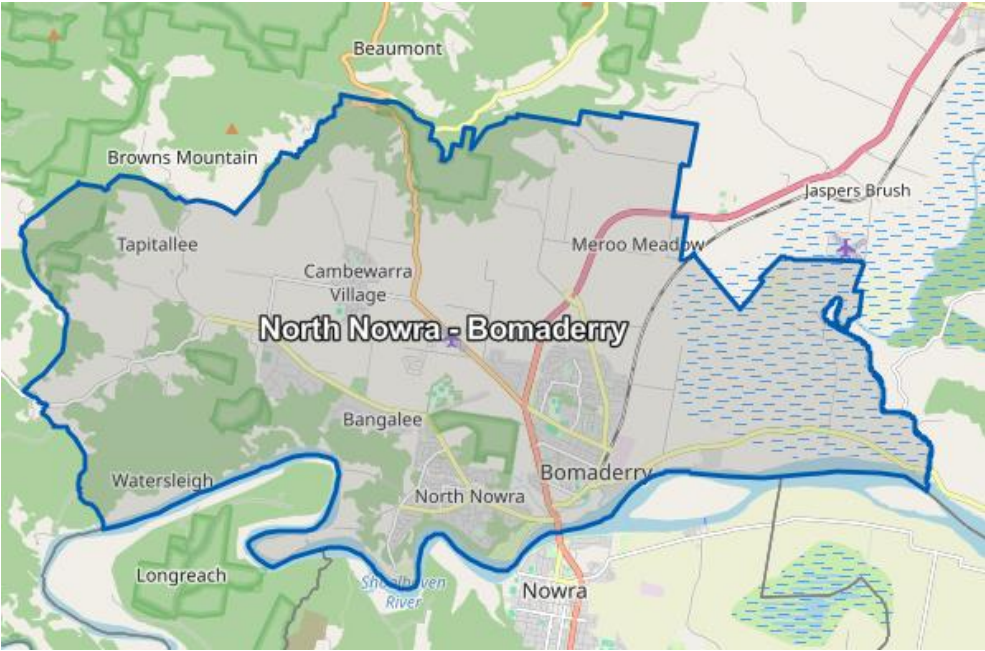


Figure 0.5: North Nowra-Bomaderry SA2

Source: ABS 2021

# Nowra SA2

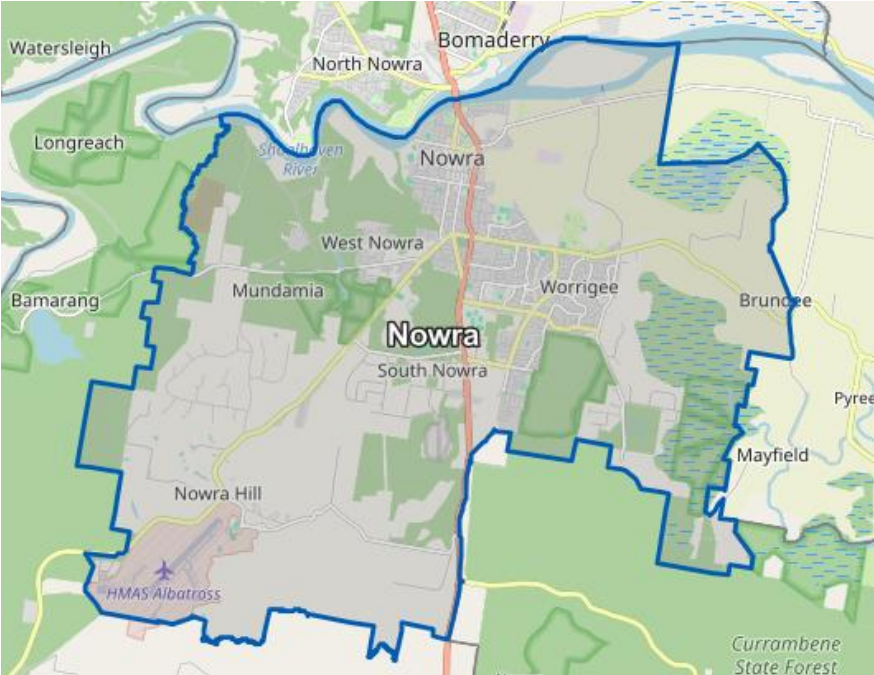


Figure 0.6: Nowra SA2  
Source: ABS 2021

# Shoalhaven Local Government Area



Figure 0.7: Shoalhaven Local Government Area  
Source: ABS 2021

# Rest of NSW



Figure 0.8: Rest of NSW

Source: ABS 2021

## Appendix B: NSW BoCSAR Crime Data and Maps

The Table below shows the two-year trend to March 2024 and the incident rate (per 100,000 population) for the Year to March 2024, for the **Bomaderry and Cambewarra Suburbs** compared to NSW for a range of offence types. Rates above NSW are **Red** and rates below are **Green**. The proposal site is located within the Cambewarra Suburb based on BoCSAR reporting.

The most recent crime hotspot maps for a range of offences for the Bomaderry and Cambewarra Suburbs are for the period January 2023 to December 2023. NSW Bureau of Crime Statistics and Research (BoCSAR) reports that, ‘Hotspot maps illustrate areas of high crime density relative to crime concentrations in NSW. The hotspots indicate areas with a high level of clustering of recorded criminal incidents for the selected offence...LGAs with crime hotspots do not necessarily have high count of incidents relative to other LGAs. This is because hotspots reflect the density of incidents in specific areas and not the number of incidents in the entire LGA. Hotspots are not adjusted for the number of people residing in or visiting the LGA and so do not necessarily reflect areas where people have a higher than average risk of victimisation’.<sup>75</sup>

Table 0-1: NSW BoCSAR Incident Rates Bomaderry & Cambewarra Suburb & Subject Site w/in Hotspot

Offence Type	Area	2 Yr Trend to Mar 2024	Rate (per 100,000 population) Yr to Mar 2024 (x NSW)	Proposal site w/in Hotspot (Jan-Dec 2023)?
Assault – Domestic	Bomaderry	Stable	680.1 (1.5x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 5.5% per year	447.1	
Assault – Non Domestic	Bomaderry	Stable	916.6 (2.2x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 6.6% per year	423	
Robbery	Bomaderry	n.c.	44.4 (1.9x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Stable	23.8	
Theft – Break and Enter dwelling	Bomaderry	Stable	517.4 (2.1x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 7.0% per year	249.1	

<sup>75</sup> Burgess, M (2011) Understanding crime hotspot maps, NSW Bureau of Crime Statistics and Research, Crime and Justice Statistics, Bureau Brief, Issue paper no 60, April, Pg 3.

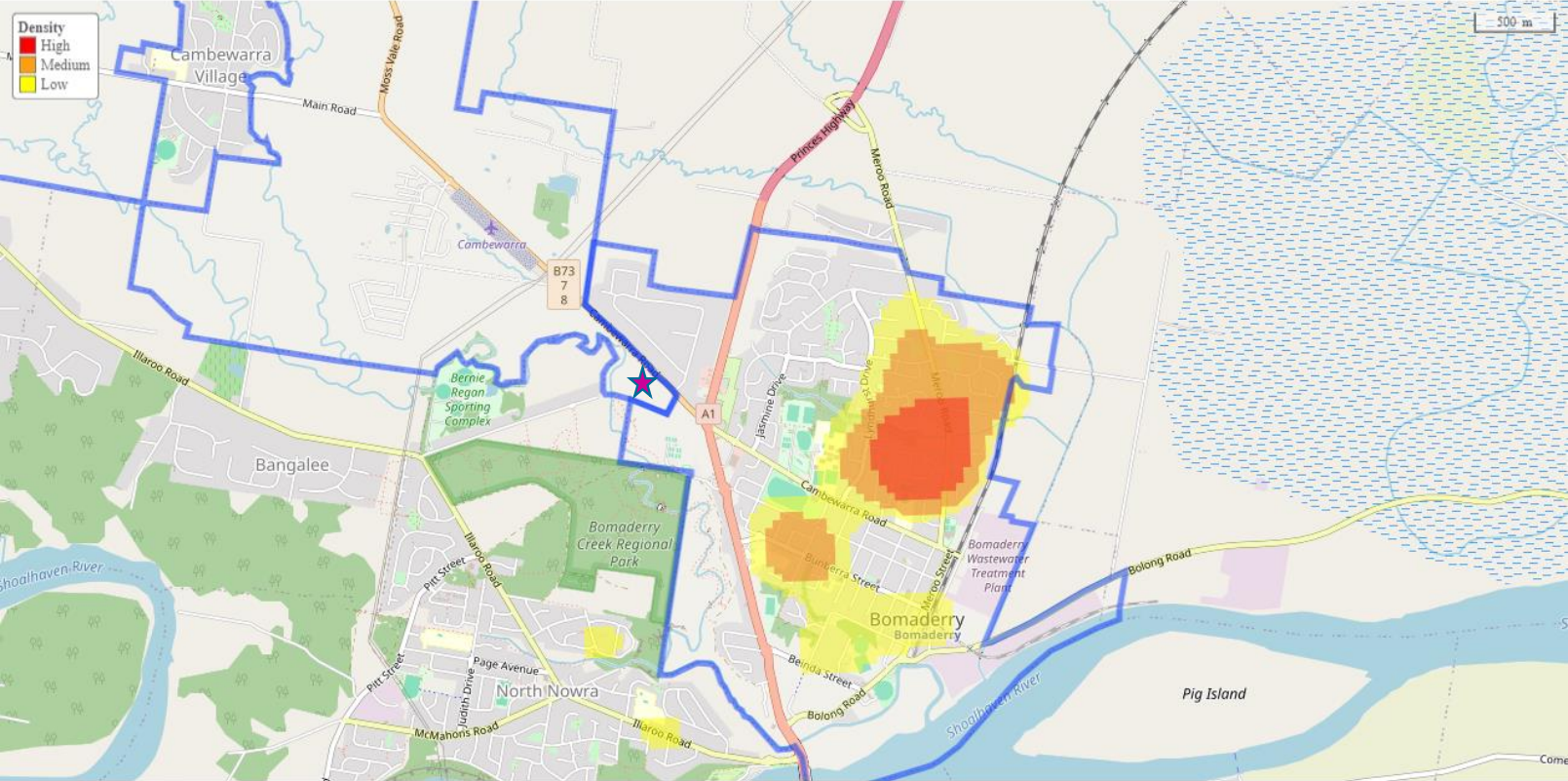
Offence Type	Area	2 Yr Trend to Mar 2024	Rate (per 100,000 population) Yr to Mar 2024 (x NSW)	Proposal site w/in Hotspot (Jan-Dec 2023)?
Theft - break & enter non-dwelling	Bomaderry	n.c.	310.5 (2.9x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 13.9% per year	105.5	
Theft - motor vehicle theft	Bomaderry	n.c.	295.7 (1.7x)	
	Cambewarra	n.c.	n.c.	
	NSW	Up 12.9% per year	177.8	
Theft – steal from motor vehicle	Bomaderry	n.c.	517.4 (1.5x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Stable	350.9	
Theft- steal from dwelling	Bomaderry	n.c.	295.7 (1.5x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 5.3% per year	197.1	
Theft - steal from person	Bomaderry	n.c.	14.8	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 6.3% per year	26.6	
Malicious Damage to Property	Bomaderry	Stable	1419.3 (2.3x)	No
	Cambewarra	n.c.	n.c.	
	NSW	Up 0.7% per year	605.3	

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

# NSW BoCSAR Crime Hotspot Maps

## Assault Domestic

Incidents of Assault (Domestic assault) from January 2023 to December 2023



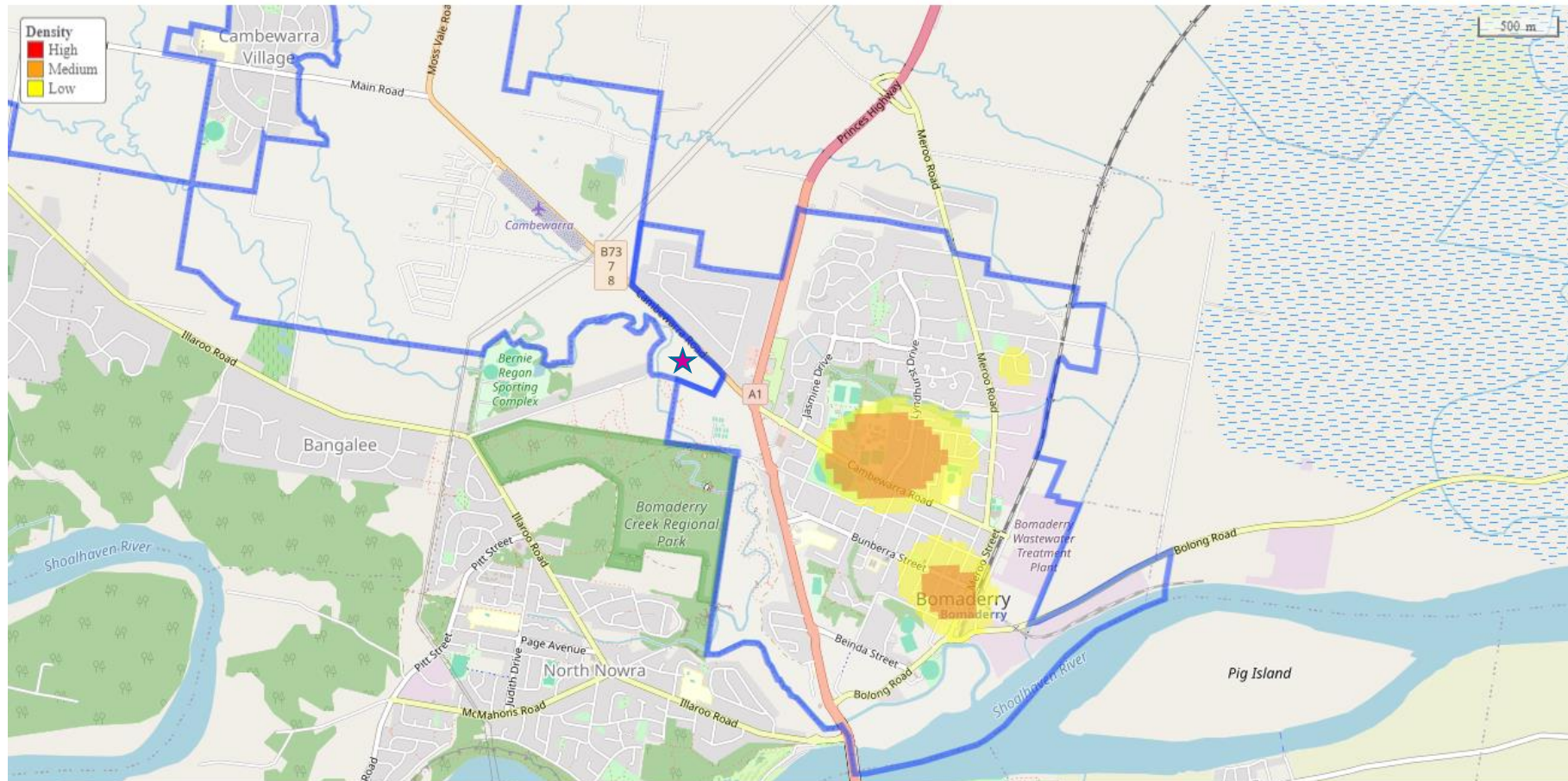
Source: NSW Bureau of Crime Statistics and Research

Figure 0-1: Incidents of Assault (Domestic assault) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Assault Non-Domestic

Incidents of Assault (Non-domestic assault) from January 2023 to December 2023



Source: NSW Bureau of Crime Statistics and Research

Figure 0-2: Incidents of Assault (Non-domestic assault) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

# Robbery

Incidents of Robbery from January 2023 to December 2023



Source: NSW Bureau of Crime Statistics and Research

Figure 0-3: Incidents of Robbery from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft - Break and Enter Dwelling

Incidents of Theft (Break & enter dwelling) from January 2023 to December 2023

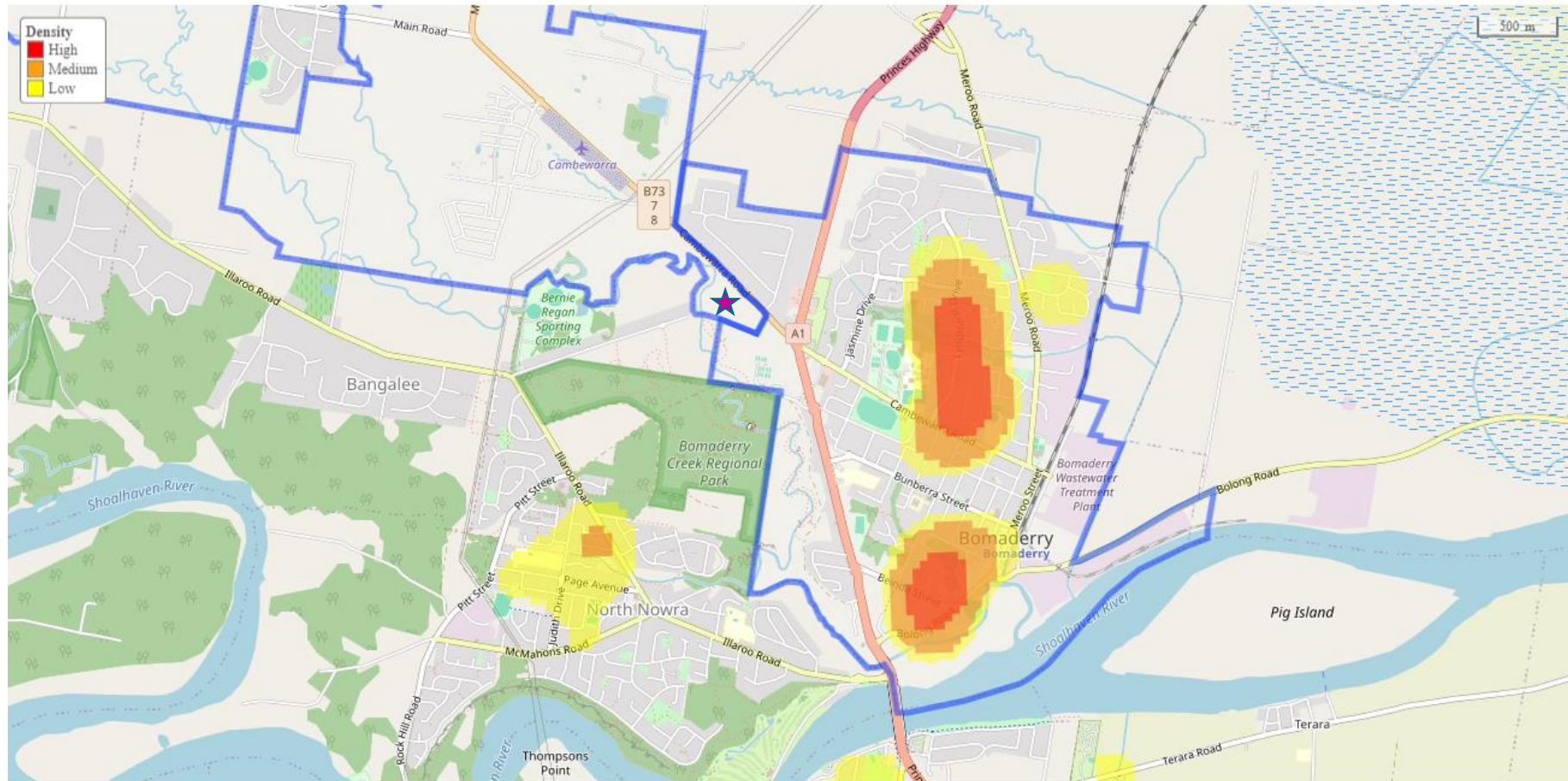
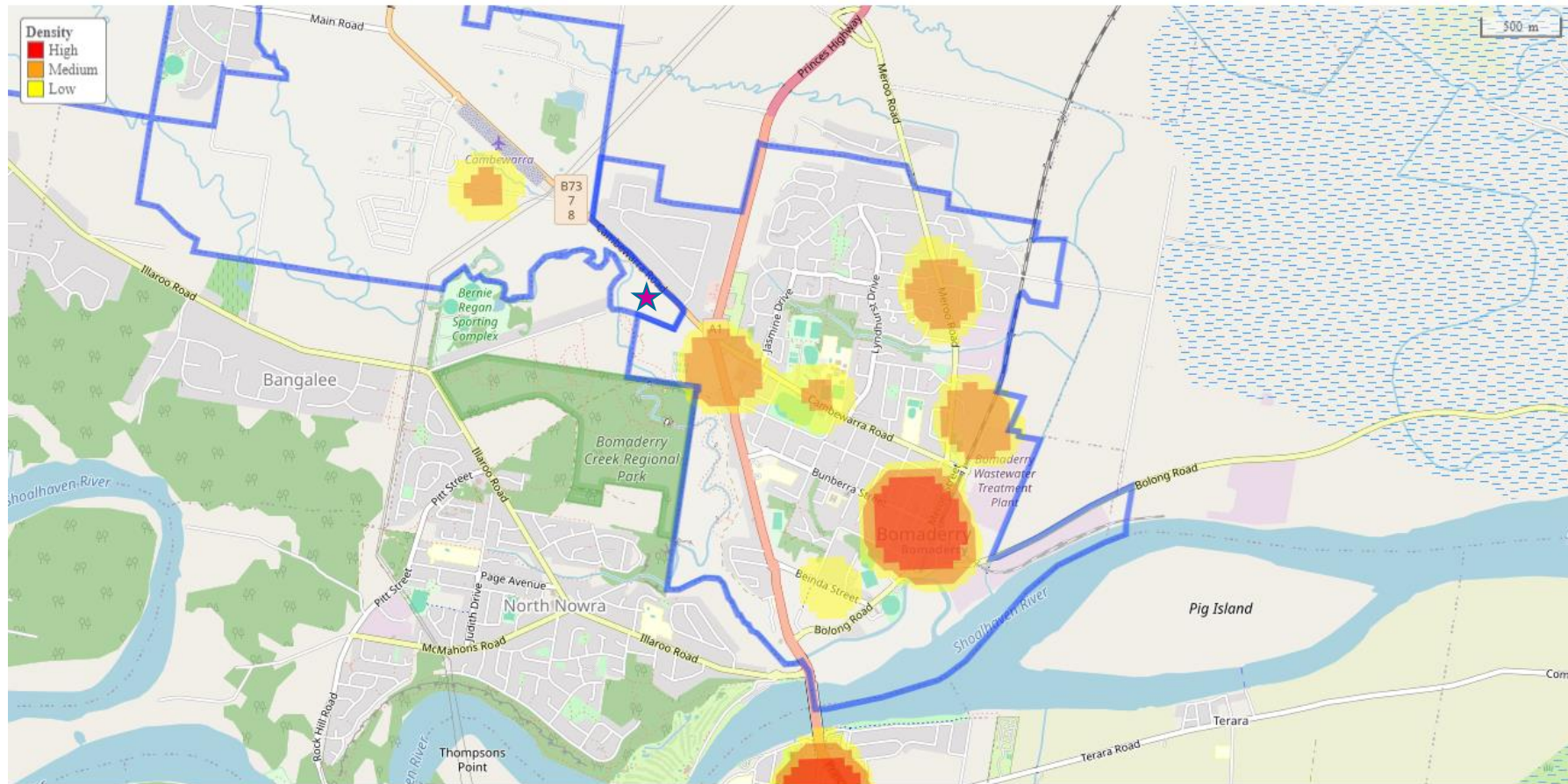


