

24136

16 July 2025

James Ruprai
Chief Executive Officer
Shoalhaven City Council
P.O. Box 42
Nowra, NSW 2541

Dear Mr Ruprai,

RE: Letter of Offer – St Georges Basin Community Housing

This Letter of Offer has been prepared by Southern Cross Community Housing (**SCCH**), the proponent of a State Significant Development Application (**SSDA**) (SSD-69683218) at Crowea Road, St Georges Basin (**the site**), which relates to a new mixed-use development.

This letter represents the offer to enter into a Voluntary Planning Agreement (**VPA**) with Shoalhaven City Council (**Council**) under Section 7.73(3) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

Specifically, this letter outlines the scope and background of the proposed development, the reason for a VPA and an overview of the proposed public benefit offer. It should be read in conjunction with the following documents:

- Environmental Impact Statement, prepared by Beam Planning; and
- Estimated Development Cost (**EDC**) Report, prepared by Turner and Townsend.

1.0 Background

1.1 The Proposed Development

The proposed SSDA (SSD-69683218) seeks approval for the construction and use of a new master-planned community comprising of 90 dwellings of various typologies, a commercial/retail plaza, and a range of supporting facilities.

The development comprises a mix of land uses across six key precincts, including:

- Construction of a master planned community precinct, comprising a mix of land uses across six (6) key precincts. Specifically, the following is proposed:
- 327m² of non-residential floor space, including commercial and retail uses (future use and fit out to be subject of separate future approvals).
- 8,071m² of residential floor space, including a total of 90 dwellings (42 market, 31 affordable and 17 boarding rooms) of varying sizes and typologies, including attached dwellings, terraces, apartments and boarding rooms.
- Torrens title subdivision of the site (Lots 8, 9 and 10 of SF9847) into 11 super lots.

- Associated amenities, landscaping, and public domain works, including the delivery of internal laneways and a 420m² pocket park (to be dedicated to Council).
- Delivery of internal road network, which will be dedicated to Shoalhaven Council.
- Augmentation of, and connection to, exiting utilities as required.
- Conditional approval for residential development on Lots A1 and B1-1 within the north-west portion of the site, subject to the construction of the road to the west.

It is intended to provide a diversity of housing typologies across the site, from studio apartments to family homes, and a mix of market, social and affordable housing options. Specifically, the proposed development will provide 29.5% affordable housing which will be delivered in Precinct E and exceeds the provisions of the Housing SEPP.

Figure 1 provides an excerpt of the proposed development masterplan for the site.

