



State Significant Development

Date Submitted: 05/02/2025

Project Name: 25 Moss Vale Road Bomaderry
Case ID: SSD-69257218

Applicant Details

Project Owner Info

Title	Mr
First Name	Alex
Last name	Pontello
Role/Position	CEO
Phone	0432643034
Email	Alex@scch.org.au
Address	25 MOSS VALE ROAD BOMADERRY , New South Wales, 2541 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	Southern Cross Housing NSW
ABN	50307328813

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Chris	Forrester
Phone	Email	Role/Position
0421946990	cforrester@beamplanning.com.au	Director

Address

Level 8, 68 Pitt Street
Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	25 Moss Vale Road Bomaderry
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD150,356,847.00
Indicative Operation Jobs	148
Indicative Construction Jobs	151
Number of Occupants	1,000
Number of Dwellings	198
Gross Floor Area (GFA) sqm	185,392
% of In-fill Affordable Housing	20
Number of In-fill Affordable Dwellings	55

Description of the Development/Infrastructure

Mixed-use master planned community comprising of a total of 198 dwellings of various typologies (including 55 affordable housing units), a village centre and a range of supporting facilities.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	The Yards
Site Address (Street number and name)	25 Moss Vale Road Bomaderry
Site Co-ordinates - Latitude	-34.839928
Site Co-ordinates - Longitude	150.589

Local Government Area

Local Government	District Name	Region Name	Primary Region
Shoalhaven City		Illawarra-Shoalhaven	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 110 DP131219 and Lot 129 DP3060

Site Area

What is the total site area for your development?

Site Area sqm

82,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Section 26A Infill affordable housing.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Not applicable.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Shennen
Last Name	Chiam
Professional Qualification	Quantity surveyor
Registration details	MRICS
Business Name	TURNER & TOWNSEND PTY LTD
Australian Business Number (ABN)	84115688830

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

The detailed design and tender phases for the project will target procurement of products that follow good practice in respect to measuring environmental impacts and reducing these impacts. Products with a certified EPD will be sought where available.

The GBCA defined Good Practice products with a Responsible Product Value >10, as detailed at <https://new.gbca.org.au/green-star/rating-system/responsible-products-framework/#responsible-structure>, is a valuable resource to use in this process.

Building tender responses will be required to provide options for building materials alignment or otherwise with recognised responsible materials ratings schemes as set out by the GBCA.

Key building processes to be considered in detailed design would include:

- Design allowing sub structure and super structure to utilise certified concrete, steel and other major components
- Façade design also considered to support use of responsible glazing, panel and shade structures etc

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include

:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy

(Housing) 2021 (the Housing SEPP) applies?*

Yes

Does the application include a statement that addresses how the design is consistent with the relevant design criteria set out in the Low Rise Housing Diversity Design Guide 2008?*

Yes

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

11203

Accredited Organisation

PIA

REAP Name

Chris Forrester

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Environmental Impact Statement
File Name	The Yards - Site Maps (nearmaps)
File Name	Appendix P - ESD Report
File Name	Under Separate Cover - EDC Report
File Name	Appendix R - Embodied Emissions Materials Form
File Name	Appendix Z - Integrated Water Management Plan
File Name	Appendix U - Traffic and Parking Assessment Report

File Name	Appendix Y - Noise and Vibration Report
File Name	Appendix V - Green Travel Plan
File Name	Appendix W - Construction Waste Management Plan
File Name	Appendix X - BDAR Waiver
File Name	Housing Diversity Guide Planning Compliance Table Final
File Name	Appendix X1 - BDAR Waiver
File Name	Under Separate Cover - Landowners Consent
File Name	Under Separate Cover - NSW Title Search
File Name	Appendix S - BASIX Stamped Plans (CI1)
File Name	Appendix S - BASIX Stamped Plans (CI2)
File Name	Appendix S - Nathers and BASIX assessment (CI2)
File Name	Appendix S - Nathers and BASIX Assessment (CI1)
File Name	Appendix T - Section J Report
File Name	Appendix F - Architectural Design Report Vol2 (Buildings)
File Name	Appendix F - Architectural Design Report Vol4(SDRP)
File Name	Appendix J - Landscape Drawings_Part3
File Name	Appendix DD - Aboriginal Cultural Heritage Assessment
File Name	Appendix J - Landscape Drawings_Part1
File Name	Appendix J - Landscape Drawings_Part2
File Name	Appendix E - Master Plan Diagrams
File Name	Appendix F - Architectural Design Report Vol1(Master Plan)
File Name	Appendix N - Visual Impact Assessment
File Name	Appendix E -Roof Plan Architectural Pack
File Name	Appendix CC - Social Impact Assessment
File Name	Appendix M - Accessibility Report
File Name	Appendix E - Precinct J Architectural Pack
File Name	Appendix KK - Stage 2 Detailed Site Investigation
File Name	Appendix E - Precinct K Architectural Pack
File Name	Appendix E - Precinct F Architectural Pack
File Name	Appendix GG - Infrastructure and Services Report
File Name	Appendix AA - Bushfire Assessment Report
File Name	Appendix E - Precinct A Architectural Pack
File Name	Appendix E - Precinct M Architectural Pack
File Name	Appendix E - Precinct N Architectural Pack
File Name	Appendix E - Precinct D Architectural Pack
File Name	Appendix O - CPTED Report
File Name	Appendix E - Precinct H Architectural Pack
File Name	Appendix E - Precinct E Architectural Pack
File Name	Appendix E - Precinct G Architectural Pack
File Name	Appendix E - Village Square and Park Architectural Pack
File Name	Appendix BB - Operational Waste Management Plan
File Name	Appendix E - Precinct B Architectural Pack
File Name	Appendix E - Precinct C Architectural Pack
File Name	Appendix E - Precinct L Architectural Pack
File Name	Appendix EE - Aboriginal Cultural Heritage Management Plan
File Name	Appendix F - Architectural Design Report Vol3 (ADG)
File Name	Appendix I - Detailed Survey Plan
File Name	Appendix L - BCA Report (Site F)
File Name	Appendix L - BCA Report (Site K)
File Name	Appendix G - Clause 4.6 Variation Request
File Name	Appendix BB - Construction and Demolition WMP
File Name	Appendix L - BCA Report (Site A)
File Name	Appendix L - BCA Report (Site M)
File Name	Appendix L - BCA Report (Site B)
File Name	Appendix L - BCA Report (Site L)
File Name	Appendix FF - AHIP Approval
File Name	Appendix L - BCA Report (Site N)
File Name	Appendix E - Plan identifying future ground level
File Name	Appendix K - Engagement Outcomes Report
File Name	Appendix A - SEARs Compliance Summary
File Name	Appendix JJ - Letter from SCCH
File Name	Appendix D - Ongoing Mitigation Measures
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix II - Flood Impact Statement
File Name	Appendix HH - Geotechnical Statement
File Name	Appendix C - Community Engagement Table