Figure 0-4: Incidents of Theft (Break & enter dwelling) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft- Break & enter non-dwelling

Incidents of Theft (Break & enter non-dwelling) from January 2023 to December 2023



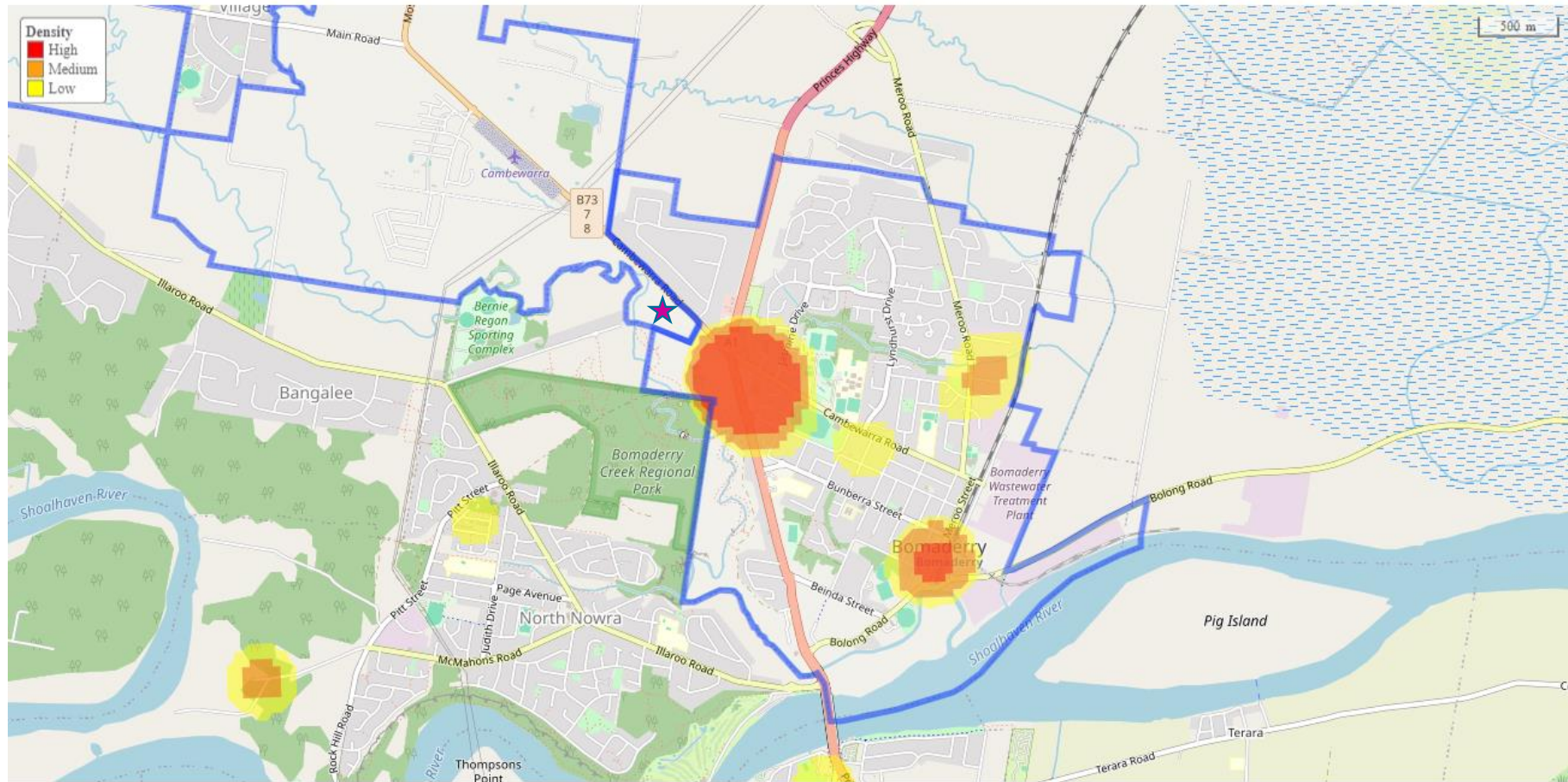
Source: NSW Bureau of Crime Statistics and Research

Figure 0-5: Incidents of Theft (Break & enter non-dwelling) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft – Motor Vehicle theft

Incidents of Theft (Motor vehicle theft) from January 2023 to December 2023



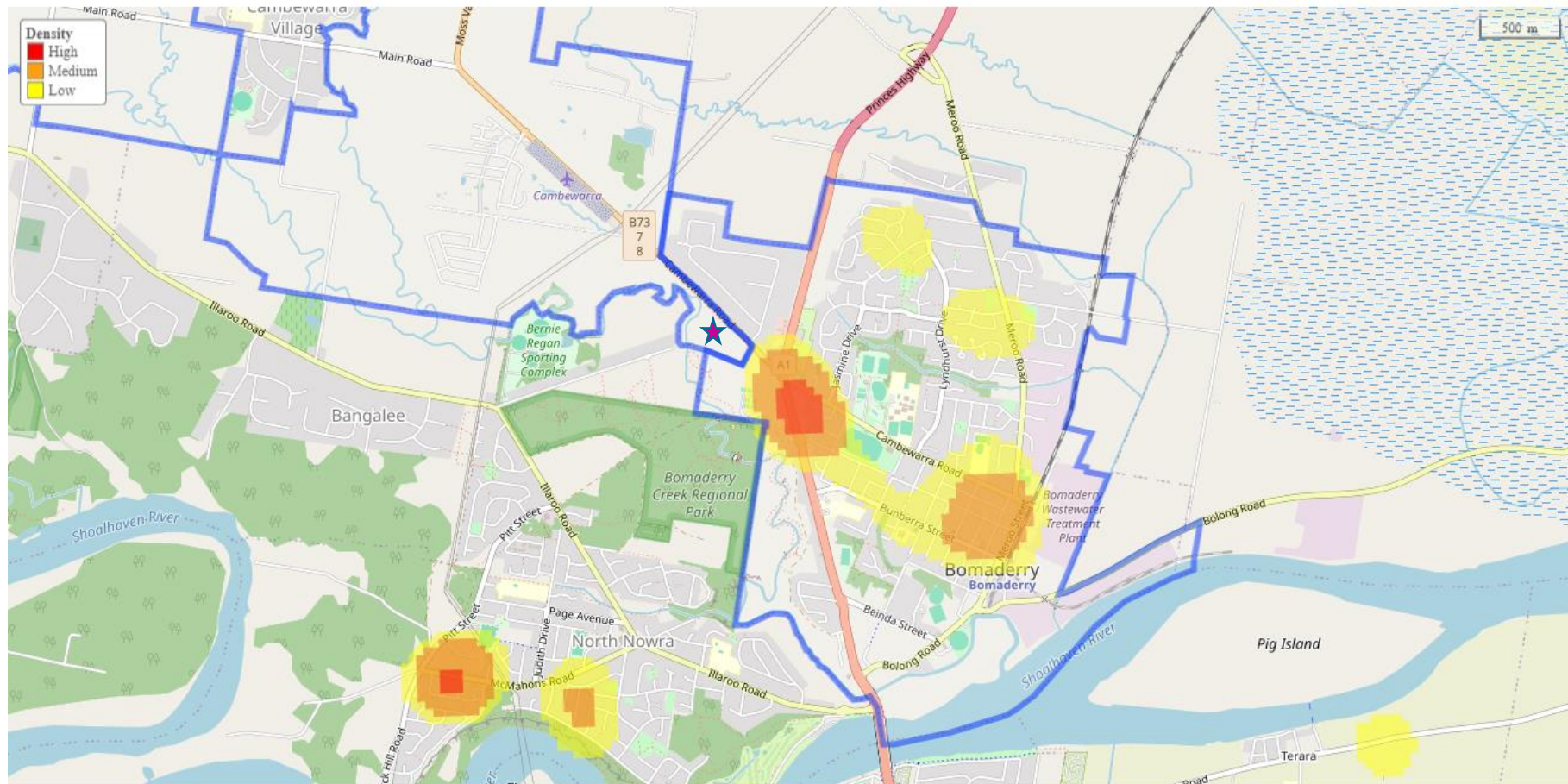
Source: NSW Bureau of Crime Statistics and Research

Figure 0-6: Incidents of Theft (Motor vehicle theft) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft – Steal from Motor Vehicle

Incidents of Theft (Steal from motor vehicle) from January 2023 to December 2023



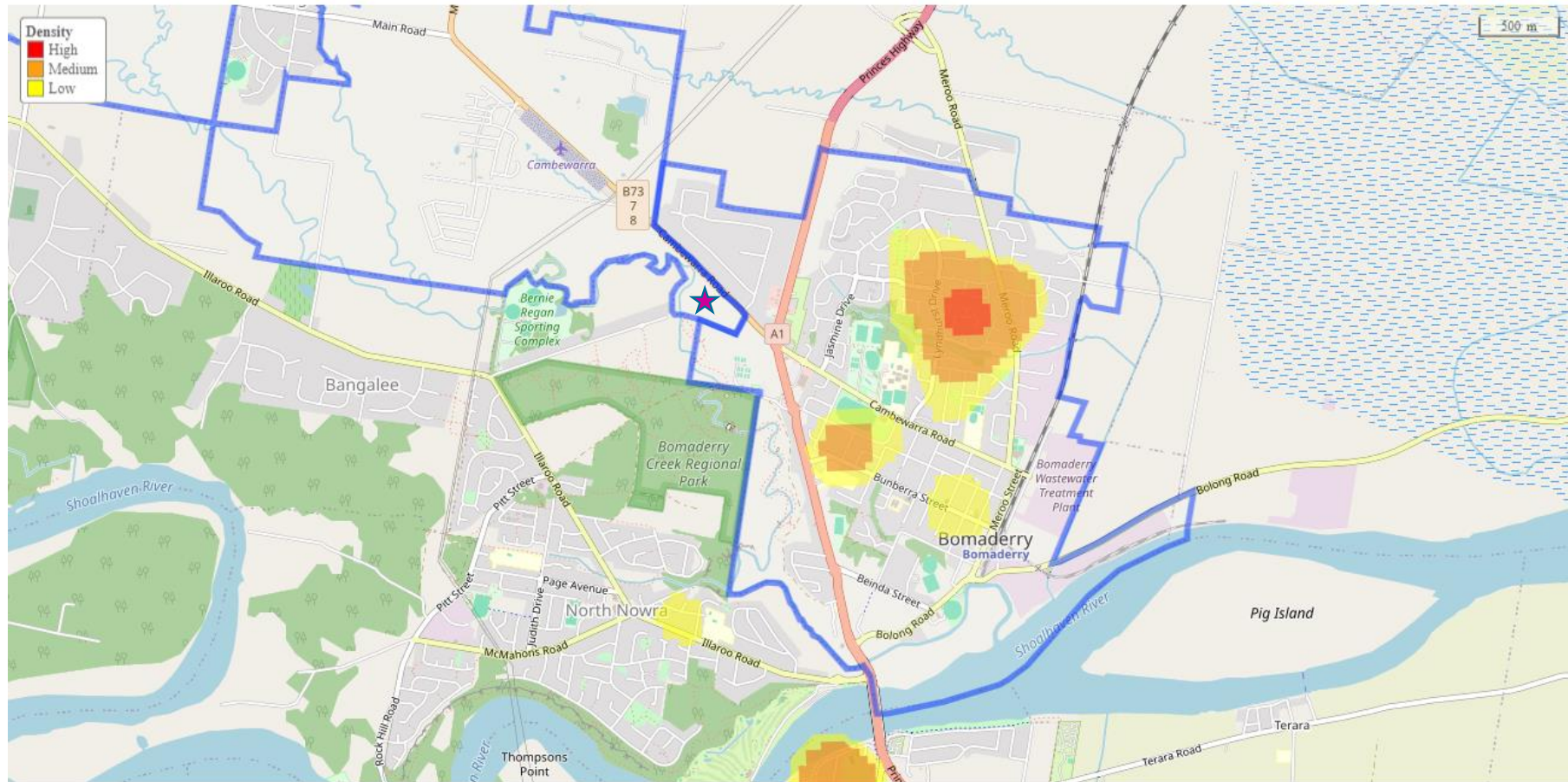
Source: NSW Bureau of Crime Statistics and Research

Figure 0-7: Incidents of Theft (Steal from motor vehicle) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft – Steal from Dwelling

Incidents of Theft (Steal from dwelling) from January 2023 to December 2023



Source: NSW Bureau of Crime Statistics and Research

Figure 0-8: Incidents of Theft (Steal from dwelling) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

## Theft – Steal from Person

Incidents of Theft (Steal from person) from January 2023 to December 2023



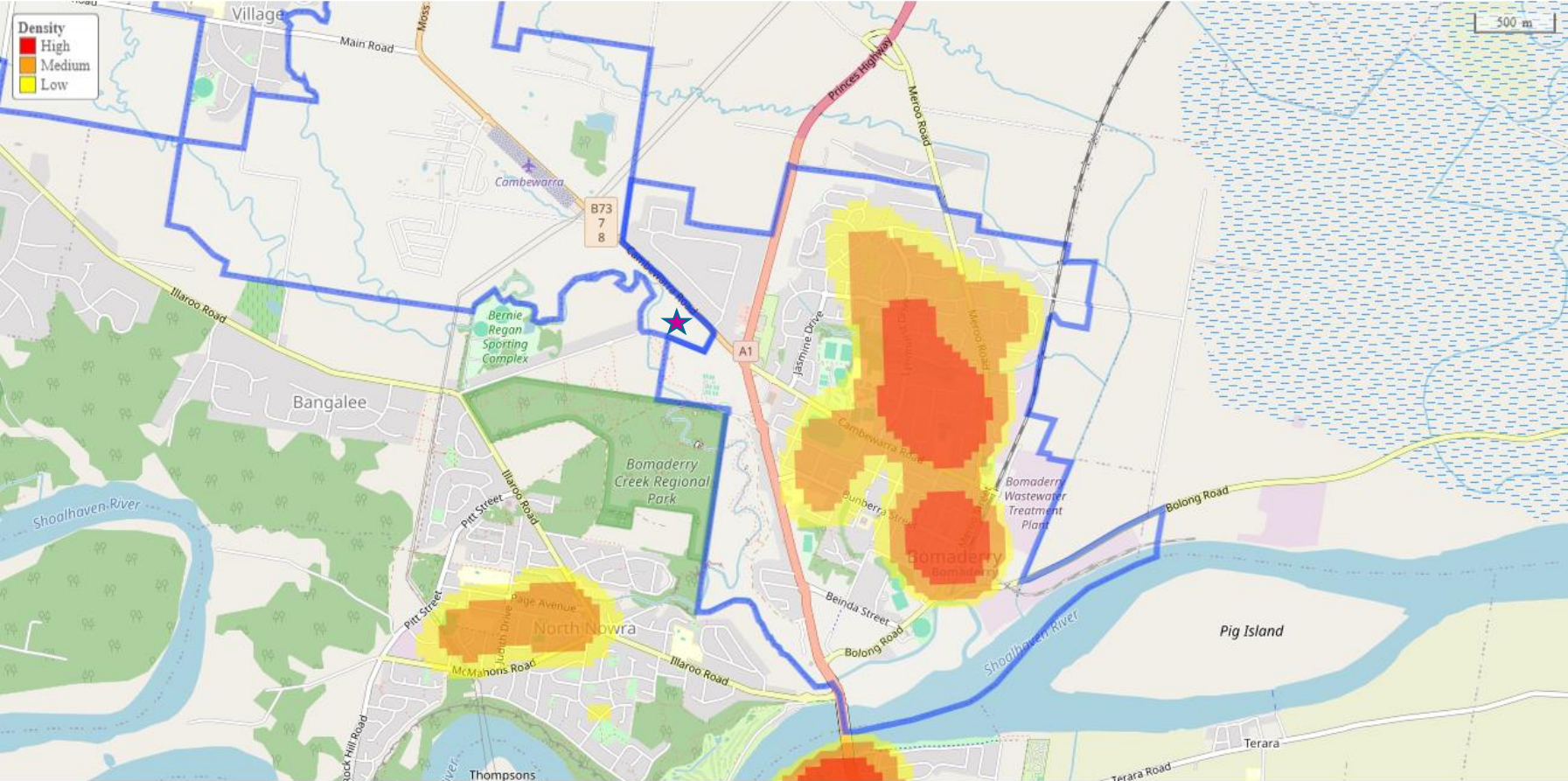
Source: NSW Bureau of Crime Statistics and Research

Figure 0-9: Incidents of Theft (Steal from person) from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

# Malicious Damage to Property

Incidents of Malicious damage to property from January 2023 to December 2023



Source: NSW Bureau of Crime Statistics and Research

Figure 0-10: Incidents of Malicious Damage to Property from Jan 2023 to Dec 2023, Bomaderry & Cambewarra Suburbs boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 16/07/2024.

# Appendix C: Demographic and Housing Context

## Community Wellbeing (SEIFA)

The figures below show SEIFA Disadvantage and SEIFA Education and Occupation by SA1. The adjoining SA1s to the east of the Princes Highway, the majority of the Bomaderry suburb, are significantly more disadvantaged than those SA1s to the west of the Princes Highway to Cambewarra. The percentile of the SA1s in the Bomaderry suburb fall among the most disadvantaged 5% to 26% of SA1s in Australia, whilst the SA1 to the north of the proposal site has an average percentile of 48% and those areas further to the west along Moss Vale Road have even lower levels of disadvantage with percentiles ranging from 70% to 94%.

A similar trend and pattern in the local geography is apparent for SEIFA Education and Occupation, noting that the percentile values of the SA1 areas to the west of the proposal site along Moss Vale Road are more moderate ranging from 49% to 73%.



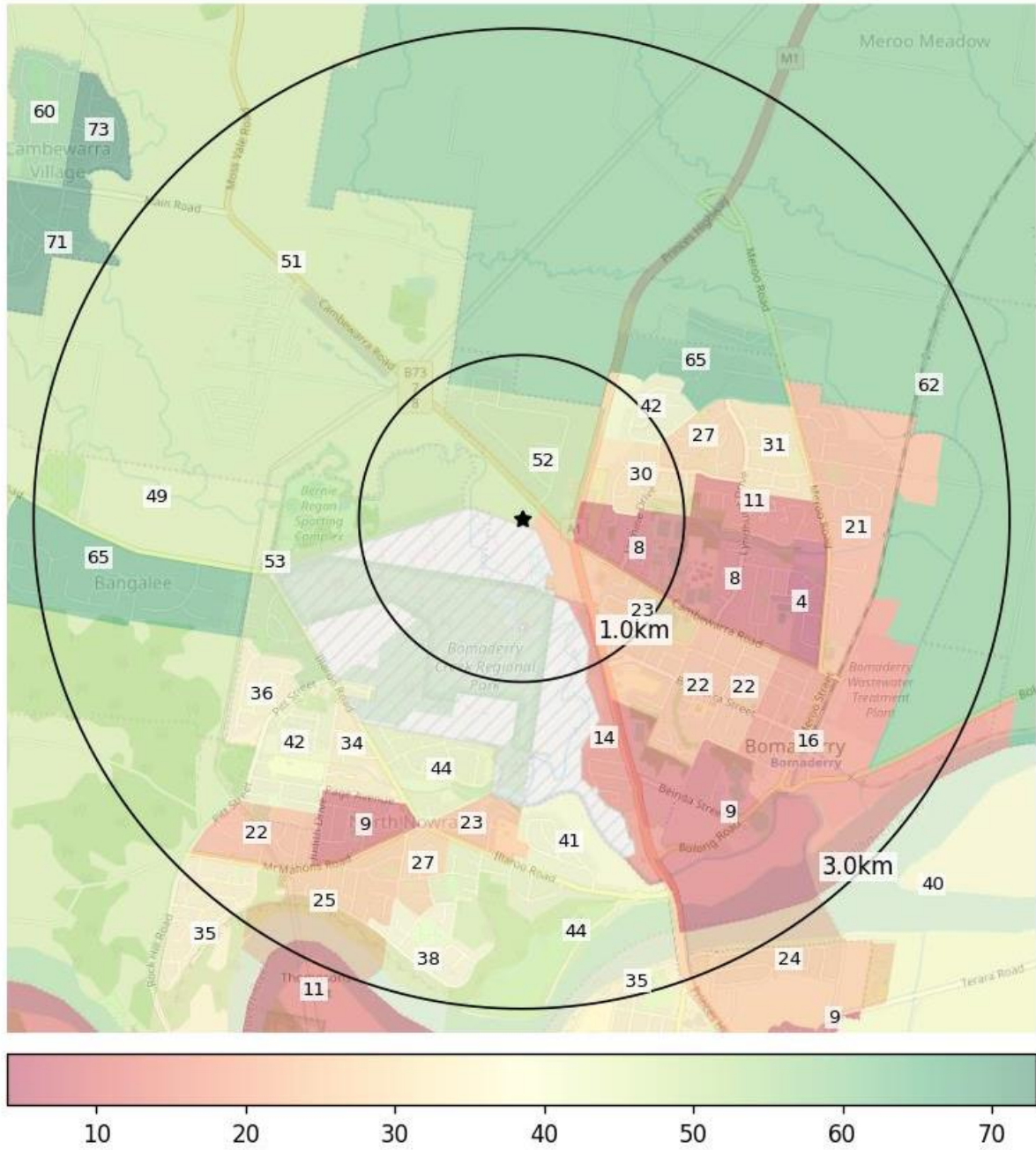


Figure 0-2: SEIFA Index of Education and Occupation in SA1s within 1 km and 3kms of the proposal site (shown with star)

Source: JSA 2024 and ABS 2021

**NOTE:** Numbers on the maps, and at the bottom of the maps, indicate percentiles for NSW (that is, '9' on the map indicates that the SA1 is in the most disadvantaged 9% of areas in NSW; and '80' at the bottom indicates that that degree of 'green' shading places an SA1 in the **most** disadvantaged 80% of areas for NSW, or the **least** disadvantaged 20% of areas).

## Age Profile

The SA1 to the north of the proposal site, and particularly the SA1 that includes the proposal site and extends to the west, have older populations than Shoalhaven LGA and Rest of NSW. The Bomaderry suburb has a similar age profile to the LGA, while the Nowra-Bomaderry urban area has a younger than LGA age profile and is more similar to the Rest of NSW average.