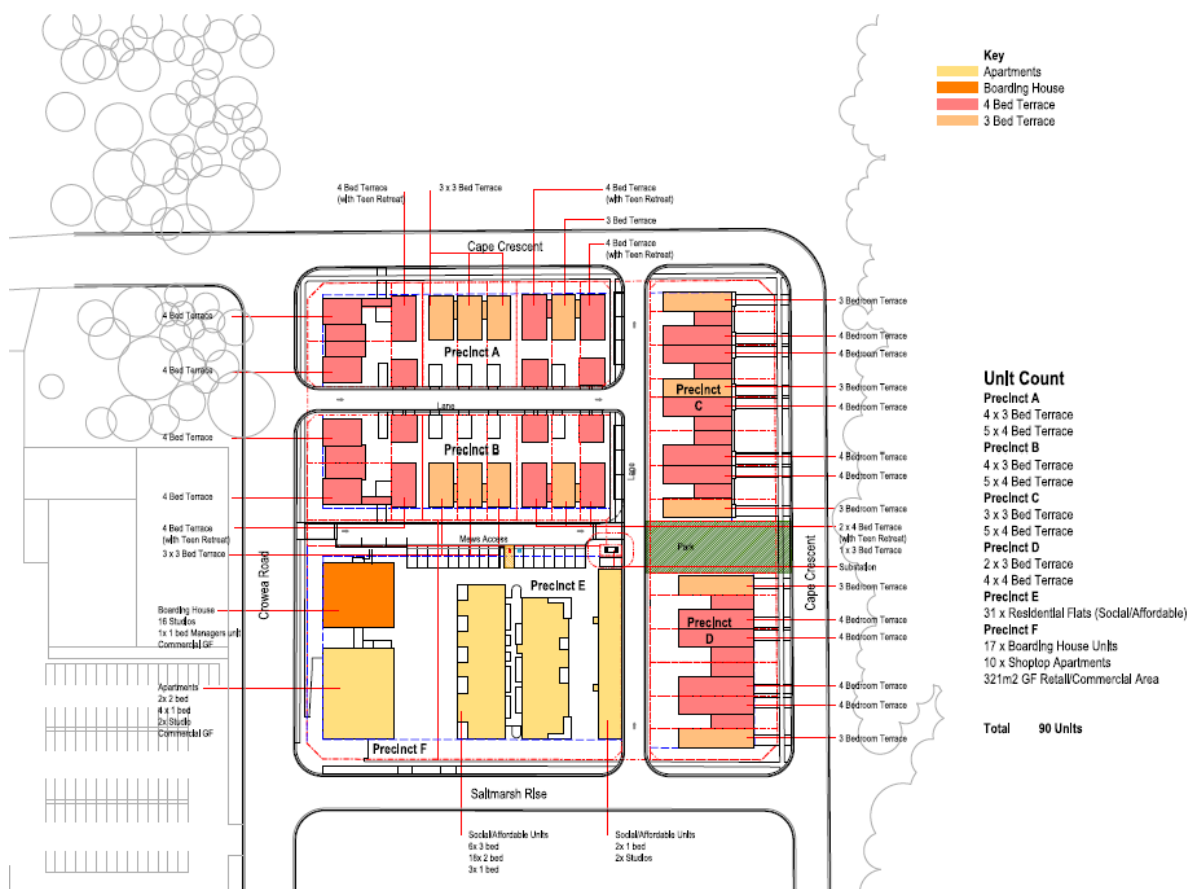


Figure 1 Development Masterplan

Source: SPARC Development

1.2 Land to Which this Letter of Offer Relates

This Letter of Offer relates to land located at Crowea Road, St Georges Basin within the Shoalhaven Local Government Area (LGA). The site has a total area of approximately 1.43ha and is subject to an approved development consent (SF9847), which was determined by Shoalhaven City Council on 14 August 2007 for Torrens Title subdivision and a series of site preparation works. Specifically, the consent granted approval to 'subdivide 3 lots into 11 lots plus reserve pursuant to Shoalhaven Local Environmental Plan

1985'. Since its approval, the development consent has been modified nine (9) times, with the most recent modification being approved on 23 December 2021.

All works across the stages have been completed, leaving the site fully cleared of vegetation, with the civil and infrastructure works (including perimeter roads and drainage) in place. The subdivision certificate is currently underway, with registration expected by mid-2025.

This SSDA pertains to Lots 8, 9 and 10 of the approved subdivision. However, since the subdivision certificate has not yet been registered, this application applies to the parent parcels of Lot 68 and 69 in DP25550 and Lot 4 in DP785956.

The proposal includes two internal laneways ('Lane 1' running north-south and 'Lane 2' running east-west) traversing the central portion of the site. A pocket park is proposed to the east of the site. This Letter of Offer relates to these areas, highlighted in **Figure 2**.



Figure 2 Land Dedication

Source: SPARC Development

2.0 Intended Public Benefit Offer

On the basis of the above, SCCH's proposal offers the following to Council:

- Dedication of 1,639m² of internal laneways (comprising two laneways), which will provide critical through-site connections that enhance pedestrian and vehicular permeability across the precinct.
- Dedication of a 420m² of public pocket park, designed to deliver high-quality open space that supports informal recreation, social interaction, and improved urban greening outcomes for local residents.

Figure 2 provides an excerpt of the general arrange plan.

As provided in the EDC Report, prepared by Turner and Townsend, the abovementioned public benefit works are valued at a total of **\$1,021,448** (note this figure is subject to design development and escalation with final costs to be determined at time of construction contract signing).

It is intended that the value of these works would be offset against any 7.11 contribution that may apply to the development.

Furthermore, the value of the land to be dedicated will be subject to a future valuation assessment, which will be undertaken upon drafting the Voluntary Planning Agreement.

3.0 Conclusion

SCCH has prepared this Letter of Offer to accompany the SSDA for a new mixed-use precinct at Crowea Road, St Georges Basin.

We submit the abovementioned offer for Shoalhaven City Council's consideration, as a framework for a future VPA to support the delivery of the SSDA. We trust that this offer clearly demonstrates our commitment to delivering a vibrant community in St Georges Basin through the provision of high-quality public domain infrastructure, including internal laneways, a pocket park, and a significant proportion of social and affordable housing.

This offer is intended to enhance the immediate environment and respond to the needs of current and future residents, workers, and visitors in the area. With the benefits of this proposal in mind, and with the desire to realise these outcomes in a timely and collaborative manner, we are seeking to formalise this offer through a VPA with Council.

SCCH welcomes the opportunity to meet with Council where possible to ensure a successful framework can be facilitated for the future realisation of a positive outcomes on the site.

Should you require any additional information, or should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours faithfully,



Alex Pontello
Chief Executive Officer
Southern Cross Community Housing