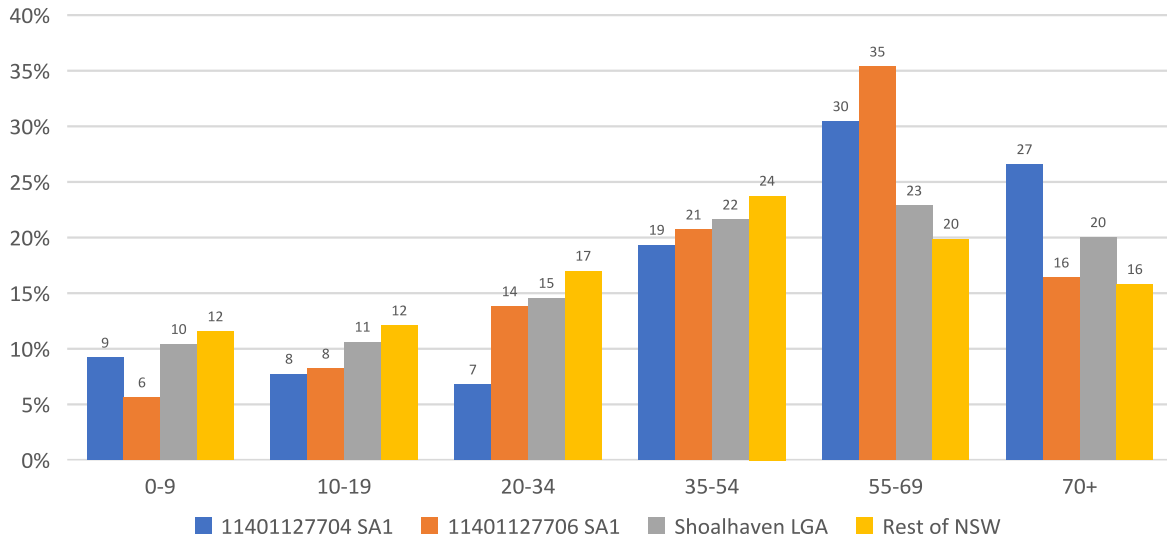


Figure 0.3: Age of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G04.

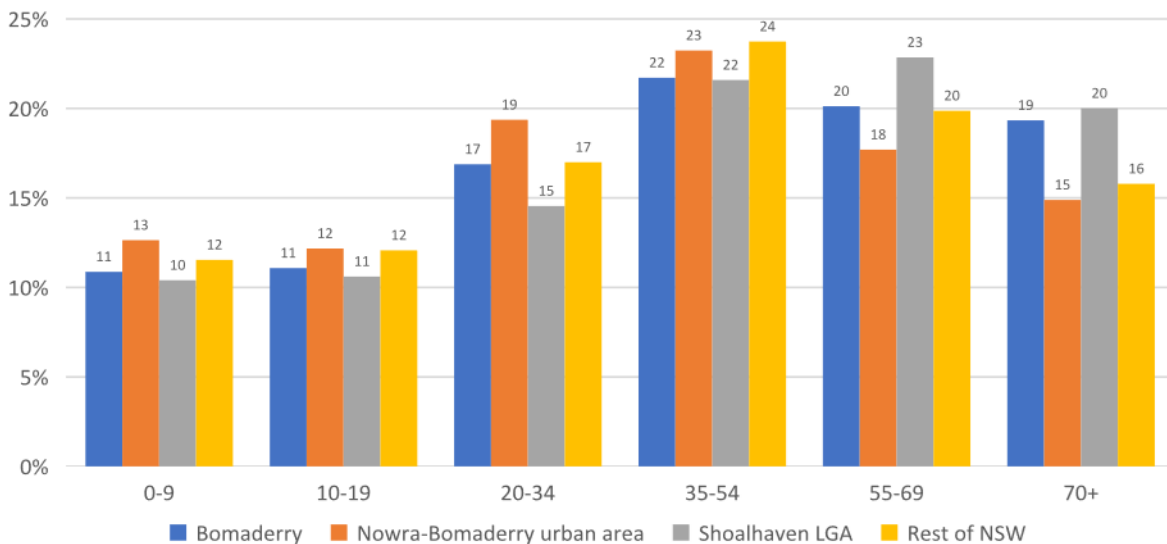


Figure 0.4: Age of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G04.

Similar to the Rest of NSW, the population of Shoalhaven LGA has aged over the 10 years to 2021. 43% of the LGA population is aged 55 and over in 2021, compared to 38% in 2011.

Table 0.2: Change in age, 2011-2021 (percent)

	Shoalhaven LGA		Rest of NSW	
	2011	2021	2011	2021
0-9	11%	10%	13%	12%
10-19	13%	11%	13%	12%
20-34	13%	15%	16%	17%
35-54	25%	22%	27%	24%
55-69	22%	23%	19%	20%
70+	16%	20%	13%	16%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T03.

## Household type

The household profile of the SA1s to the north of the proposal site and extending to the west are predominately couple only and family with children households, with very low rates of lone person households compared to the benchmark areas. This differs to the Bomaderry suburb, Nowra Bomaderry urban area, LGA and Rest of NSW which have much higher rates of lone person households and lower rates of couples.

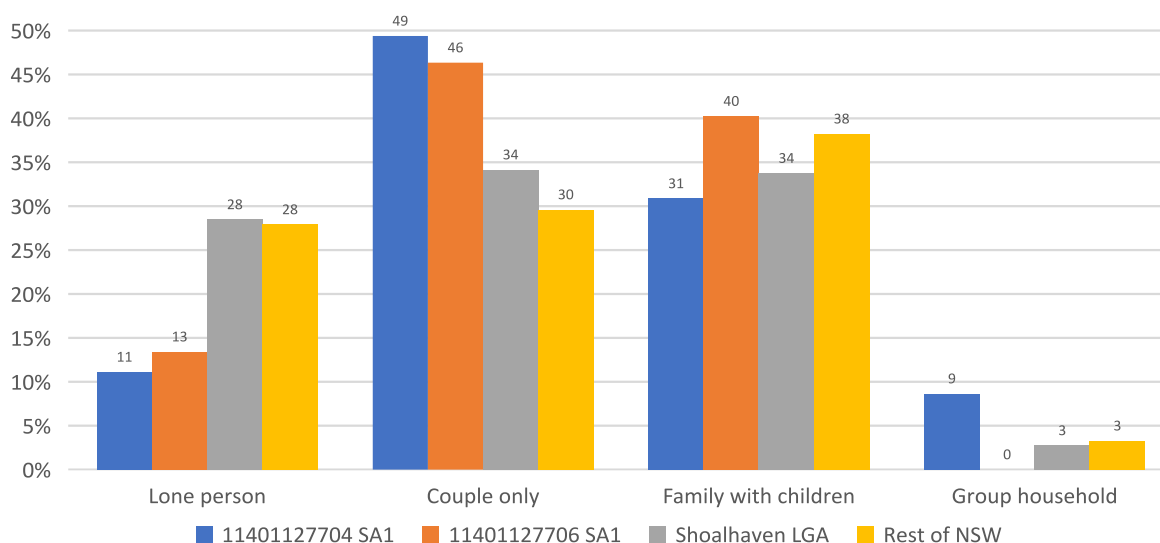


Figure 0.5: Household type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G42.

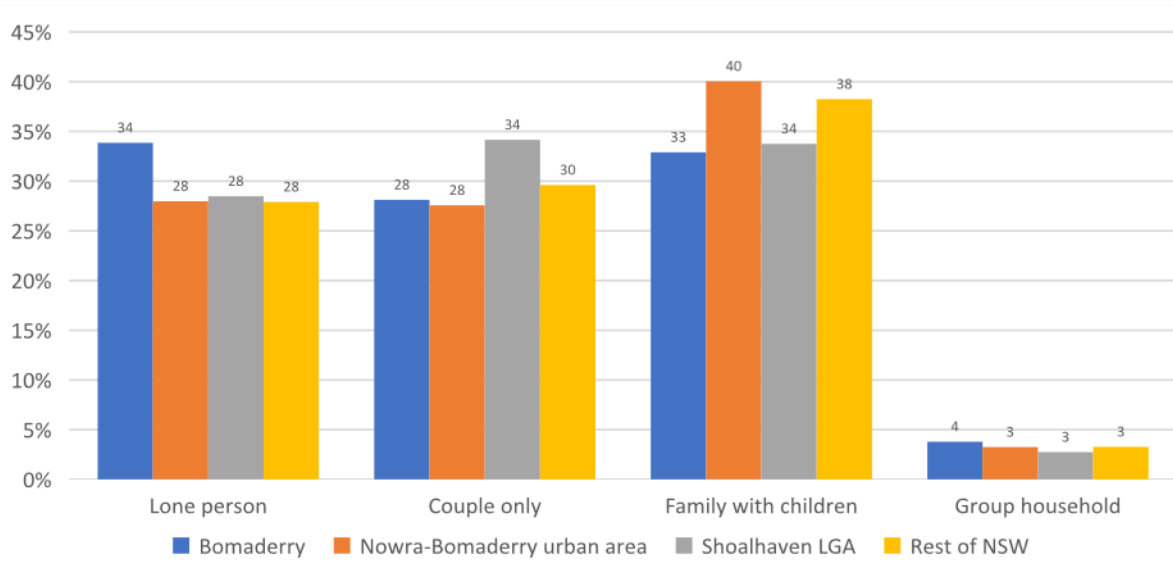


Figure 0.6: Household type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G42.

Household profiles in the LGA and Rest of NSW have changed little over the 10 years to 2021, with slightly reduced rate of family with children households and slight increase in smaller households (lone person and couple only).

Table 0.3: Change in household type, 2011-2021 (percent)

	Shoalhaven LGA		Rest of NSW	
	2011	2021	2011	2021
Lone person	28%	28%	27%	28%
Couple only	33%	34%	29%	30%
Family with children	36%	34%	40%	38%
Group household	2%	3%	3%	3%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T14.

## Household income

The SA1s to the north of the proposal site and extending to the west have much lower rates of very low income households than the LGA and Rest of NSW, and correspondingly slightly higher rates of low income and moderate income households. Whereas the Bomaderry suburb has higher than LGA and Rest of NSW levels of very low and low income households, with the income profile of households in the Nowra Bomaderry urban area similar to the LGA with slightly higher levels of very low, low and moderate income households.

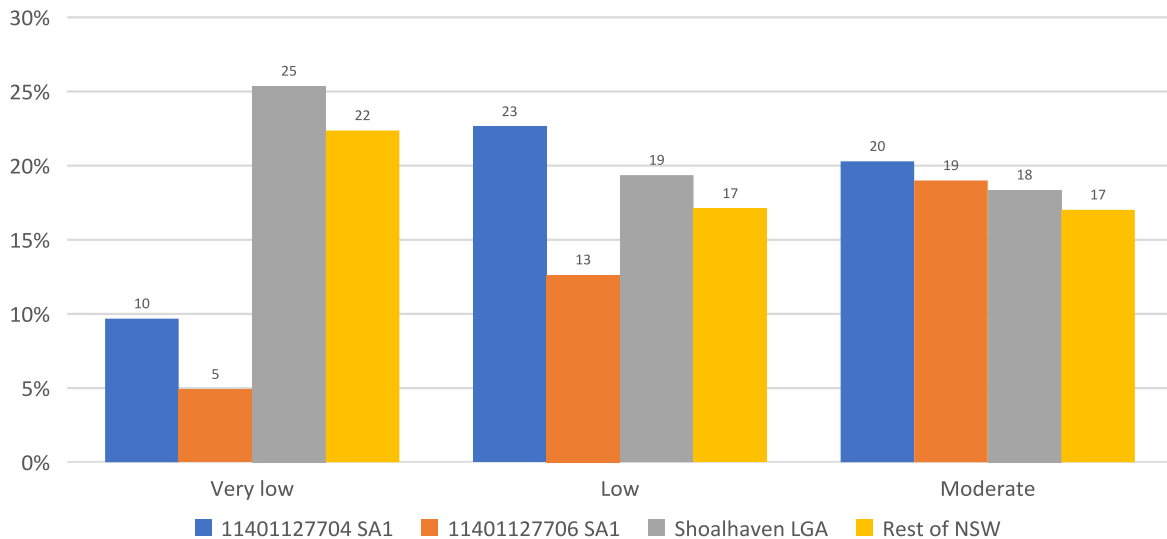


Figure 0.7: Income band of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Total Household Income (weekly).

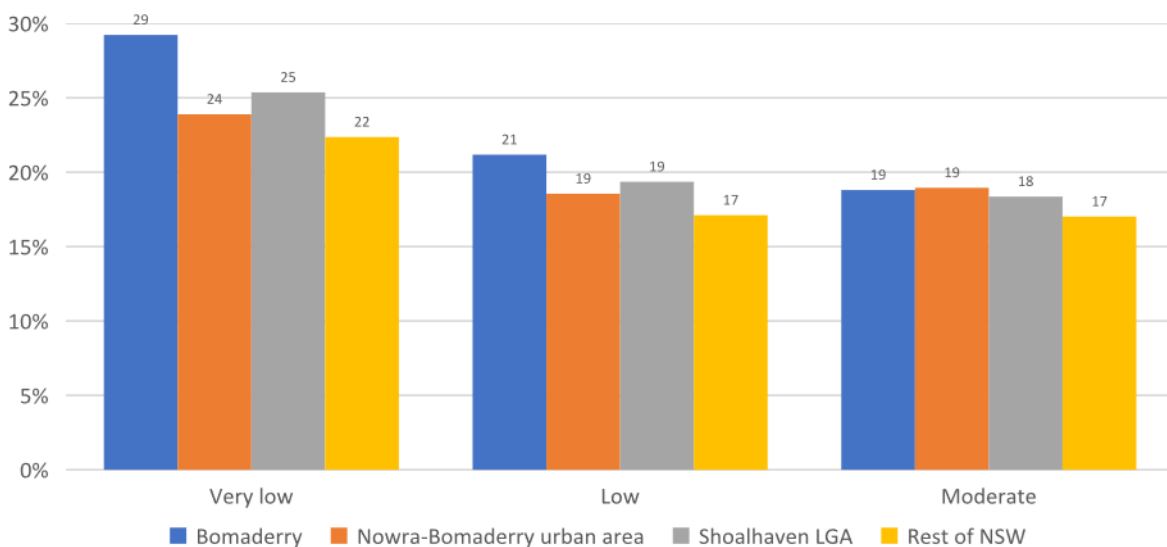


Figure 0.8: Income band of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Total Household Income (weekly).

## Labour force status

The SA1 north of the proposal site has a much higher rate of people not in the labour force and lower rate of those employed compared to the other areas. The Bomaderry suburb, Nowra Bomaderry urban area and LGA have higher levels of people not in the workforce and lower levels of those employed compared with Rest of NSW.

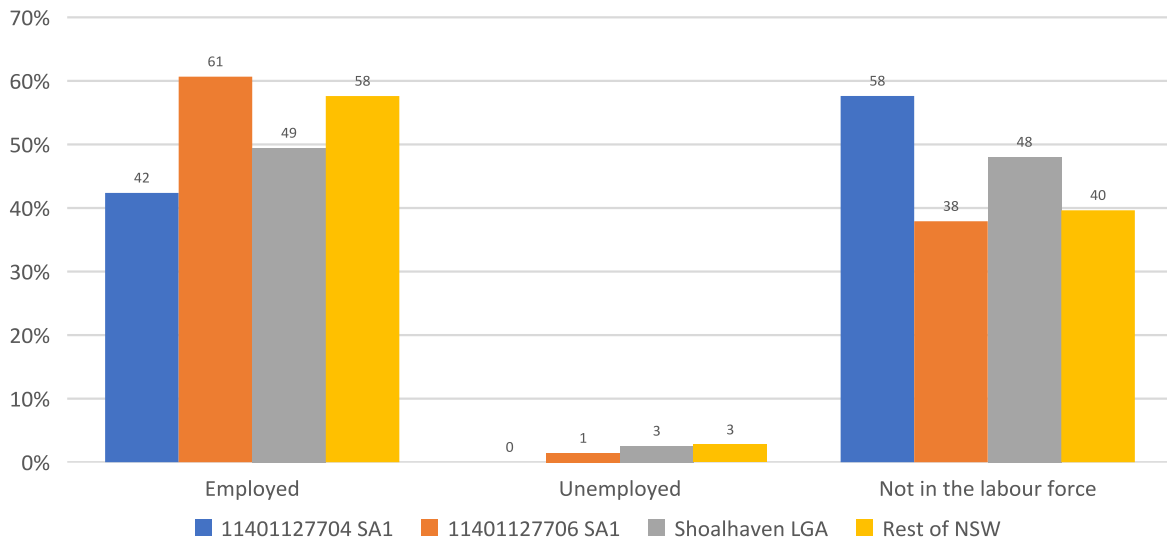


Figure 0.9: Labour force status of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G46.

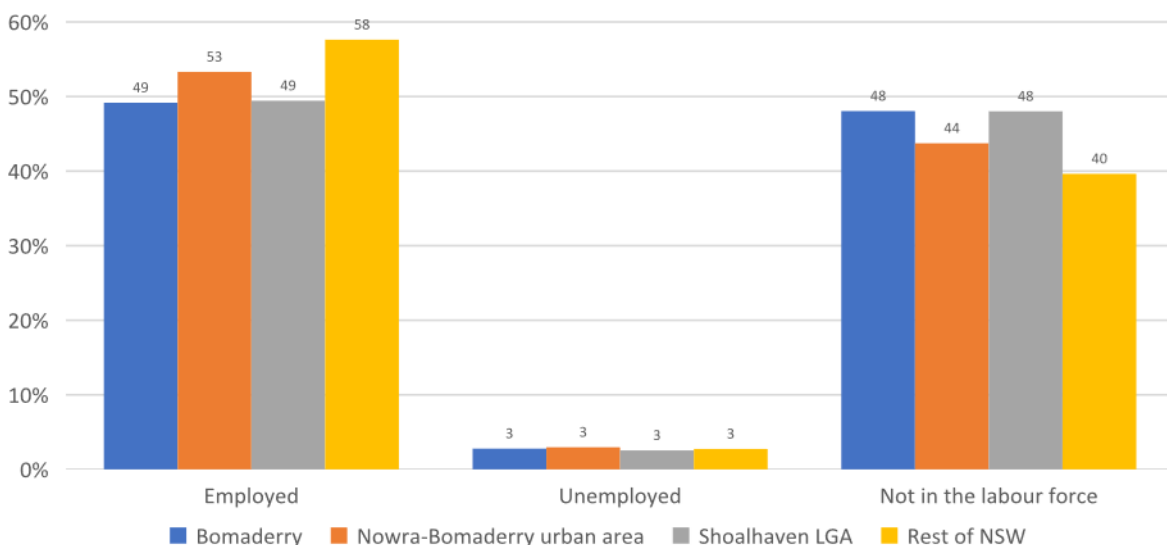


Figure 0.10: Labour force status of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G46.

## Occupation

Workers in the SA1s north of the proposal site are much more likely than the LGA average to be employed as professionals, managers, clerical and administrative workers and less likely to be employed in technician and trade or sales occupations.

Workers in the Bomaderry suburb, Nowra Bomaderry urban area and LGA are less likely than the Rest of NSW average to be employed as managers and professionals, and more likely to be employed as community and personal service workers, technicians and trades workers and sales workers.

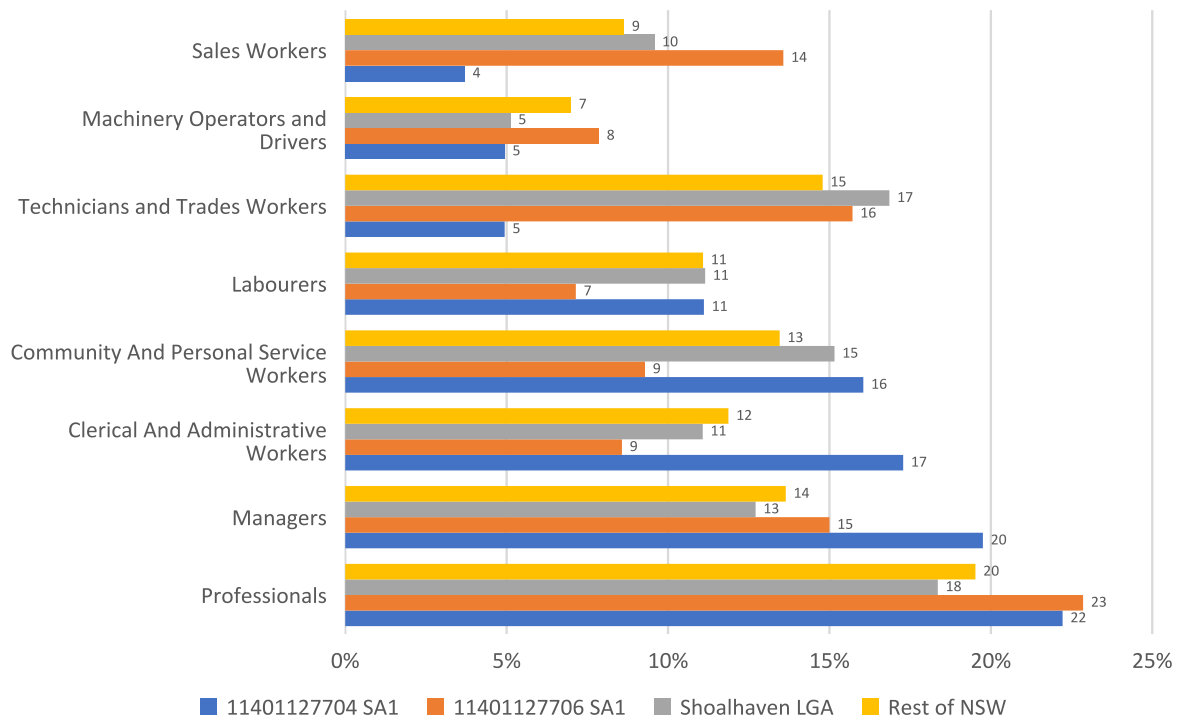


Figure 0.11: Occupation of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G60.

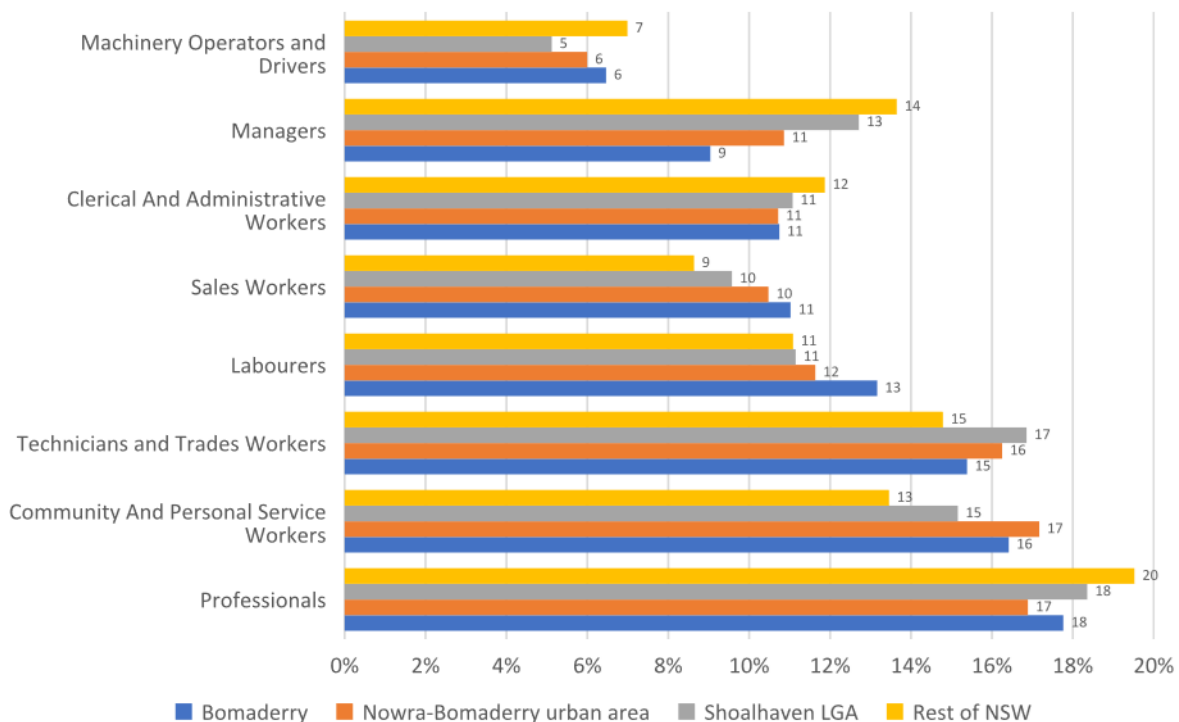
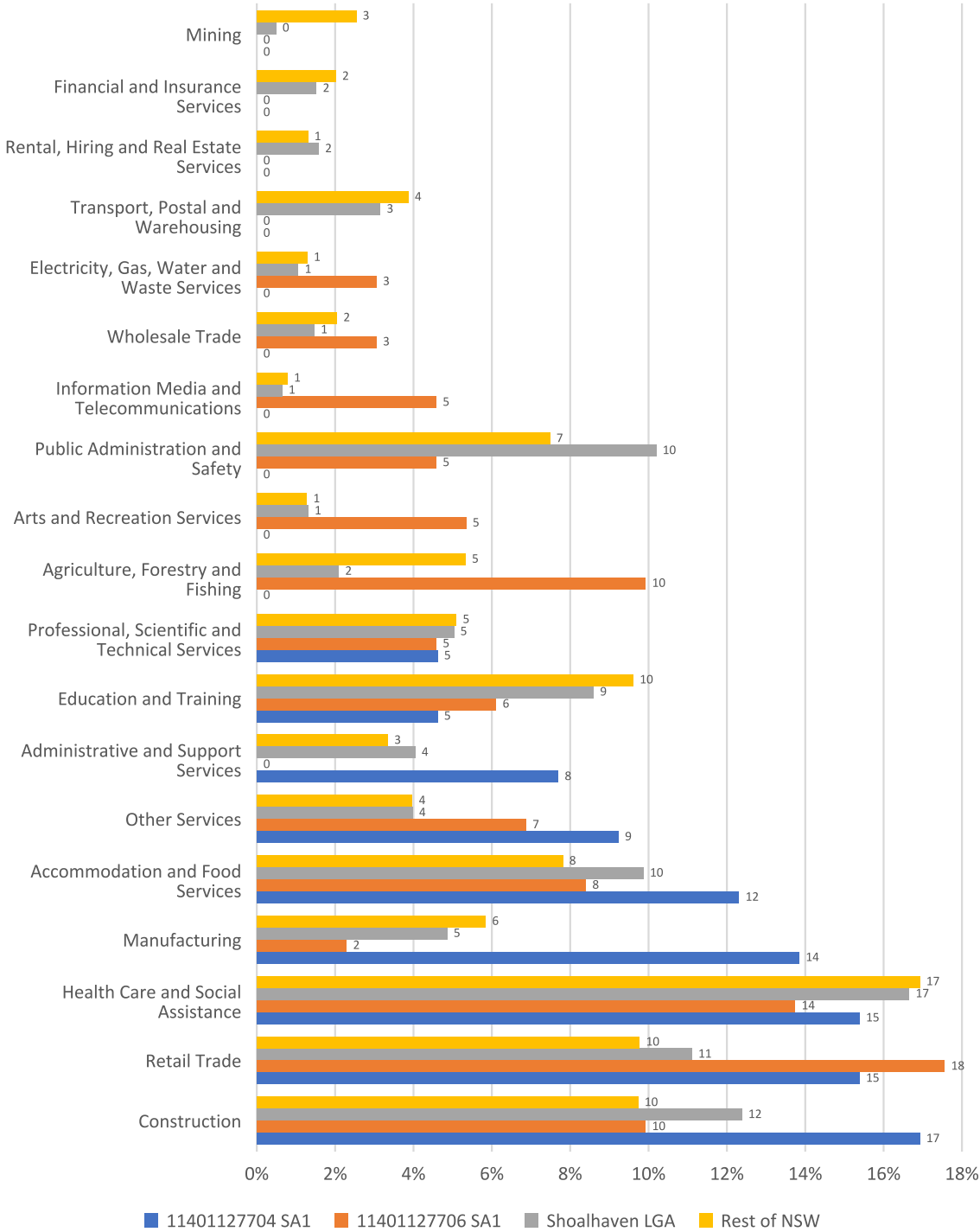


Figure 0.12: Occupation of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G60.

# Industry

Compared to the LGA and Rest of NSW, workers in the SA1 to the north of the proposal site are more likely to be employed in construction, manufacturing and administrative and support services; whilst those in the SA1 extending to the west are more likely to be working in retail trade, agricultural, forestry and fishing.



**Figure 0.13: Industry of occupation of persons, 2021 (%)**  
 Source: JSA 2024; ABS (2021) Census, General Community Profile, G54.

Workers in Bomaderry suburb and Nowra Bomaderry urban area are more likely to be working in health care and social assistance and retail trades compared to the LGA and Rest of NSW averages.

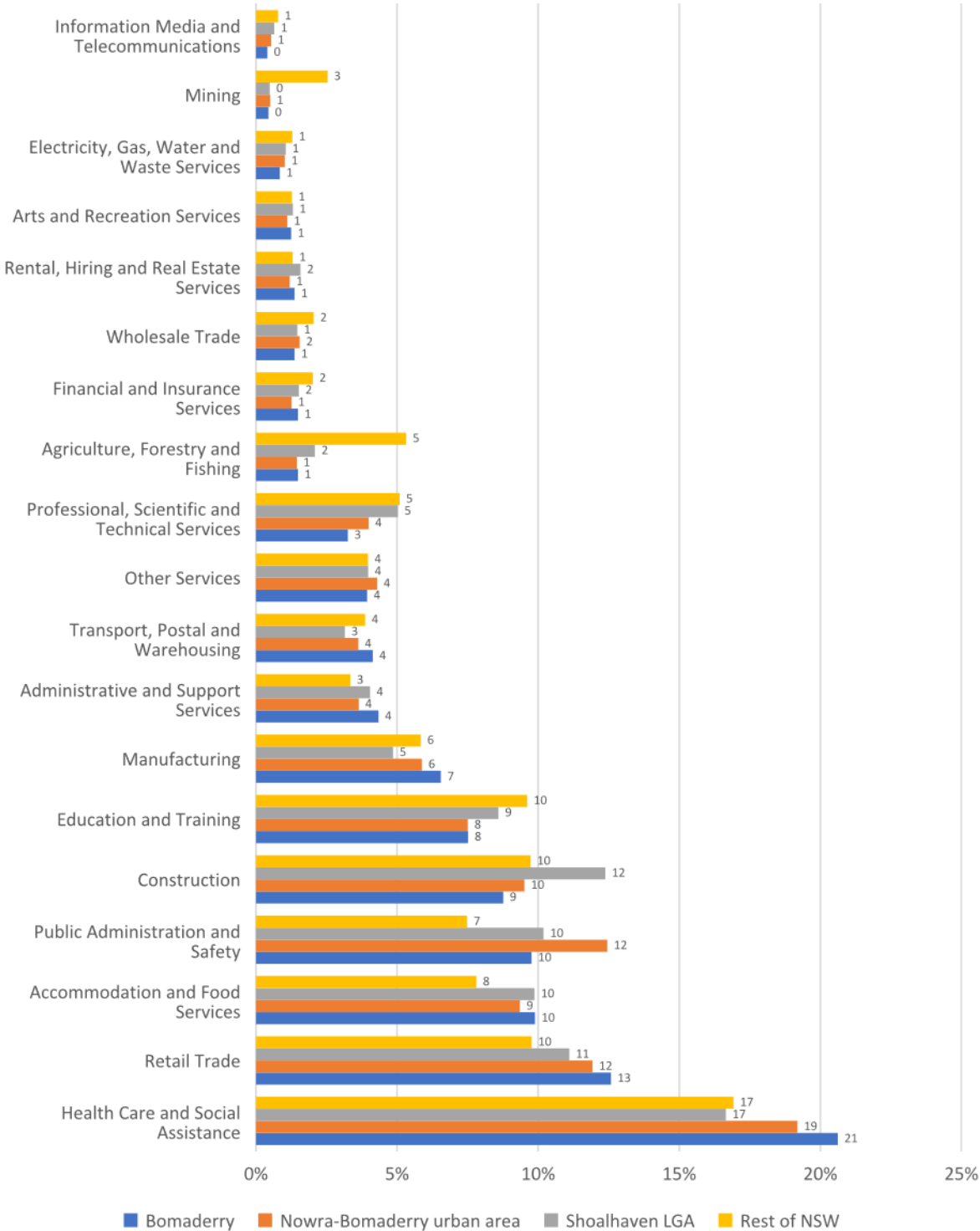


Figure 0.14: Industry of occupation of persons, 2021 (%)  
 Source: JSA 2024; ABS (2021) Census, General Community Profile, G54.

## Dwelling Structure

Although is a much higher than average rate of medium density dwelling types in the Suburb of Bomaderry, the LGA had a lower than average rate of both attached dwellings and of flats and units. Although there had been an increase in the rate of medium density dwellings, this is likely in part related to a reclassification of low rise flats by ABS from 2011 to 2021.

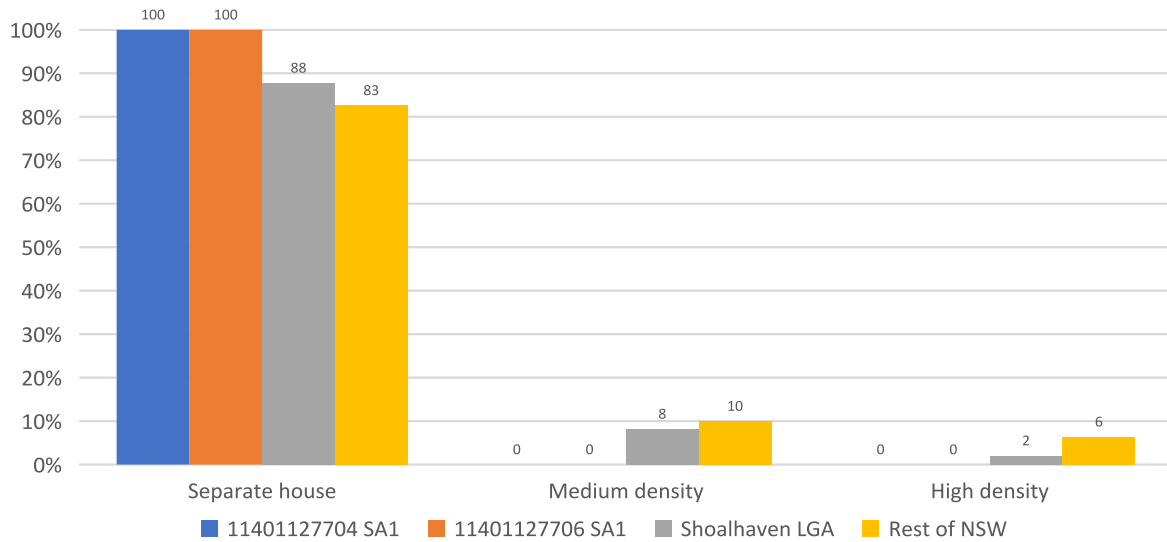


Figure 0.15: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G36.

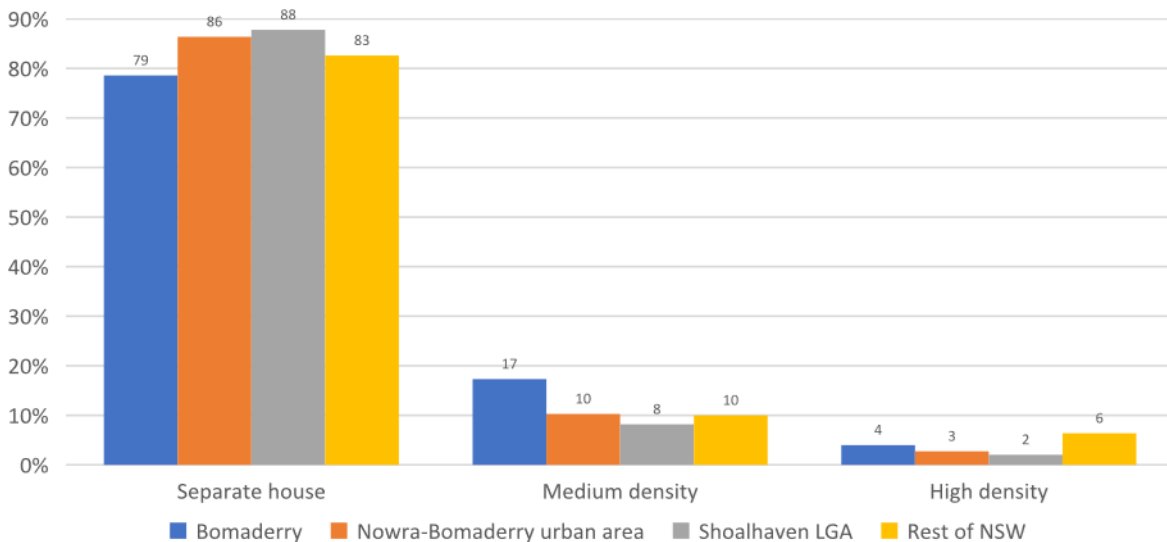


Figure 0.16: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G36.

Table 0.4: Change in dwelling structure, 2011-2021 (percent)

	Shoalhaven LGA		Rest of NSW	
	2011	2021	2011	2021
Separate house	88%	87%	82%	82%
Medium density	5%	8%	7%	10%
High density	4%	2%	8%	7%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T14.

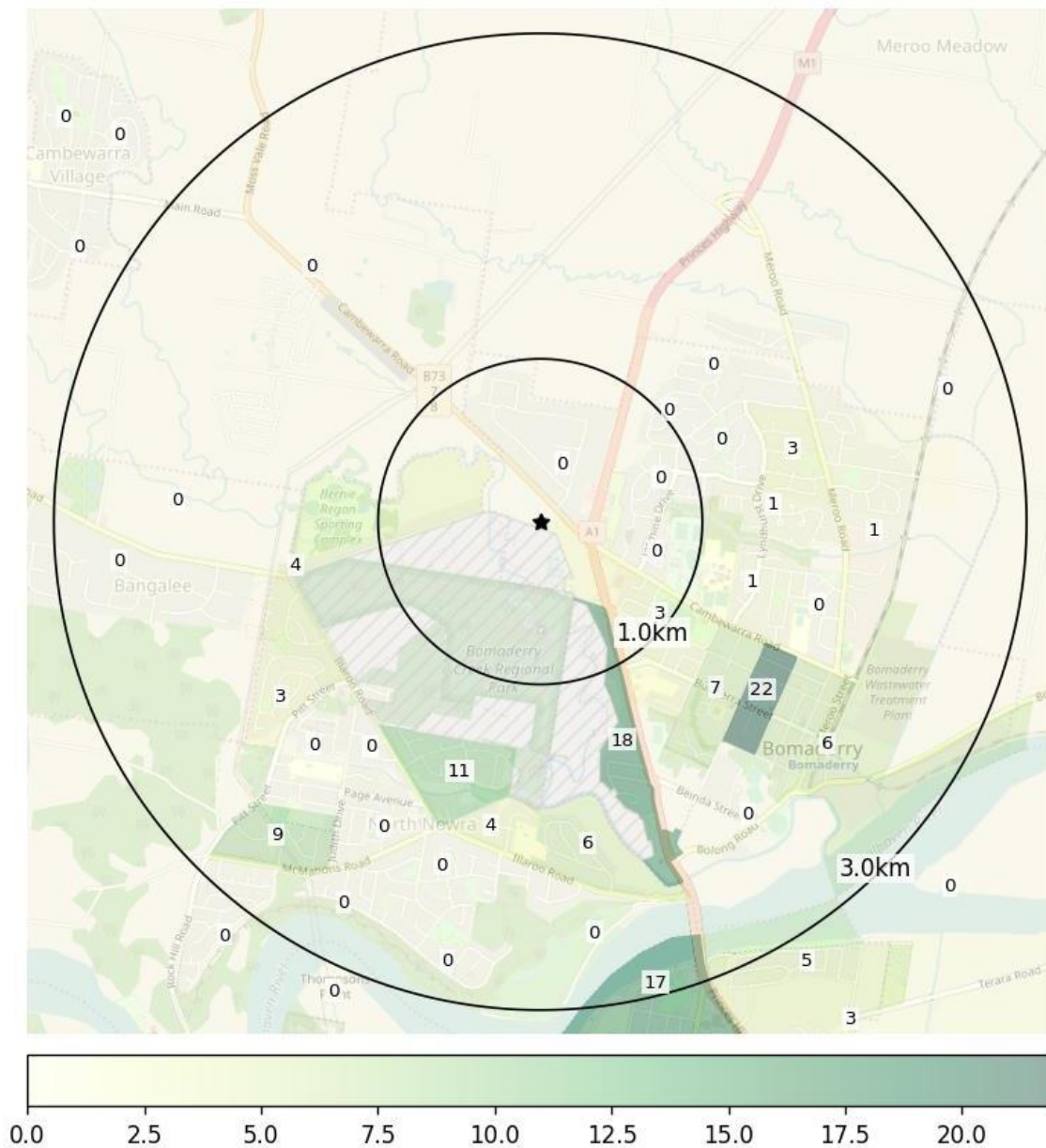


Figure 0-17: % of Flats and Units in SA1s within 1 km and 3kms of proposal site (shown with star)

Source: JSA 2024 and ABS 2021

**NOTE:** Numbers on the maps, and at the bottom of the maps, indicate percentiles for NSW (that is, '9' on the map indicates that the SA1 is in the most disadvantaged 9% of areas in NSW; and '80' at the bottom indicates that that degree of 'green' shading places an SA1 in the most disadvantaged 80% of areas for NSW, or the least disadvantaged 20% of areas).

## Tenure and landlord type

The SA1s to the north and extending west of the proposal site have higher than LGA and Rest of NSW rates of dwellings owned outright and lower levels of dwellings being rented (both private and social rental). This contrasts with Bomaderry suburb and the Nowra Bomaderry urban area where there are higher than LGA and Rest of NSW rates of private and social rental housing and lower rates of outright ownership.

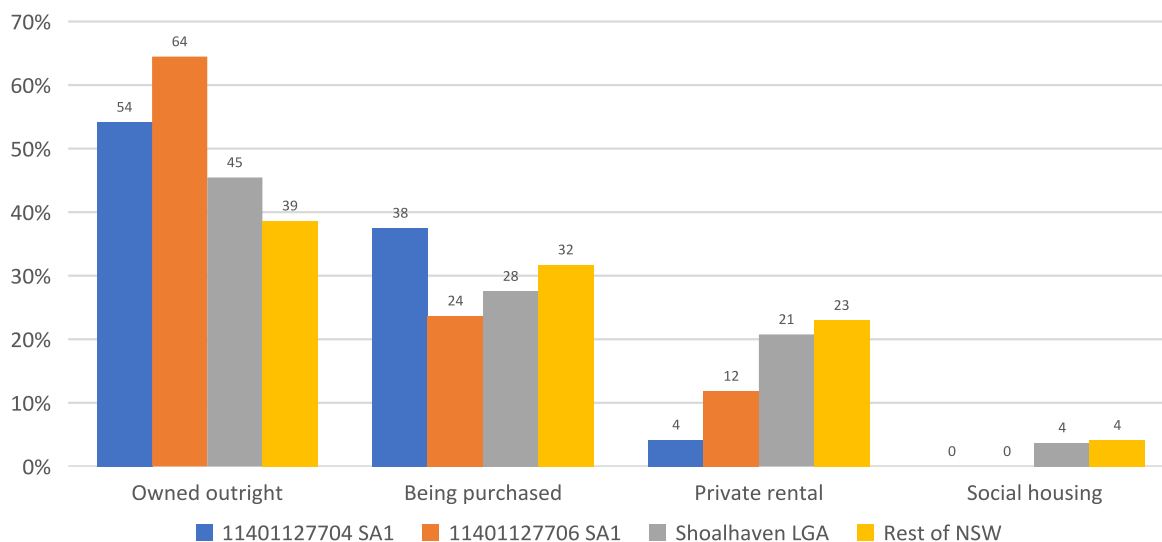


Figure 0.18: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

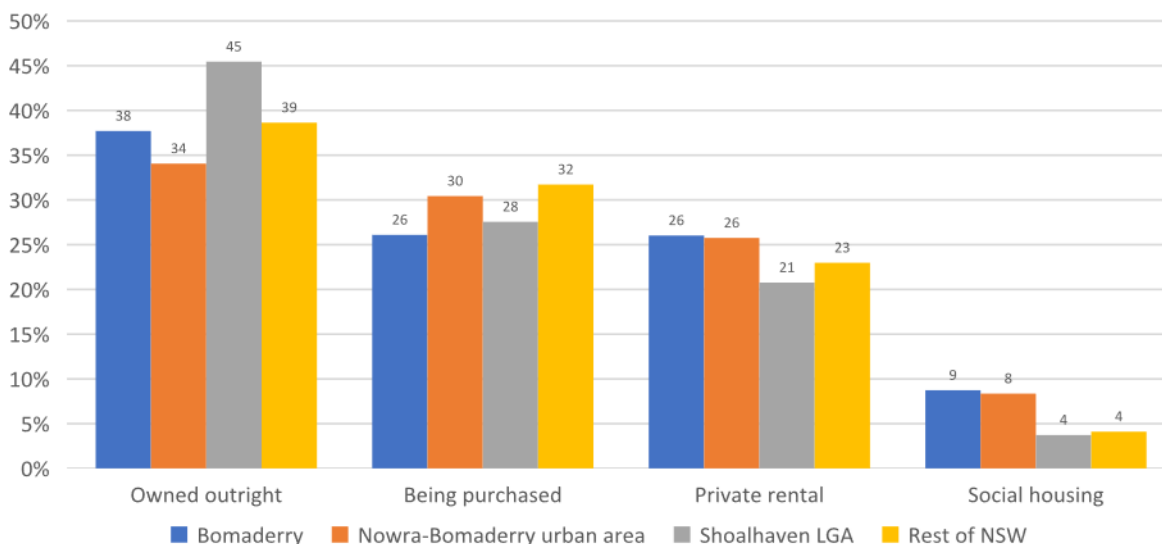


Figure 0.19: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

## Social Housing

Looking in more detail at social housing, the following tables show that there was a reasonably even distribution between public and community housing Bomaderry, Nowra-Bomaderry and the LGA, which was quite different to Rest of NSW.

Although the rate of social housing was the same as for Rest of NSW (4%), there was at least double the average rate in Bomaderry and Nowra-Bomaderry (9% and 8% respectively). However, the rate of social housing was static at 4% amid increasing need from a relatively disadvantaged and older population.

Table 0.5: Social housing breakdown, 2021 (number)

Social housing type	11401127704 SA1	11401127706 SA1	Bomaderry	Nowra-Bomaderry urban area	Shoalhaven LGA	Rest of NSW
Public housing	0	0	111	622	791	31,809
Community housing	0	0	132	537	772	11,426
Total social housing	0	0	243	1,159	1,563	43,235

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

Table 0.6: Social housing breakdown, 2021 (percent)

Social housing type	11401127704 SA1	11401127706 SA1	Bomaderry	Nowra-Bomaderry urban area	Shoalhaven LGA	Rest of NSW
Public housing	0%	0%	4%	4%	2%	3%
Community housing	0%	0%	5%	4%	2%	1%
Total social housing	0%	0%	9%	8%	4%	4%

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

Unlike Rest of NSW, where social housing numbers declined over the past decade, there was a small increase in social housing from 2011-21 in the LGA, as shown in the following tables.

Table 0.7: Change in tenure and landlord type, 2011-2021 (number)

	Shoalhaven LGA		Rest of NSW	
	2011	2021	2011	2021
Owned outright	15,851	19,659	364,815	415,770
Being purchased	10,106	11,836	296,090	336,795
Private rental	6,930	8,950	199,204	248,715
Social housing	1,499	1,582	44,149	43,693

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T18.

Table 0.8: Change in tenure and landlord type, 2011-2021 (percent)

	Shoalhaven LGA		Rest of NSW	
	2011	2021	2011	2021
Owned outright	45%	46%	39%	39%
Being purchased	29%	27%	32%	31%
Private rental	20%	21%	21%	23%
Social housing	4%	4%	5%	4%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T18.

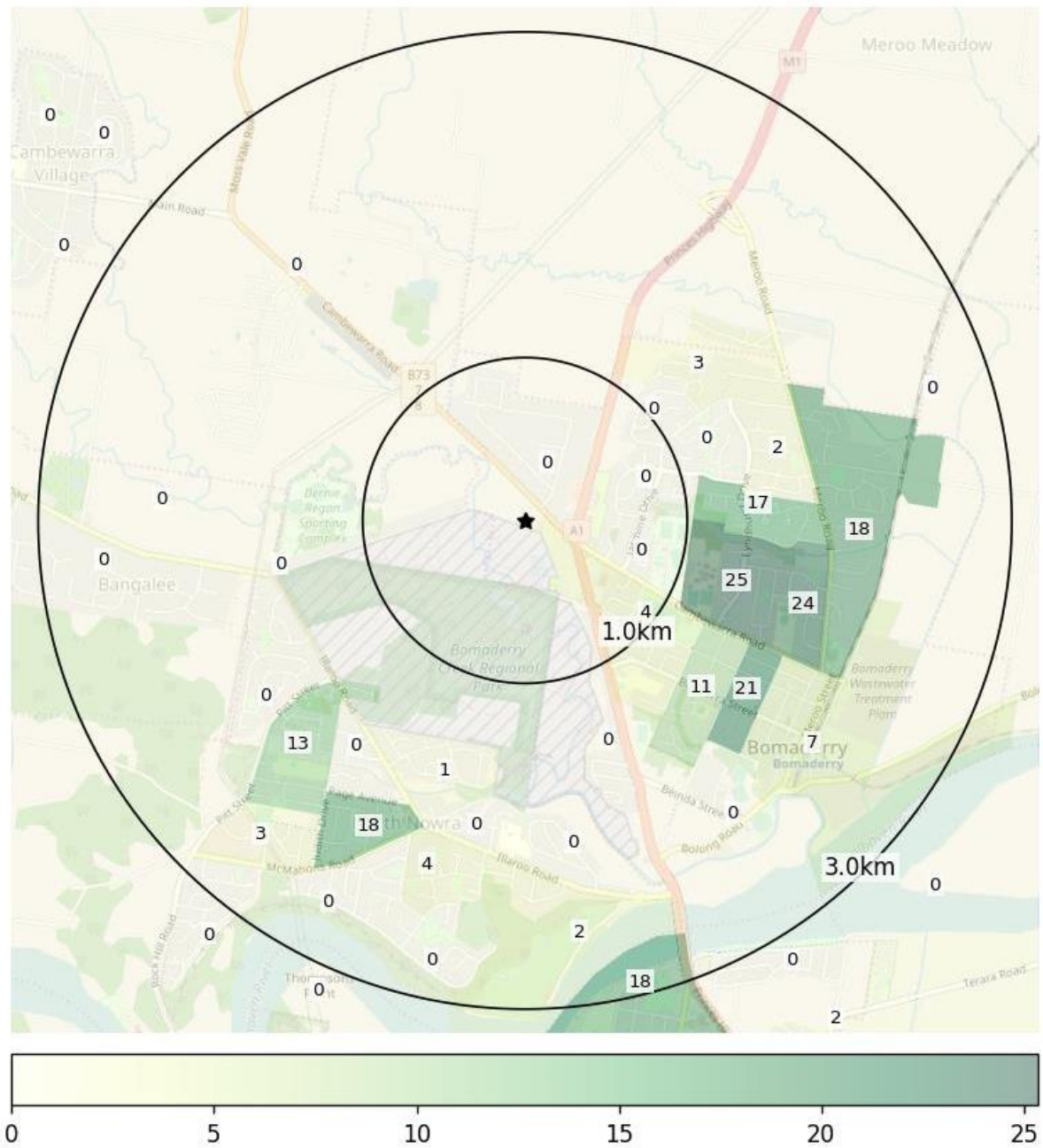


Figure 0-20: % of Social Housing in SA1s within 1 km and 3kms of the proposal site (shown with star)

Source: JSA 2024 and ABS 2021

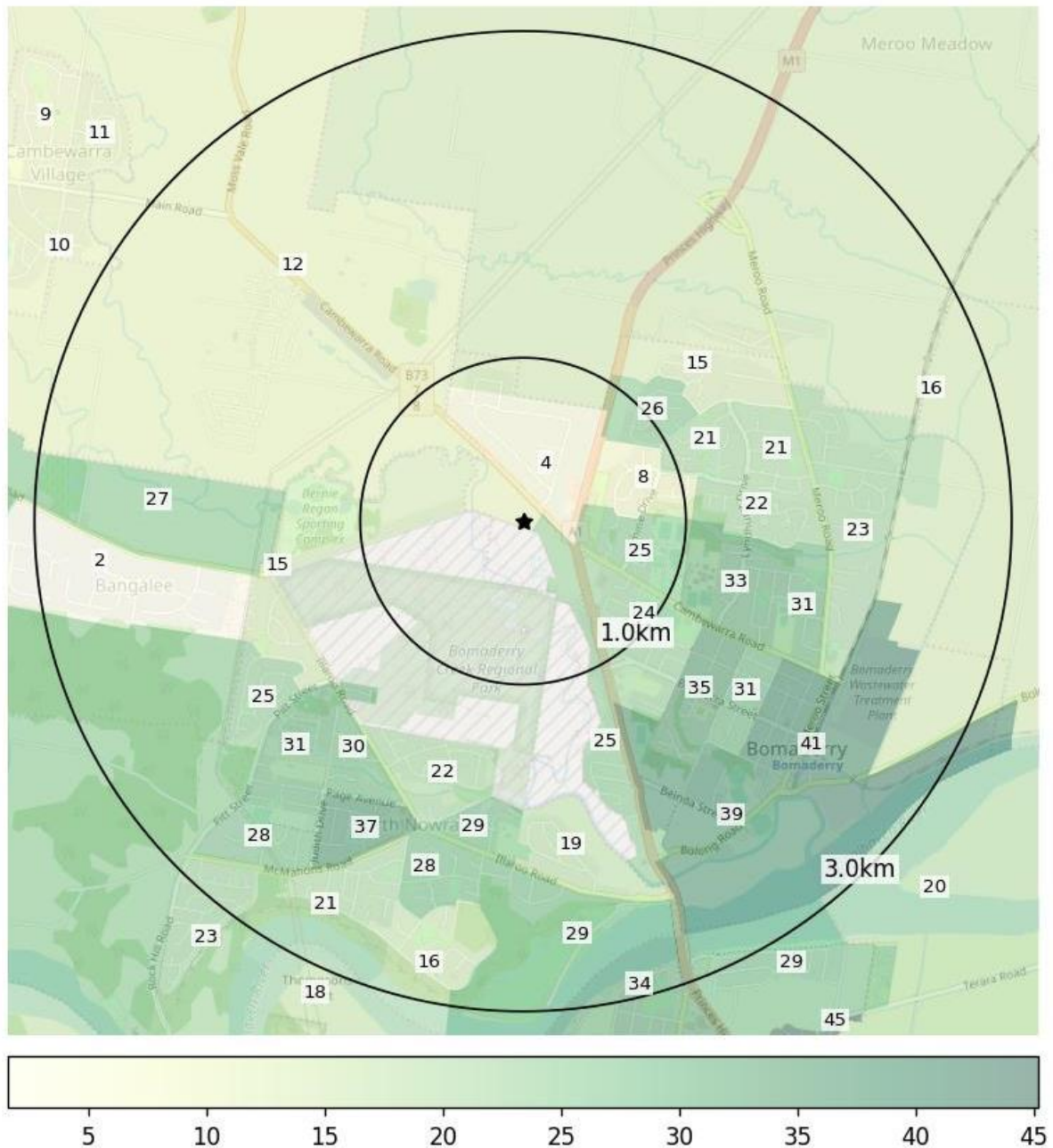


Figure 0-21: % of Private Rental in SA1s within 1 km and 3kms of the proposal site (shown with star)

Source: JSA 2024 and ABS 2021

## Bedroom Numbers

There was virtually no studio, one and two bedroom dwellings in the relevant SA1s. Most other local areas are quite similar to the Rest of NSW average, apart from Bomaderry Suburb, which had a much higher than average rate of two bedroom dwellings, and a much lower rate of 4+ bedroom dwellings, as shown in the two graphs below.

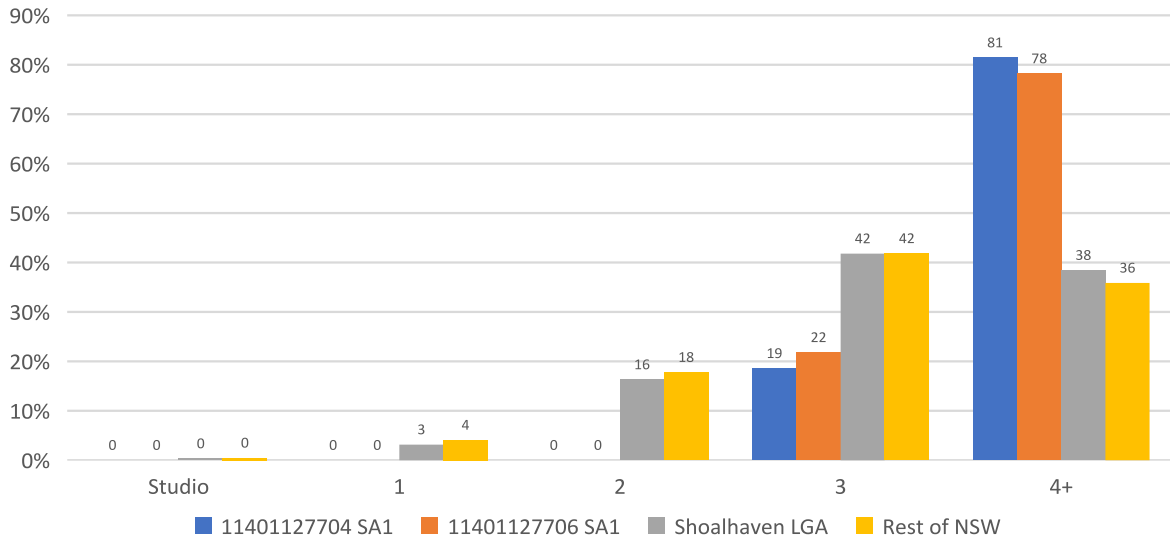


Figure 0.22: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G41.

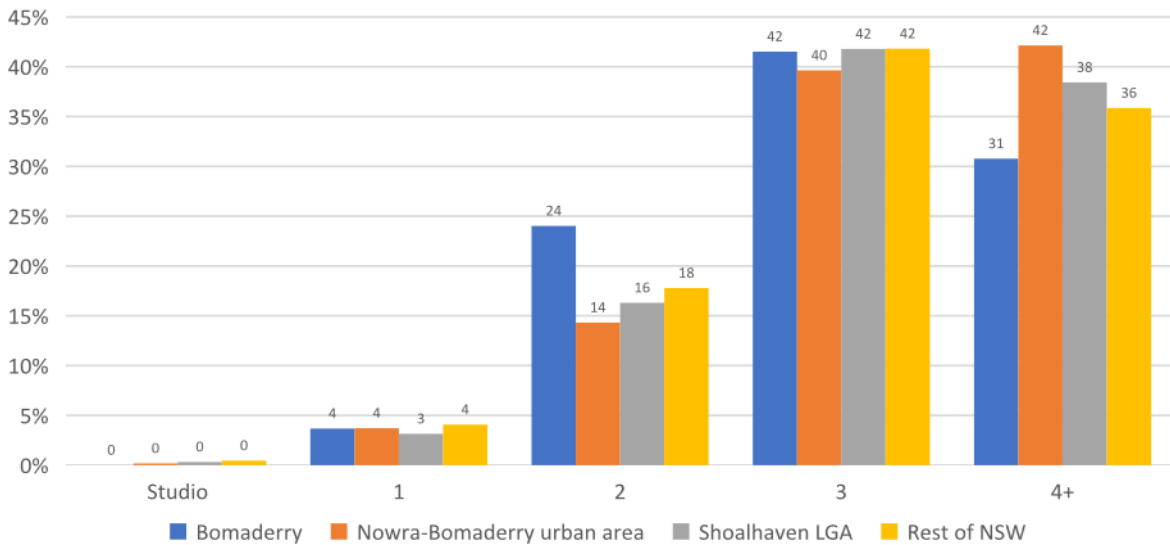


Figure 0.23: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G41.

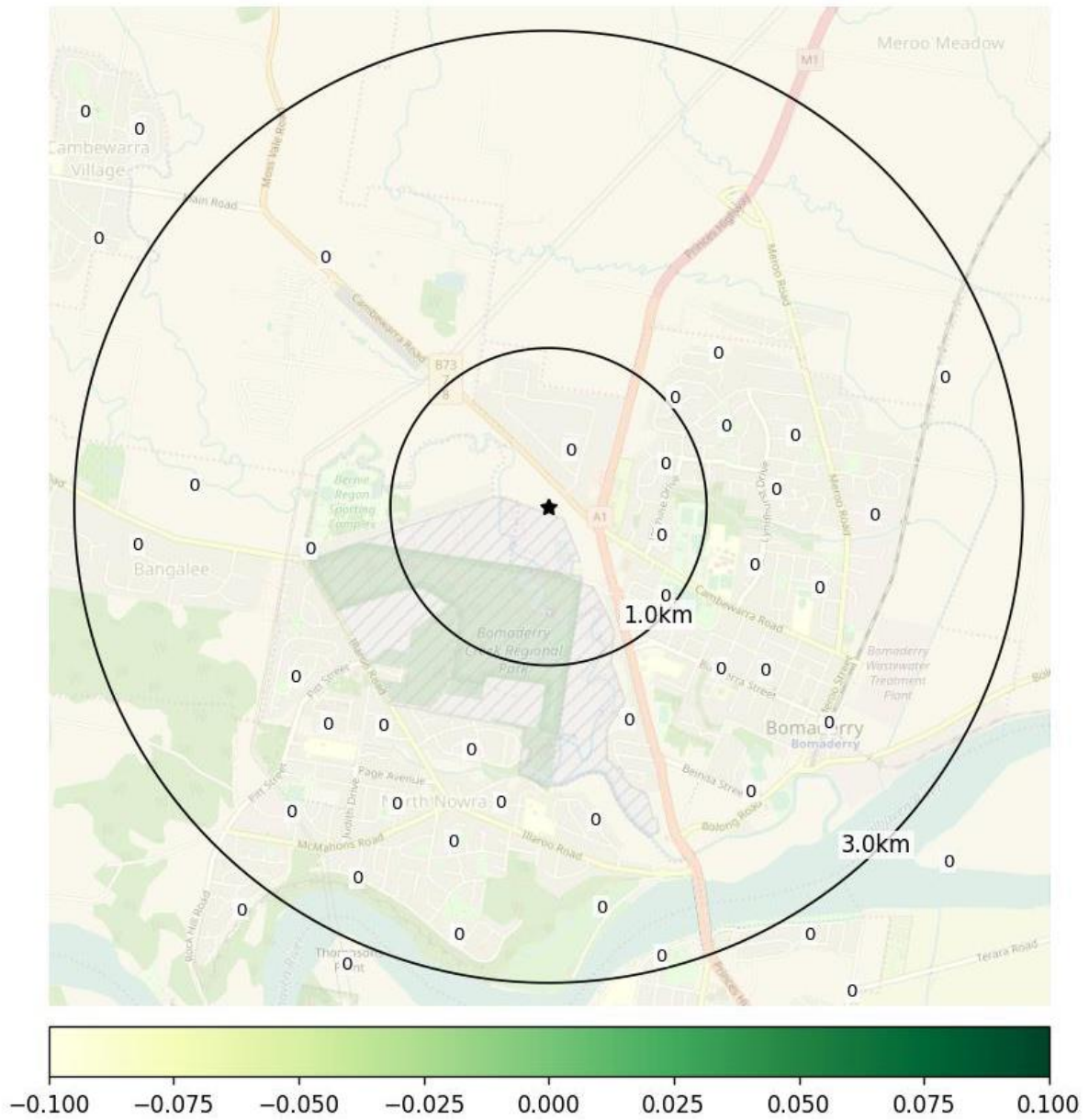


Figure 0-24: % of Studio Apartments in SA1s within 1 km and 3kms of the proposal site (shown with star)

Source: JSA 2024 and ABS 2021

**NOTE:** Numbers on the maps, and at the bottom of the maps, indicate percentiles for NSW (that is, '9' on the map indicates that the SA1 is in the most disadvantaged 9% of areas in NSW; and '80' at the bottom indicates that that degree of 'green' shading places an SA1 in the **most** disadvantaged 80% of areas for NSW, or the **least** disadvantaged 20% of areas).

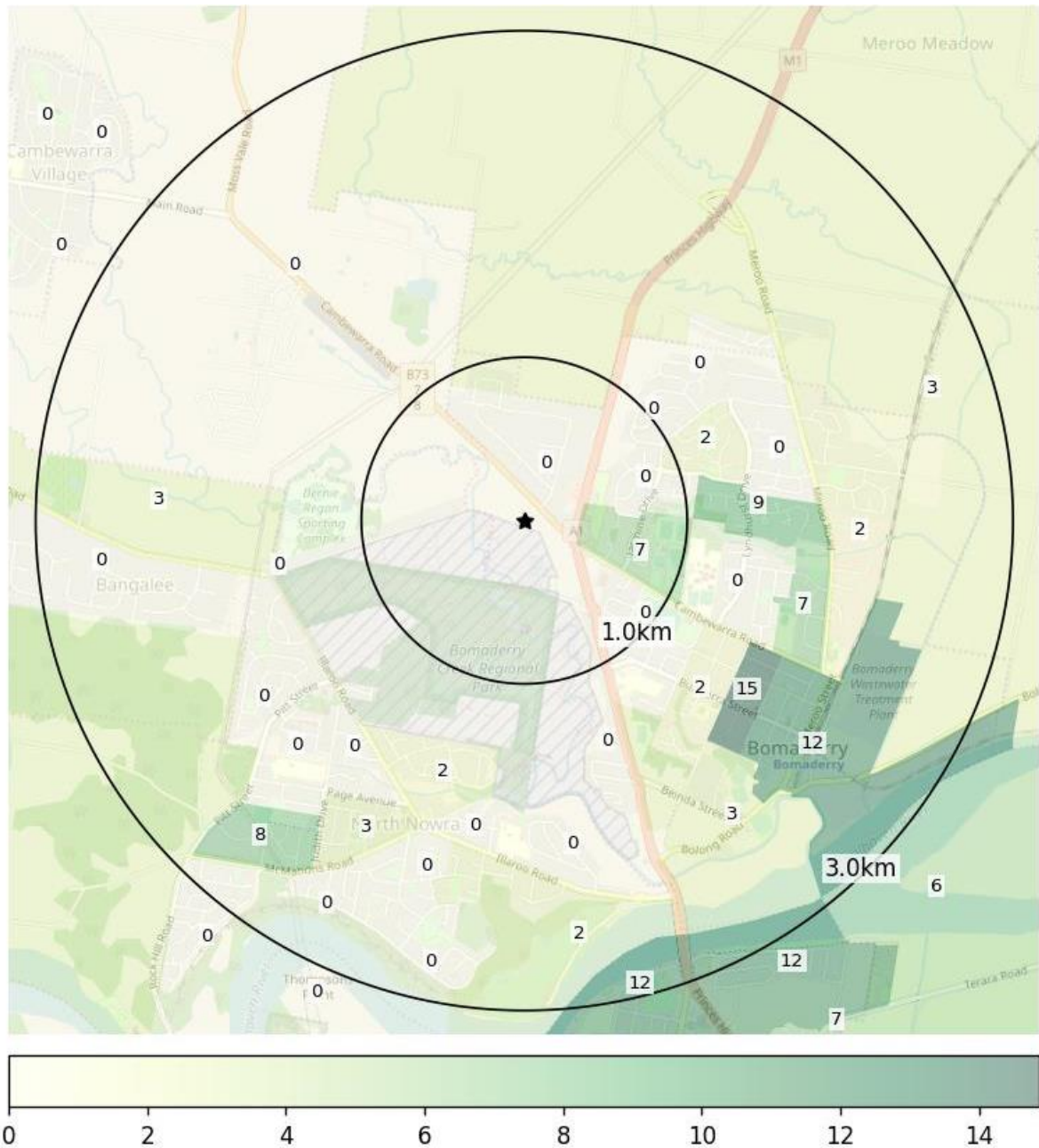


Figure 0-25: % of One Bedroom Dwellings in SA1s within 1 km and 3kms of the proposal site (shown with star)

Source: JSA 2024 and ABS 2021

**NOTE:** Numbers on the maps, and at the bottom of the maps, indicate percentiles for NSW (that is, '9' on the map indicates that the SA1 is in the most disadvantaged 9% of areas in NSW; and '80' at the bottom indicates that that degree of 'green' shading places an SA1 in the **most** disadvantaged 80% of areas for NSW, or the **least** disadvantaged 20% of areas).



# Appendix D: Likely need and demand for proposed child care centre

## Determination of service catchment

The 55-place child care centre included in the proposal (subject to future DA) is located within the Shoalhaven LGA, in the suburb of Bomaderry. For the purposes of this SIA, we have defined the locality of the service catchment to be the Nowra-Bomaderry Significant Urban Area as the primary users of the child care centre are most likely to be those who live in this urban area, noting that some users may utilise the service that are travelling into the area to work.

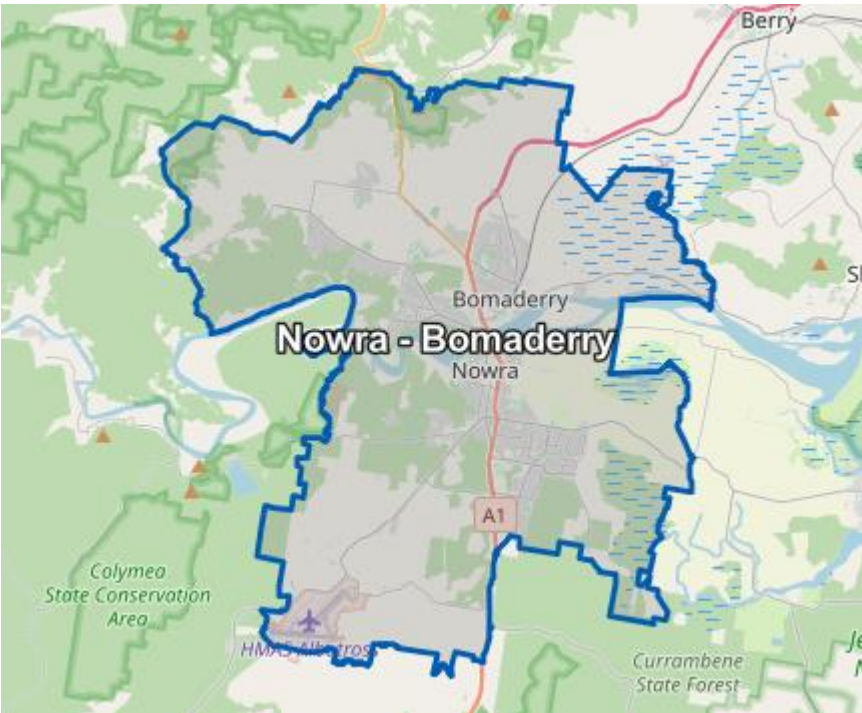


Figure 0.1: Nowra-Bomaderry Significant Urban Area

Source: ABS 2021

JSA referred to Government<sup>76</sup> and non-Government<sup>77</sup> websites to identify **8 long day care centres** and **3 preschools** currently operating within 5km of the proposal site, and a further 11 long day care centres for a total of 19 operating within 10km from the proposal site in the Nowra-Bomaderry Significant Urban Area. The Table below sets out a list of these 19 long-day care centres, their distance to the proposal site, number of places and whether any vacancies are identified as reported on the careforkids.com.au website as at 29 July 2024. The 8 long day care centres within 5km of the proposal site are highlighted blue.

<sup>76</sup> Starting Blocks, <https://www.startingblocks.gov.au/>, accessed 26/07/2024.

<sup>77</sup> Care for Kids, <https://www.careforkids.com.au/>, accessed 26/07/2024.

Table 0.1: Long day care centres within 10km of the proposal site in Nowra-Bomaderry

	Name	Address	Suburb	Distance from proposal site	No. places	Vacancies as at July 2024
1	Kids World Kindy - Bomaderry	281 Princes Highway	Bomaderry	190m	90	yes
2	Hideaway Kindergarten	16 Lyndhurst Drive	Bomaderry	1.5km	20	yes
3	Lyndhurst Preschool & Children's Centre	43-63 Lyndhurst Drive	Bomaderry	2.1km	41	yes
4	Platypus Kinda Pty Ltd	2 Karowa Street	Bomaderry	2.0km	29	yes
5	Pitt Street Kindy	8 Pitt Street	North Nowra	5.5km	49	no
6	North Nowra Preschool	75 Page Avenue	North Nowra	4.6km	29	yes
7	Jumbunna Children's Centre	81 Osborne Street	Nowra	4.5km	34	Data not available
8	Nowra Preschool Education Centre	84 Douglas Street	Nowra	4.8km	29	no
9	Arwon's Little Angels Child Care Centre	57-59 St Ann's Street	Nowra	5.6km	50	no
10	Grow Early Education Nowra Central	106-108 Kalandar St	Nowra	5.9km	99	yes
11	ECTARC Clipper Road Early Education and Care Service	42-44 Clipper Road	Nowra	7.1km	40	yes
12	Bright Minds Academy South Nowra	35 Hillcrest Ave	South Nowra	7.4km	100	yes
13	Echidna Early Learning Centre	53 Yalwal Road	West Nowra	7.6km	68	no
14	Rayleigh Gardens Preschool Education Centre	1 Illawarra Circuit	Worrigeer	7.9km	29	no
15	Cullunghutti Early Learning Centre	31 Holloway Rd	East Nowra	7.9km	55	no
16	Goodstart Early Learning South Nowra	113 Hillcrest Ave	South Nowra	8.0km	76	yes
17	South Nowra Early Learning Centre	3 Enterprise Ave	South Nowra	8.0km	96	no
18	Imagine Childcare and Preschool Nowra	241 Old Southern Road	South Nowra	9.0km	88	no
19	Noah's Mundamia Early Learning Centre	UoW Campus, 69 George Evans Rd	Mundamia	9.7km	43	no

Source: JSA 2024, StartingBlocks [www.startingblocks.gov.au/](http://www.startingblocks.gov.au/), Care for Kids [www.careforkids.com.au/](http://www.careforkids.com.au/), and Google Maps distance measurement.

The location of the proposal site and the 19 long day care centres in the wider locality, and those closest to the proposal site (indicated with a star), are shown in the Maps below.

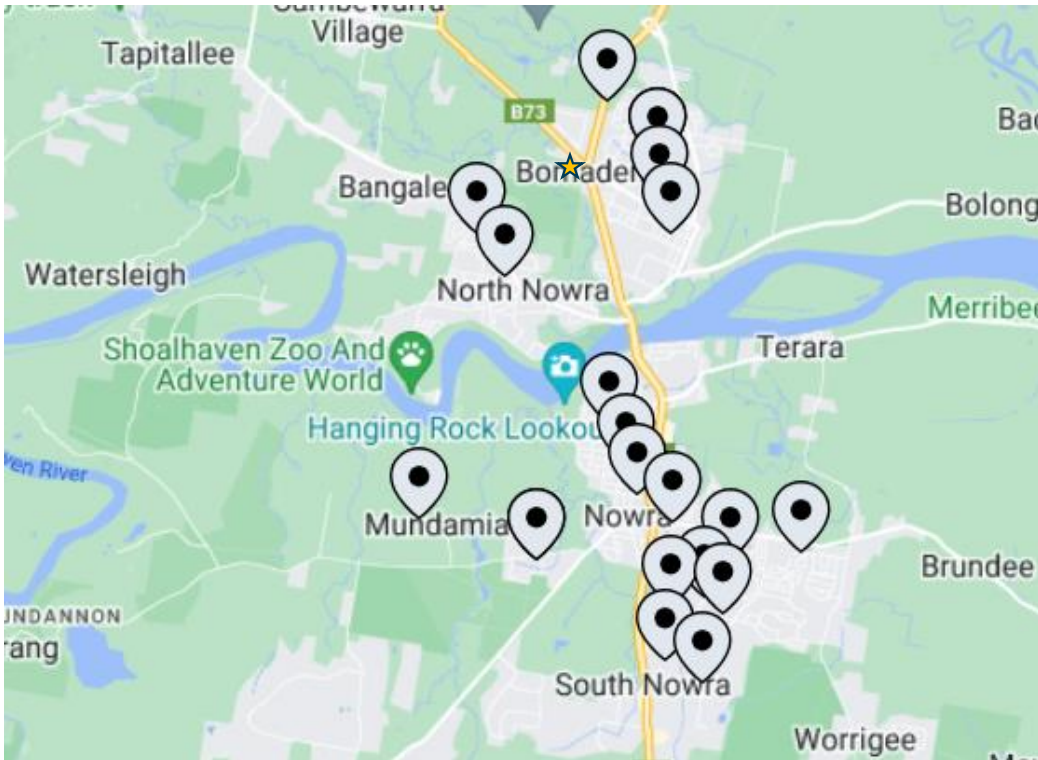


Figure 0.2: Location of proposed child care centre at 25 Moss Vale Road and other long day care centres operating within in the Nowra-Bomaderry area

Source: JSA 2024 using StartingBlocks [www.startingblocks.gov.au/](http://www.startingblocks.gov.au/)

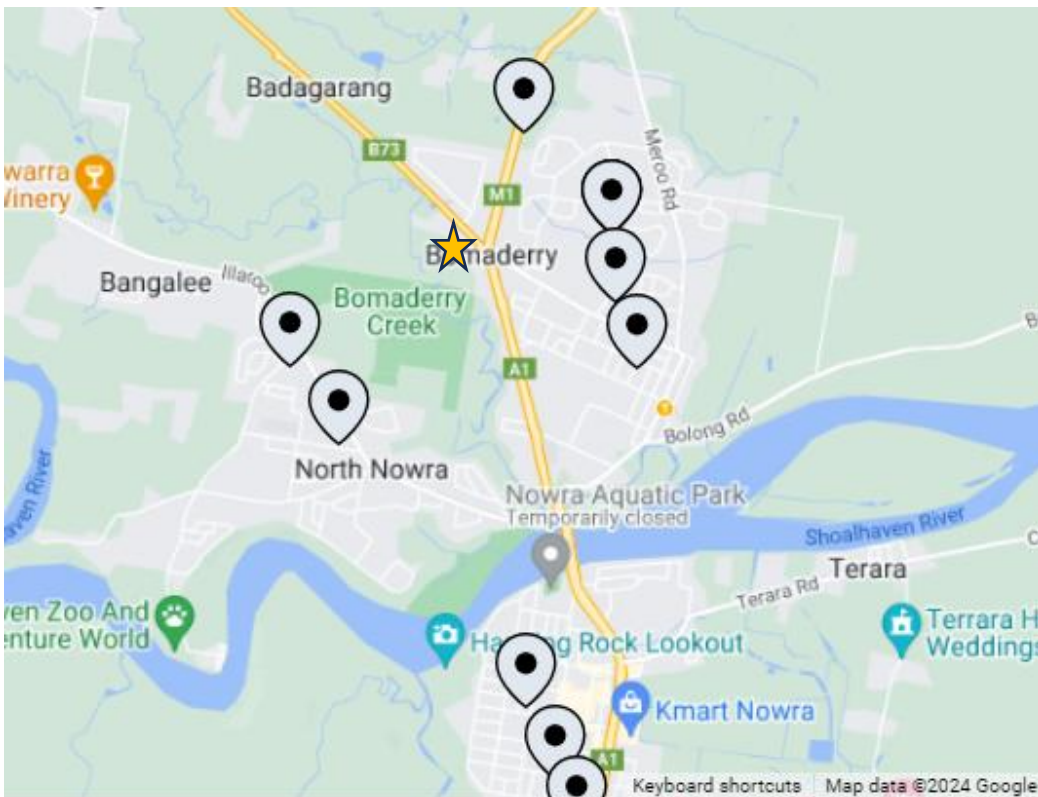


Figure 0.3: Location of proposed child care centre at 25 Moss Vale Road and other long day care centres operating within 5km of the proposal site (shown with star)

Source: JSA 2024 using StartingBlocks [www.startingblocks.gov.au/](http://www.startingblocks.gov.au/)

# Demographic profile (Residents)

Selected demographic indicators to better understand likely need and demand for the proposed child care centre using the service catchment/primary locality of the Nowra-Bomaderry Significant Urban Area and comparative benchmarks of the Shoalhaven LGA and NSW are presented below.

## Young children

### 0-5 year olds in 2021

The Nowra-Bomaderry area has a larger proportion of residents aged 5 years and younger compared with the Shoalhaven LGA and NSW, at 7.4% compared with 6.1% and 7.0% respectively.

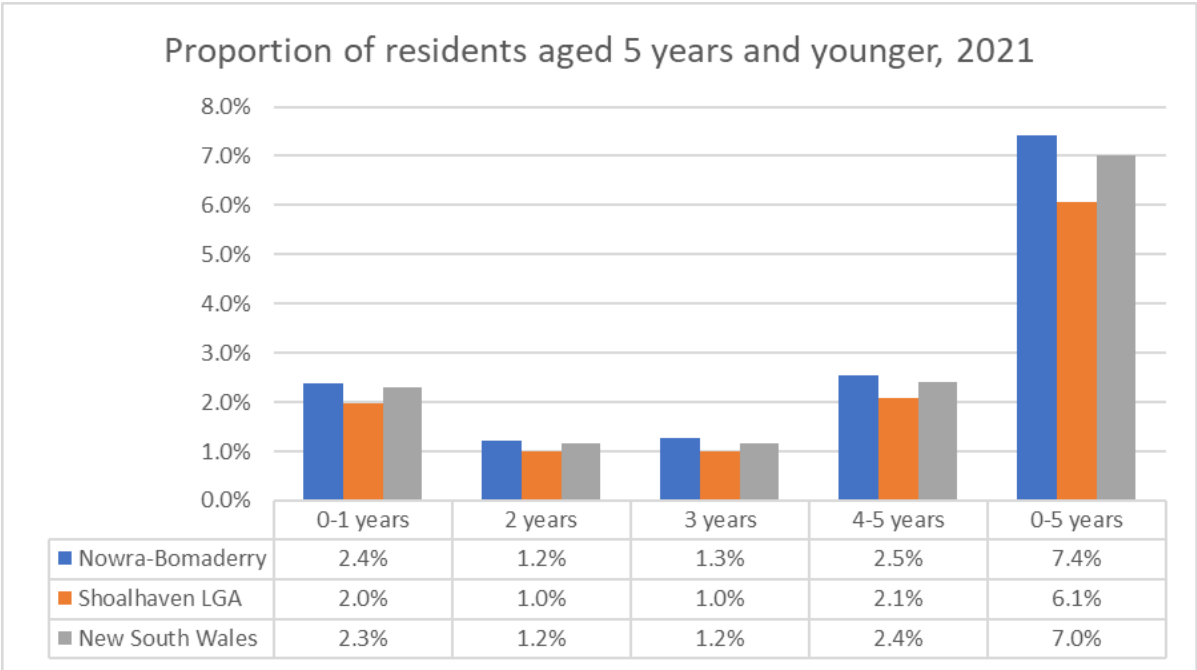
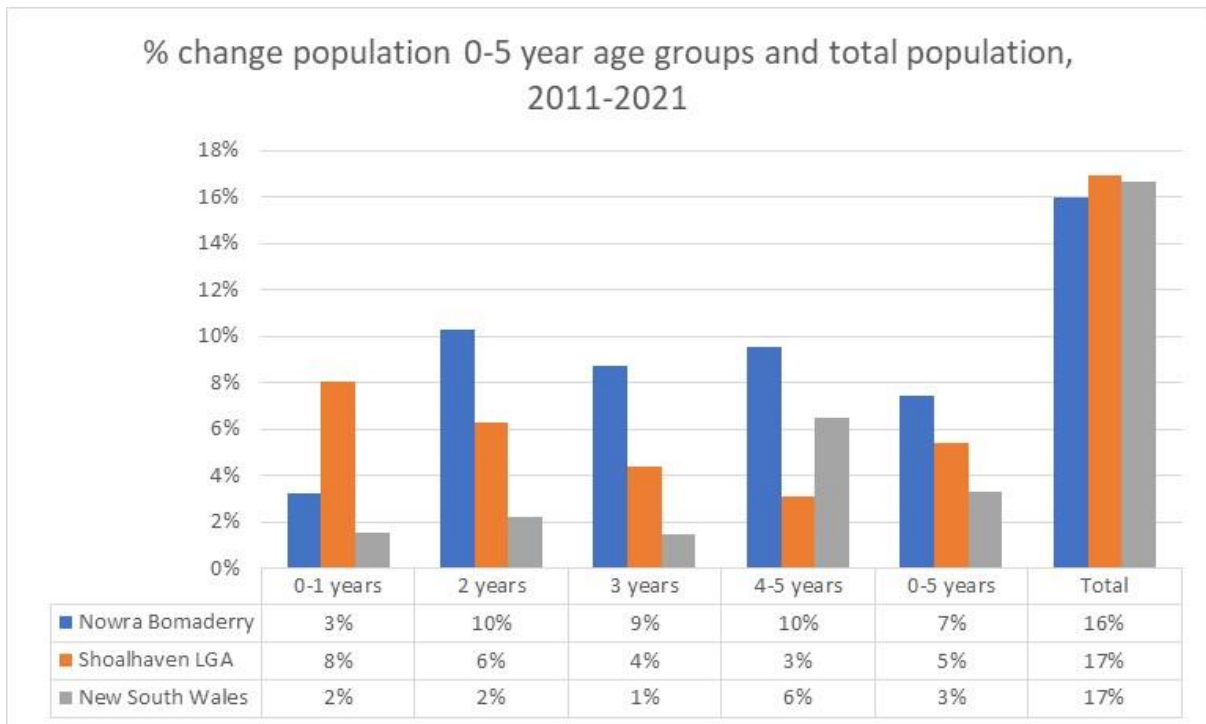


Figure 0.4: Proportion of residential population aged 5 years and younger Nowra-Bomaderry compared with Shoalhaven LGA and NSW

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro

### Change in population of 0-5 year olds, 2011 to 2021

For the ten-year period of 2011 to 2021, the total population of the Nowra-Bomaderry grew at a similar rate to Shoalhaven LGA and NSW (16% increase compared with 17%). The growth in persons aged 0-5 years in Nowra-Bomaderry was higher over the ten-year period at 7% increase, compared with increases of 5% and 3% for Shoalhaven LGA and NSW respectively. Nowra-Bomaderry shows a 3% increase in persons aged 0-1 years over from 2011 to 2021, similar to NSW at 2% and below the LGA at 8%.



**Figure 0.5: Population change for 0-5 year old age groups, 2011 to 2021**

Source: JSA 2024; ABS (2021) Census of Population and Housing, ABS (2011) Census of Population and Housing, TableBuilder Pro

### Population projection of 0-4 year olds, 2021 to 2041

The Department of Planning, Housing and Infrastructure projects that the population of 0 to 4 year olds<sup>78</sup> in the North Nowra-Bomaderry SA2 and Nowra SA2 areas<sup>79</sup> will increase by 1157 children over the twenty-years from 2021 (n=2387) to 2041 (n=3545), a 48% change over the period. This is a much greater increase than the projected increases in 0 to 4 year old populations over the twenty year period for the Shoalhaven LGA or NSW at 33% and 12% changes projected respectively.

<sup>78</sup> Population projection age group bands given are 0-4 and 5-9 years.

<sup>79</sup> The two SA2 areas are approximately the geography of the Nowra-Bomaderry Significant Urban Area. SA2 is the smallest level of geography available for DPE Population Projections. See Appendix A for maps of these geographies.

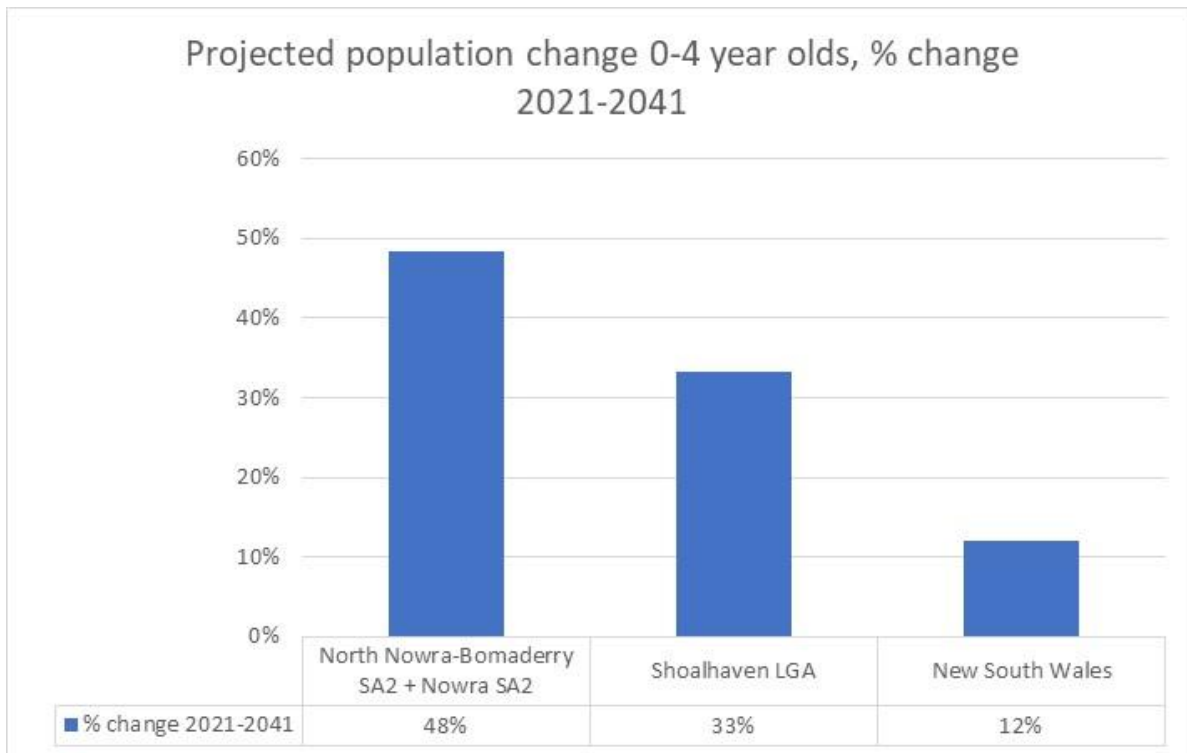


Figure 0.6: Percentage change in population 0-4 year olds projected to 2041 in the North Nowra-Bomaderry SA2 & Nowra SA2 compared with the Shoalhaven LGA and NSW

Source: JSA 2024; DPE (2022) NSW Common Planning Assumption Projections.

## Household composition profile

The household composition profile for Nowra-Bomaderry, like the Shoalhaven LGA is characterised by higher than NSW levels of lone person households at 28% compared to 25%. Compared to the LGA, the Nowra-Bomaderry area has a larger proportion of households with children including couple families with children (25% compared to 22% LGA) and one parent families (13% compared with 11% LGA).

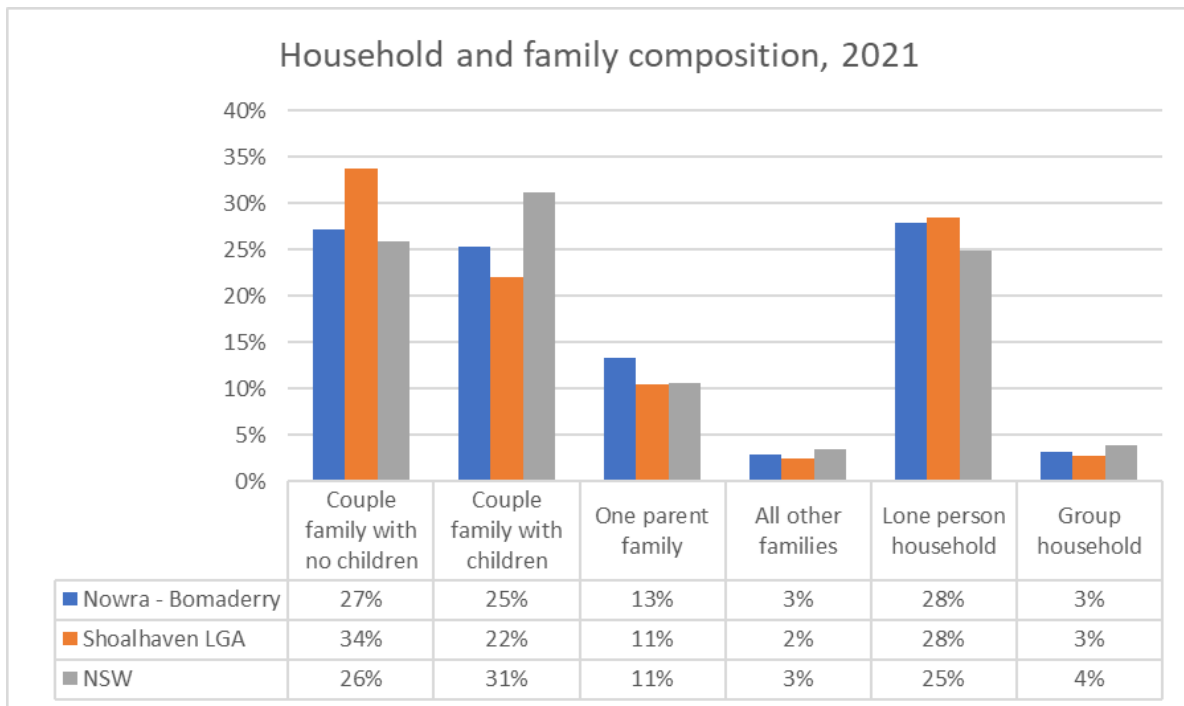


Figure 0.7: Household composition profile for Nowra-Bomaderry compared with Shoalhaven LGA and NSW

Source: JSA 2024; ABS 2021 Census of Population and Housing, TableBuilder Pro

## Labour force participation rate by sex and age

The labour force participation rate for males, females and all persons aged 20-49 years in Nowra-Bomaderry was lower than the Shoalhaven LGA and NSW.

Persons counted as not in the labour force are those who, during the week prior to Census Night, were neither employed nor unemployed. They include people who were performing unpaid home duties, caring for children, retired, voluntarily inactive, permanently unable to work, in jail, trainee teachers, members of contemplative religious orders, and people whose only activity during the week prior to Census Night was jury service or unpaid voluntary work for a charitable organisation.<sup>80</sup>

Looking at labour force participation rates among females and males aged 20-49 years separately Nowra-Bomaderry at the time of the 2021 Census, males were 7 percentage points lower than NSW (78% compared to 85%) and females were equivalent to NSW at 79%.

<sup>80</sup> ABS (2021) Not in the labour force, <https://www.abs.gov.au/census/guide-census-data/census-dictionary/2021/glossary/n#not-in-the-labour-force>, accessed 12/07/2023.

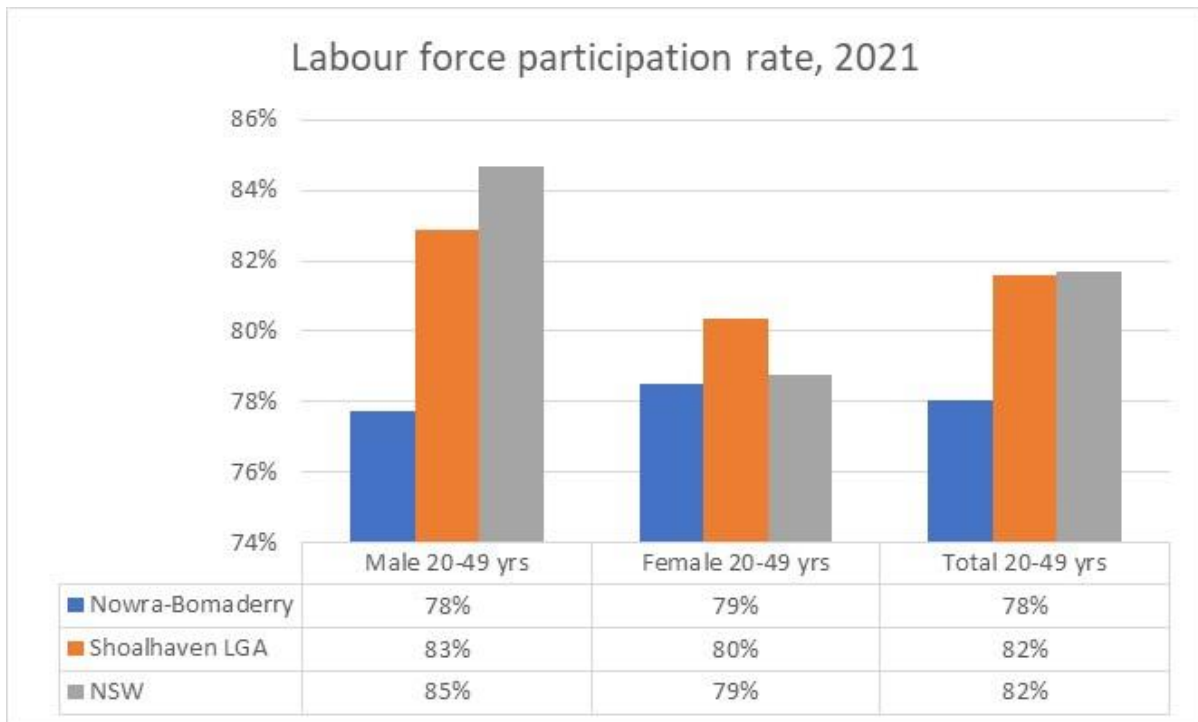


Figure 0.8: Labour force participation by sex by age (20-49 year olds) Nowra-Bomaderry compared with Shoalhaven LGA and NSW

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro

## Commuting characteristics for Nowra-Bomaderry

At the time of the 2021 Census, 54% of people who work in the North Nowra-Bomaderry SA2 and the Nowra SA2 were also residents of these SA2 areas (e.g. the Nowra-Bomaderry urban area). Of the remaining 46% of people who worked in these SA2s, 31% lived in nearby SA2s in the Shoalhaven or Kiama LGAs including the SA2s of St Georges Basin - Erawal Bay, Berry - Kangaroo Valley, Culburra Beach, Tomerong - Wandandian – Woollamia, Huskisson – Vincentia and Callala Bay – Currarong, Kiama Hinterland – Gerringong, Sussex Inlet - Berrara; while 14% lived elsewhere in another SA2.

The commuting profile of those who work in the North Nowra-Bomaderry SA2 is even more localised, with 41% of these workers living in the North Nowra-Bomaderry SA2 and 22% living in the Nowra SA2 (total 63%). 24% of workers are living in nearby SA2s in the Kiama and Shoalhaven LGAs and 11% are living elsewhere.

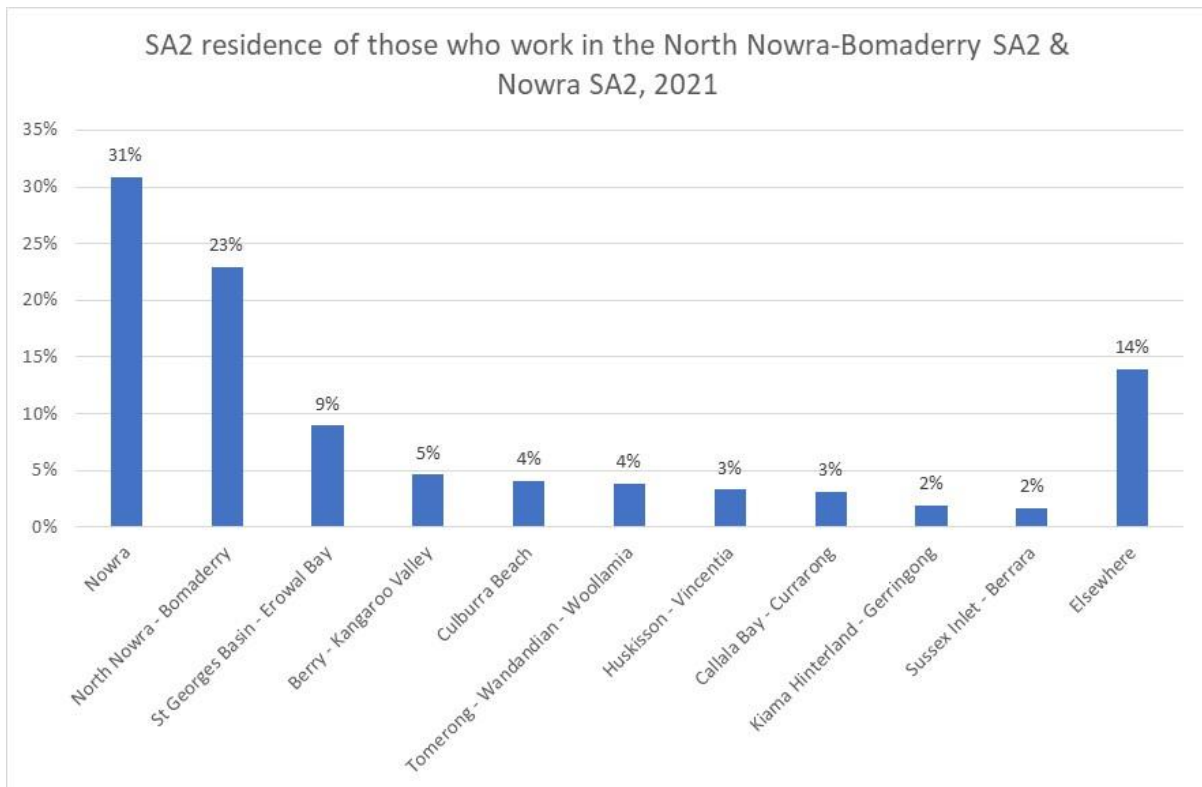


Figure 0.9: Place of usual residence (SA2) for people who work in North Nowra-Bomaderry SA2 & Nowra SA2, 2021

Source: JSA 2024; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

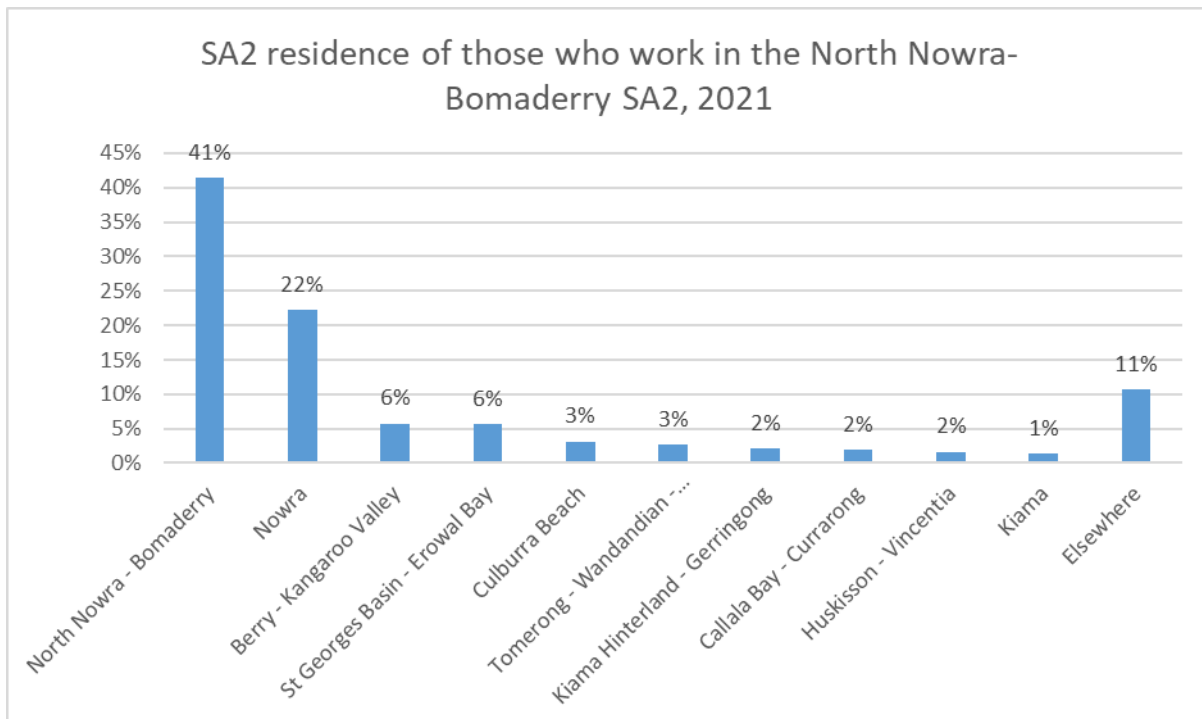


Figure 0.10: Place of usual residence (SA2) for people who work in North Nowra-Bomaderry SA2, 2021

Source: JSA 2024; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

## Supply analysis

There are currently no agreed targets or regulated standards for child care places in terms of the preferred number of children to child care places against which an assessment of adequacy of supply and access could clearly be made.

Some guidance is provided from the Productivity Commission's (2024) *Review of Government Services*, where usage statistics for early childhood education and care, including long day care places, are reported for NSW.<sup>81</sup>

As such, an assessment of adequacy of supply and access is provided against comparative provision at the State level using the above-mentioned review.

The Productivity Commission's most recent *Review of Government Services* reports that in 2023, 273,949 children aged 0-12 were attending an Australian Government CCS approved Centre based care (long day care centre) in NSW (Table 3A.9). The average hours of attendance per week of children aged 0 to 12 at Centre based care were 33.0 (Table 3A.18). Assuming a typical centre operates 50 hours per week and has 90% utilisation of available spaces, the number of places can be estimated at 200,896.<sup>82</sup>

Applying this to the total number of young children in the age groups most likely to use Early Childhood Education services in NSW (Table 3A.12 reports an estimated resident population of children aged 0-5 years in 2022 of 577,558 – noting that estimates are not provided for 2023), this was **0.35 places for every child aged 0-5 years in NSW**.<sup>83</sup>

## Identification of child care centres in Nowra-Bomaderry

JSA referred to Government<sup>84</sup> and non-Government<sup>85</sup> websites to identify **19 long day care centres** currently operating within 10km of the proposal site. Website information of long day care centres identified was used to determine an estimated number of childcare places in the catchment area of **1,065 approved places**.

With 2,866 persons aged 0-5 years living in the Nowra-Bomaderry area in 2021,<sup>86</sup> and using the 1,065 places identified, this gives **0.37 child care places per child aged 0-5 years in the Nowra Bomaderry locality** just slightly above the rate for NSW.

If we just look at the Bomaderry suburb, there are four long day care centres with 180 spaces for a population of 418 children aged 0-5 years for a rate of **0.43 places per child aged 0-5 years**.

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<sup>81</sup> Productivity Commission (2024) Report on Government Services, Part B, Section 3 Early childhood education and care, Released 05 February, accessed online at <https://www.pc.gov.au/ongoing/report-on-government-services/2024/child-care-education-and-training>, accessed 29/07/2024.

<sup>82</sup>  $(273,949 * 33.0 / 50) / 90\% = 200,896$ .

<sup>83</sup>  $200,896 / 577,558 = 0.35$ .

<sup>84</sup> Starting Blocks, <https://www.startingblocks.gov.au/>, accessed July 2024.

<sup>85</sup> Care for Kids, <https://www.careforkids.com.au/>, accessed July 2024.

<sup>86</sup> ABS 2021 Census, Place of Usual Residence Population by Bomaderry-Nowra Significant Urban Area.

Of the 19 long-day child care centres identified, website information as at July 2024 indicates that nine centres have a vacancy (full or part time for any age group), while 10 centres have no reported vacancies.<sup>87</sup>

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<sup>87</sup> Care for Kids, <https://www.careforkids.com.au/>, accessed July 2024.

# Appendix E: Likely need and demand for medical services

## Impact of age

Usage of General Practitioner services increases as people age, with frequency of usage increasing markedly with age. Details are shown in the figures below. As an example, 96% of people aged 85 and over needed to see a General Practitioner compared to 80% of people aged 35-44. Frequency of usage is much more marked by age, with 74% of people aged 85 and over seeing a General Practitioner four or more times in the last 12 months, compared with 38% of those aged 35-44. People aged 85 and over were three times more likely to see a General Practitioner 12 or more times in the last year compared to people aged 35-44.

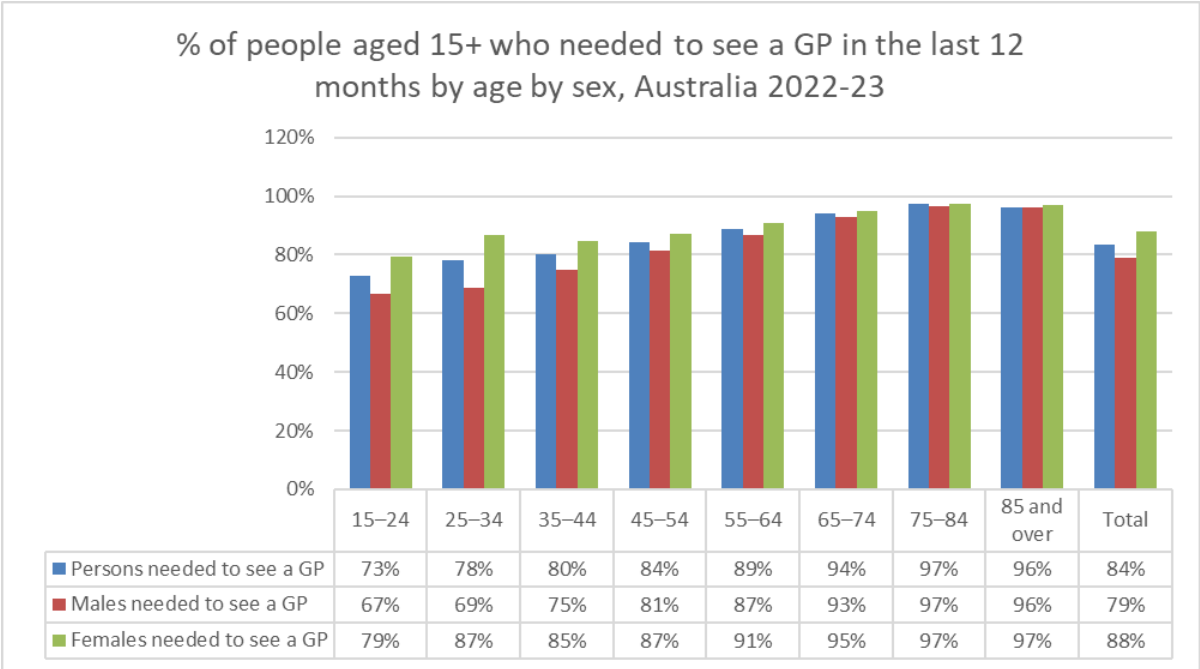
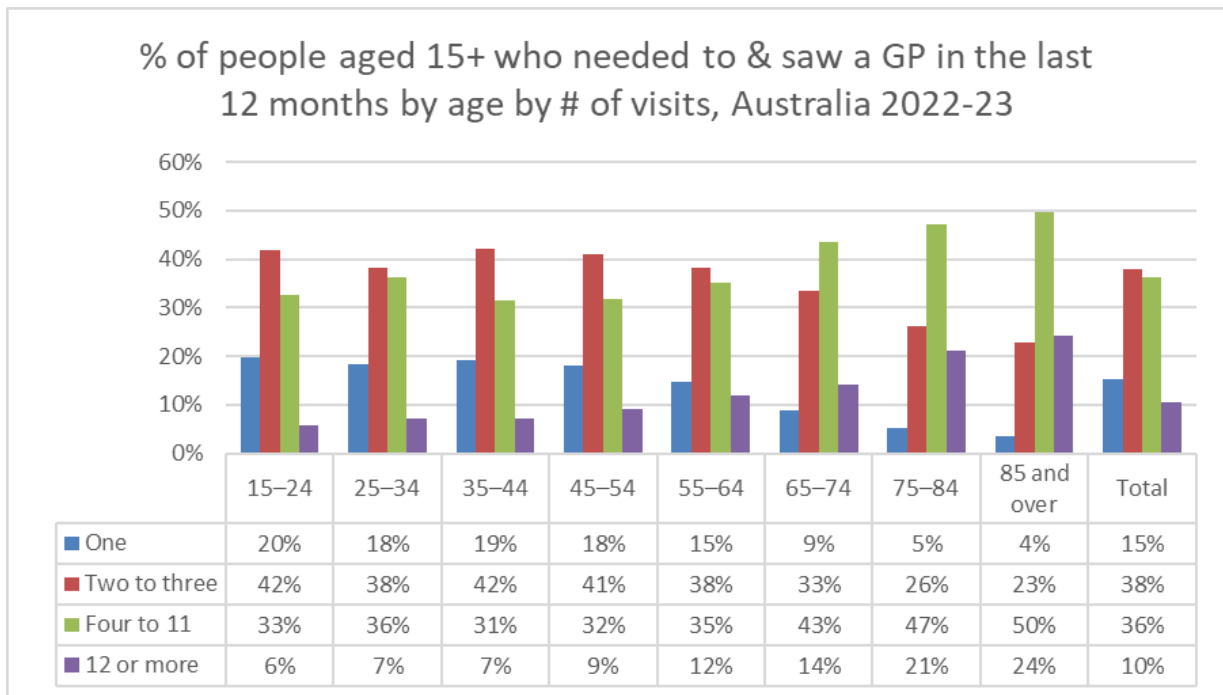


Figure 0.1: People aged 15+ who needed to see a GP in the last 12 months, by age by sex, Australia 2022-23.

Source: JSA 2024; ABS (2023) Patient Experiences, 2022-23, <https://www.abs.gov.au/statistics/health/health-services/patient-experiences/2022-23>



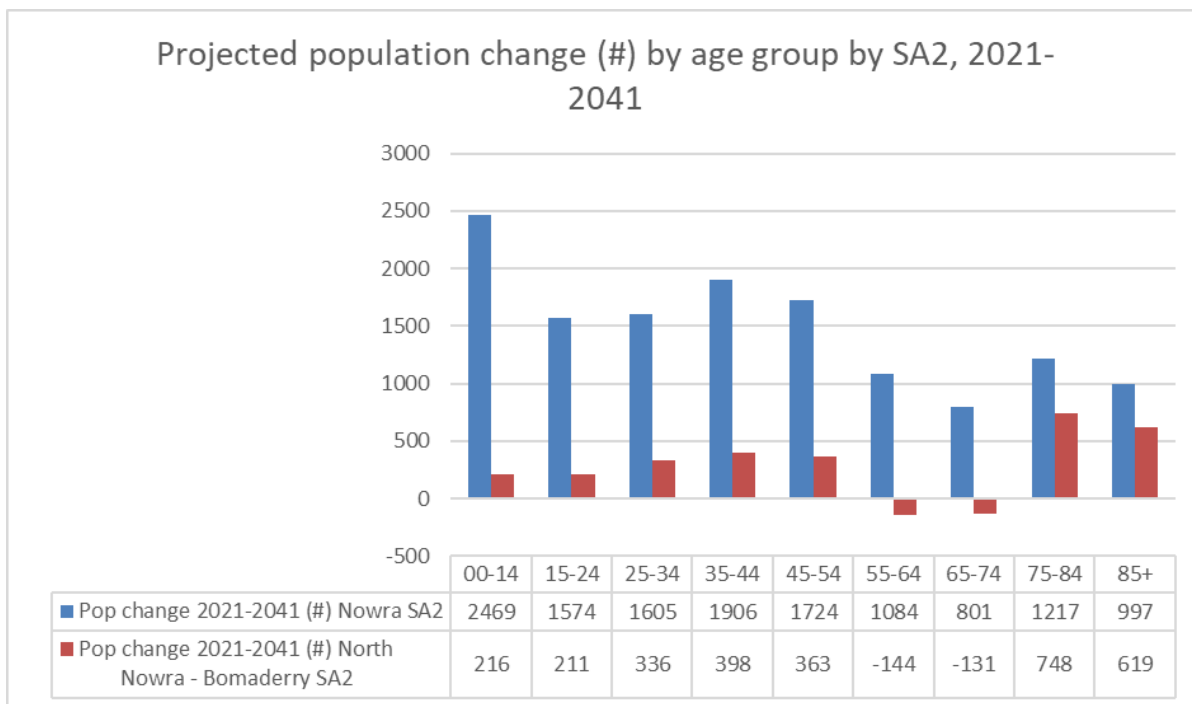
**Figure 0.2: People aged 15+ who needed to and saw a GP in the last 12 months by age by # of visits, Australia 2022-23.**

Source: JSA 2024; ABS (2023) Patient Experiences, 2022-23, <https://www.abs.gov.au/statistics/health/health-services/patient-experiences/2022-23>

## Population projection by age group

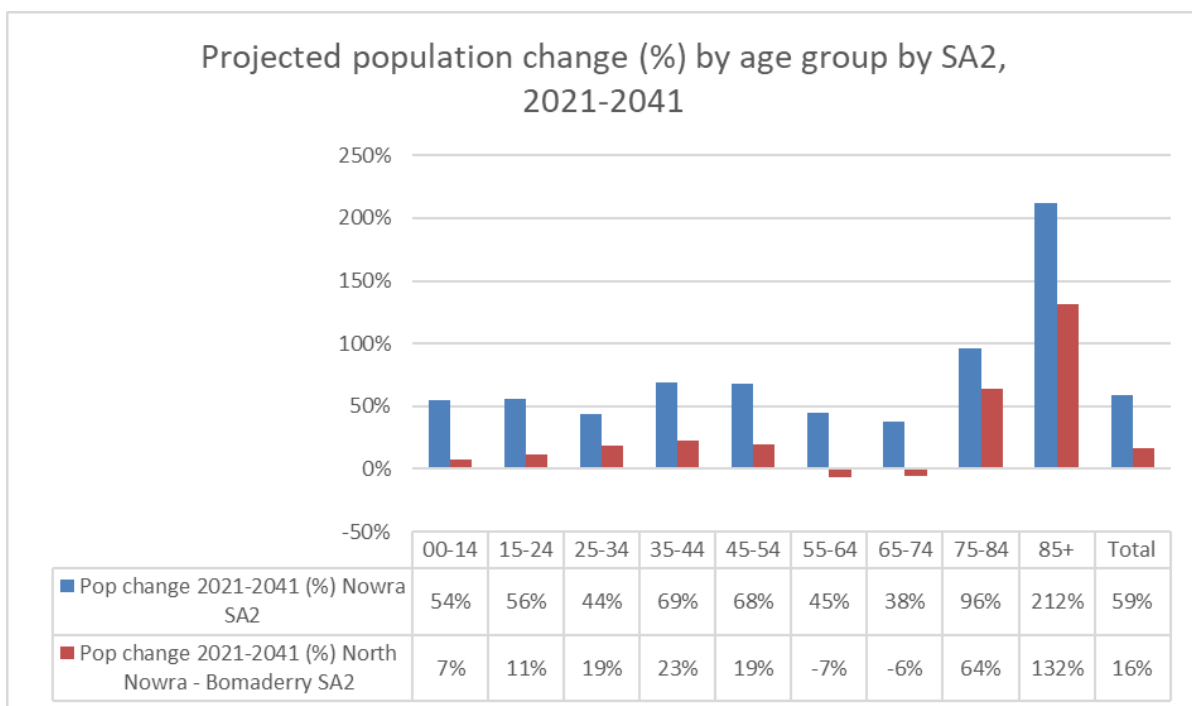
The following figures show the projected population change from 2021 to 2041 by age group for the North Nowra-Bomaderry and Nowra SA2 areas, approximately the Nowra Bomaderry urban area. Both areas show significant increases by number and percent change of older residents.

There is a projected increase of 1,616 residents aged 85+ in the Nowra Bomaderry area (+997 in Nowra SA2 and +619 in North Nowra Bomaderry), a 59% increase among this age group in Nowra SA2 and a 16% increase in North Nowra – Bomaderry SA2.



**Figure 0.3: Projected population change (#) by age group by SA2, 2021-2041**

Source: JSA 2024; DPE (2022) NSW Population, Housing and Implied Dwelling Projections



**Figure 0.4: Projected population change (%) by age group by SA2, 2021-2041**

Source: JSA 2024; DPE (2022) NSW Population, Housing and Implied Dwelling Projections

## Social Determinants of Health & Disadvantage

The Australian Institute of Health and Welfare (AIHW) provides some useful information on the social determinants of health, particularly the impact of social disadvantage on generally poorer health outcomes. The AIHW notes that:

“Factors such as socioeconomic position, conditions of employment, the distribution of wealth, empowerment and social support – known collectively as the social determinants of health – act together to strengthen or undermine the health of individuals and communities...In general, every step up the socioeconomic ladder is accompanied by a benefit for health. The relationship is two-way, poor health can be a product of, and contribute to, lower socioeconomic position.”<sup>88</sup>

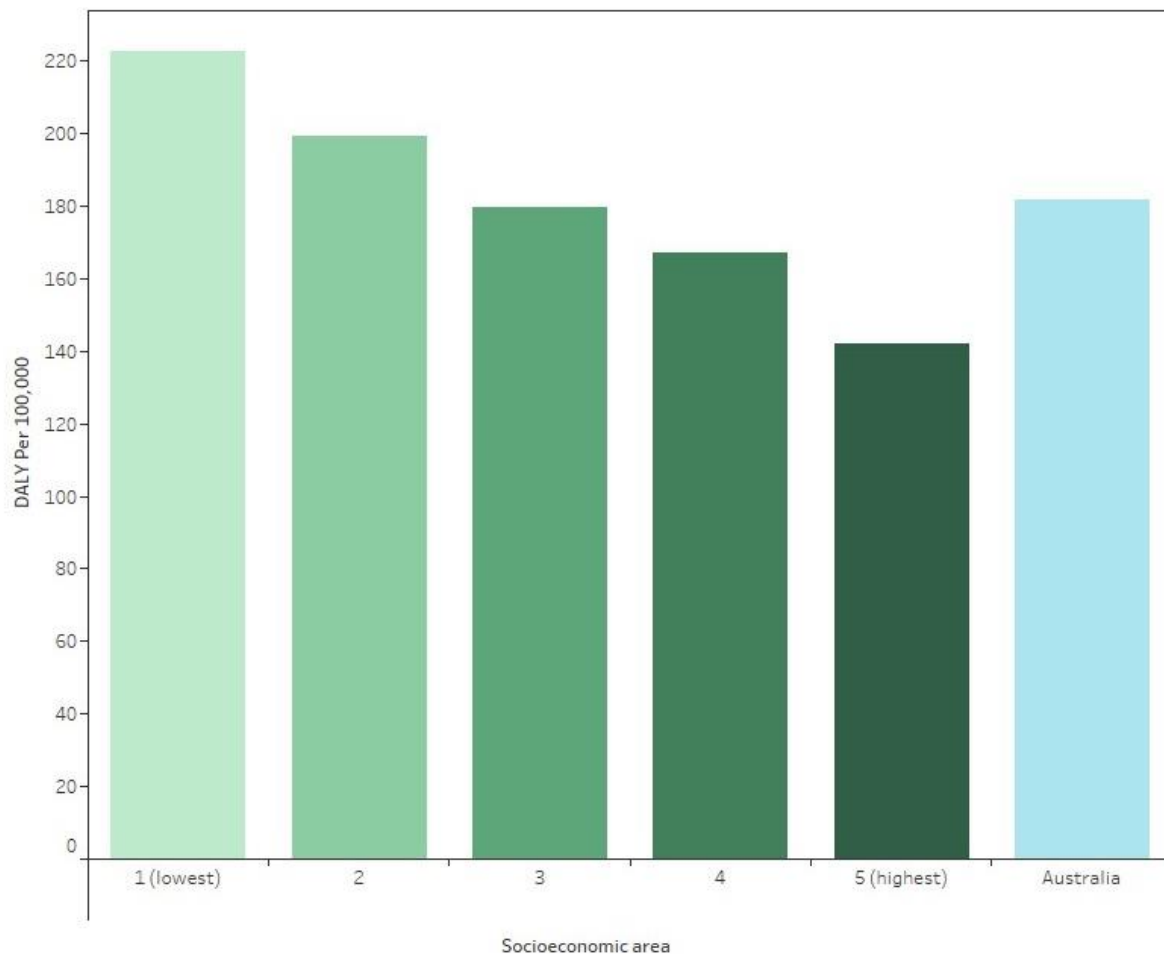
The AIHW (2022) *Health across socioeconomic groups* report highlights the impact and importance of the social determinants of health including unemployment, education level, income and occupation on health and wellbeing, including having access to material and social resources and being able to participate in society.<sup>89</sup> The AIHW’s uses the Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage (IRSD) as a composite measure of socioeconomic position alongside ABS 2017-18 National Health Survey responses adjusted for age differences in its analysis of health across socioeconomic groups. The AIHW reports that compared with Australians living in the highest socioeconomic areas, the 20% of Australians living in the **lowest socioeconomic areas** were:

- 1.9 times as likely to have diabetes;
- 1.1 times as likely to be newly diagnosed with cancer;
- 1.5 times as likely to die;
- 1.6 times as high rate of total burden of disease (an estimate of the fatal and non-fatal impact of disease) shown in the figure below;
- 2.2 times as likely to die from potentially avoidable causes; and
- On average, males and females are likely to live 5.9 and 3.9 years less respectively.

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<sup>88</sup> AIHW (2024) Social determinants of health, 02 July, <https://www.aihw.gov.au/reports/australias-health/social-determinants-of-health>, accessed 30/07/2024; citing Kawachi I, Adler NE and Dow WH (2010) ‘Money, schooling and health: mechanisms and causal evidence’, *Annals of the New York Academy of Sciences*, 1186:56–68, <https://doi.org/10.1111/j.1749-6632.2009.05340.x>.

<sup>89</sup> AIHW (2022) *Health across socioeconomic groups*, 07 July, <https://www.aihw.gov.au/reports/australias-health/health-across-socioeconomic-groups>, accessed 30/07/2023.



**Notes**

1. Rates are age-standardised to the 2001 Australian Standard Population.

2. Socioeconomic areas are classified according to population-based quintiles using the Index of Relative Socio-Economic Disadvantage (IRSD) based on Statistical Area Level 2 (SA2) current residence.

Source: AIHW 2021a.

<http://www.aihw.gov.au/>

**Figure 0.5: Total burden of disease, by socioeconomic area (IRSD quintiles), 2018**

Source: AIHW (2021) Australian Burden of Disease Study 2018: Interactive data on disease burden, accessed

<https://www.aihw.gov.au/reports/burden-of-disease/abds-2018-interactive-data-disease-burden/contents/socioeconomic-groups>, 30/07/2024.

The socioeconomic position of an area is likely to have an impact upon need for GP services and frequency of visitation, including due to level of chronic conditions in the community. As such, it is important to look at the socioeconomic position of the area around the proposal site and service catchment.

The Bomaderry Suburb is particularly disadvantaged and among the lowest 10-20% of Suburbs and Localities in Australia for the IRSD and other SEIFA indices. At the wider geographic level of the SA2, the North Nowra-Bomaderry SA2 (within which the proposal site is located) is less disadvantaged than the suburb for IRSD and the other SEIFA indices, among the lowest 30-40% of SA2s in Australia. The Nowra SA2 is more similar to the Bomaderry suburb and among the most disadvantaged 10-20% of SA2s in Australia. The table below shows the four SEIFA index scores and percentile rankings in Australia for the Bomaderry suburb, the SA2s of the Primary Locality and the Shoalhaven LGA.

Table 0.1: SEIFA scores and percentile rankings for Bomaderry suburb, North Nowra-Bomaderry and Nowra SA2s & Shoalhaven LGA

Area	Index of Relative Socio-economic disadvantage (IRSD) score (percentile)	Index of Relative Socio-economic advantage disadvantage (IRSAD) score (percentile)	Index of Economic Resources (IER) score (percentile)	Index of Education and Occupation (IEO) score (percentile)
Bomaderry suburb	933 (15)	908 (14)	937 (13)	913 (19)
North Nowra-Bomaderry SA2	985 (36)	958 (35)	996 (47)	955 (37)
Nowra SA2	919 (14)	900 (12)	950 (22)	897 (12)
<b>Shoalhaven LGA</b>	<b>980 (51)</b>	<b>949 (47)</b>	<b>992 (61)</b>	<b>939 (47)</b>

Source: JSA 2024; ABS (2021) Socio-Economic Indexes for Areas by SAL, SA2 and LGA.

The map below shows the IRSD quintiles by SA1 area, with the proposal site location identified by a star, to provide the finest level of geographic detail of the SA1s within the SA2 areas.

While the proposal site is located in a relatively large SA1 area that includes the hinterland around Cambewarra Village, which is among the least disadvantaged 20% of SA1s in Australia (quintile 5); the SA1s in the Bomaderry suburb are among the most disadvantaged 20% of such areas in Australia (quintile 1).

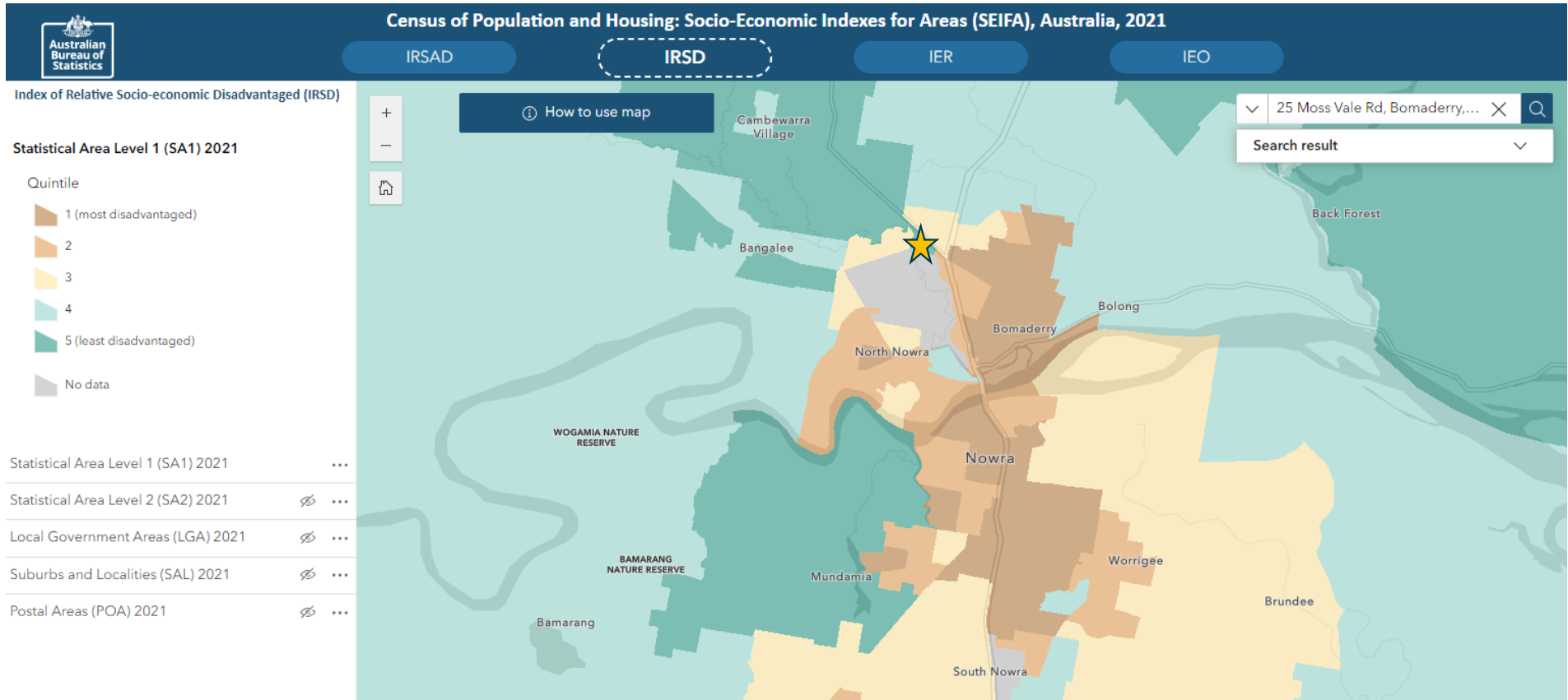


Figure 0.6: SEIFA Index of Relative Disadvantage by SA1 with proposal site location identified by star

Source: ABS 2021 SEIFA Interactive Mapping IRSD by SA1, <https://experience.arcgis.com/experience/32dcbb18c1d24f4aa89caf680413c741/page/IRSD/>, accessed 30/07/2024

## Standards for GP provision

There do not appear to be any normative standards for the provision of GP services, for example, no recommended number of GPs per 1,000 population and the level of provision of GPs by regional areas across Australia is quite variable. However, it is possible to understand the adequacy of supply and likely unmet demand for services through a comparative analysis of provision, that is, how well an area is serviced compared with the State or national averages.

The federal Department of Health and Aged Care publishes data on the availability of the General Practice Workforce by State and remoteness category.<sup>90</sup> The table below shows comparative supply of General Practitioners in NSW and the MM3 areas of NSW<sup>91</sup> compared to level of supply in the immediate locality of the Bomaderry suburb. Three GP services are identified in the Bomaderry suburb within 2km of the proposal site.<sup>92</sup>

The rate of General Practitioners (GPs) per 1,000 people in the Bomaderry suburb by headcount is higher than that in NSW and MM3 areas of Australia. For rate of GP full-time equivalent service, the Bomaderry suburb is just below the NSW rate and above the rate for MM3 areas of Australia. Using ratio for NSW, the shortfall in full-time equivalent service GPs in the Bomaderry suburb is 1 by total population and 3 by population over 50 years.

Table 0.2: Comparative supply of General Practitioners in NSW, MM3 Areas NSW & Bomaderry suburb

	NSW	MM3 Areas (Service Location) Inner Regional Australia	Bomaderry Suburb
Population (2021)	8,072,163	4,535,738	6,738
Population over 50 years (2021)	2,885,947	1,925,866	3,023
GPs by headcount by service location (single location) (2022-23)	12,182	3,182	13 (1)
GPs headcount per 1,000 people	1.5	0.7	1.9
GPs headcount per 1,000 people over 50 years	4.2	1.7	4.3
GPs by Full Time Equivalent (GPFTE) (2022-23)	9,549	1,039	7.2 (1)

<sup>90</sup> Modified Monash Model (2019) defines whether a location is city, rural, remote or very remote and is used by the Australian Government Department of Health and Aged Care to facilitate distribution of the health workforce across Australia, particularly to rural and remote areas.

<sup>91</sup> The Modified Monash Model category of MM3 includes large rural towns. The proposal site address and Bomaderry suburb are located in an MM3 area as defined by the Australian Government, Health Force Locator, accessed via <https://www.health.gov.au/resources/apps-and-tools/health-workforce-locator/app>, 30/07/2024.

<sup>92</sup> HealthDirect, <https://www.healthdirect.gov.au/australian-health-services/search/bomaderry-2541-nsw/gp-general-practice/788007007>, accessed 20/07/2024.

	NSW	MM3 Areas (Service Location) Inner Regional Australia	Bomaderry Suburb
GP/TFTE per 1,000 people	1.2	0.2	1.1
GP/TFTE per 1,000 people over 50 years	3.3	0.5	2.4

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro; Department of Health and Aged Care (2023) Primary Care GP statistics by Financial Year, <https://hwd.health.gov.au/resources/data/gp-primarycare.html>, accessed 30/07/2024.

(1) Count of GPs (headcount and FTE) derived from practice websites and online appointment booking service for 3 practices identified in the Bomaderry suburb.

## Other medical centres in Nowra Bomaderry within 5km of the proposal site

A total of 12 general practice medical centres were identified in the Nowra Bomaderry area within 5km of the proposal site. Two of these services are specifically for Aboriginal patients and one is a fee-free specialist service for young people under the age of 24. The following refers to the remaining nine non-specialist medical practices. The location of the 12 medical centres identified in the Nowra Bomaderry area within 5km of the proposal site and proposed medical centre are shown in the map below.

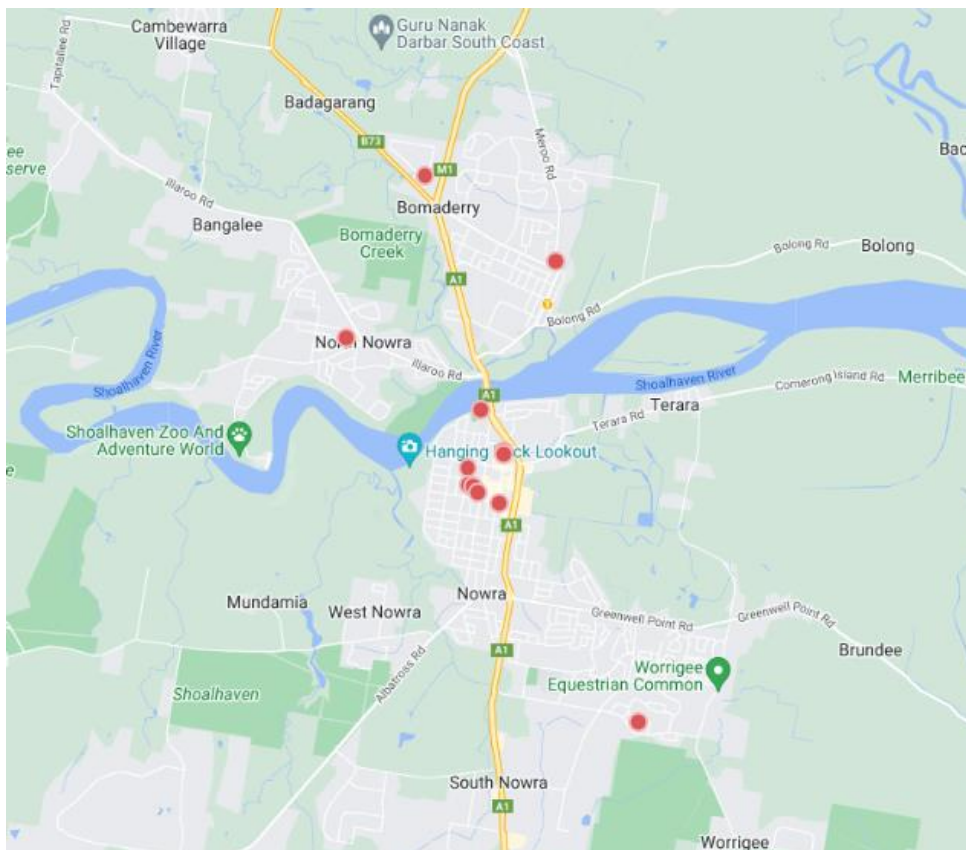


Figure 0.7: Proposal site and GP locations within the Nowra-Bomaderry area within 5km of the proposal site

Source: JSA 2024; HealthDirect 2024.

Data on availability was sourced from the Australian Government Healthdirect website<sup>93</sup>, practice websites and online booking services utilised by the practices (e.g. Hotdoc).

Next available appointments from Friday 26 July 2024 for the 9 medical practices included one practice with appointments available the next day which is a Saturday), four practices with appointments available the next business day (Monday 29 July), one practice with appointments available within 2 business days (Tuesday 30 July) and two practices with appointments available in 10 days and one practice with next available appointment in 18 days.<sup>94</sup>

It is noted that next available appointments for the three practices in the Bomaderry suburb including one practice with one appointment available the next business day with one doctor, one practice with multiple appointments available the next business day with one doctor and one practice with appointments available in 10 days with one doctor.

The current supply and availability of general medical practitioner services in the Bomaderry suburb and wider Nowra Bomaderry area within 5km of the proposal site is considered to be reasonable, but that level of disadvantage in the local area, the older age profile of the existing population and projected growth and ageing of the population suggests that demand for medical services will increase.

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<sup>93</sup> <https://www.healthdirect.gov.au/>

<sup>94</sup> General medical practices and their availability identified via Health Direct <https://www.healthdirect.gov.au/>, Hotdoc <https://www.hotdoc.com.au/>, and practice websites.