

2 Flide Street Caringbah | Consultation Report

2 Flide Street

October 2025



Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this Consultation Report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.



Figure 1: The site within the context of its natural environment

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1

Background

1.1 Purpose of this report

This report accompanies a detailed State Significant Development (SSD) application (SSD-84862461) that seeks approval for construction of two connected residential flat buildings, one 14 storeys and one 8 storeys, in an L-shaped design, for the purpose of affordable housing, with a total of 164 social and affordable housing apartments at 2 Flide Street, Caringbah.

This report summarises the consultation and communication activities that have been undertaken in relation to the proposed development. It forms part of the Environmental Impact Statement (EIS) required for the SSD application and has been prepared in accordance with the requirements of the Department of Planning, Housing and Infrastructure (DPHI) as specified in the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 3 June 2025.

The purpose of the consultation process was to ensure stakeholders, and the community were informed about the proposal, and ensure they had the opportunity to provide feedback prior to the submission of the SSDA.

This report summarises the engagement undertaken for this stage of the proposed development by outlining:

- The SEARs for stakeholder and community consultation.
- The consultation process undertaken, including key feedback from stakeholders.
- How feedback has been considered in the development of the SSD application.

1.2 Secretary's Environmental Assessment Requirements

The industry-specific Secretary's Environmental Assessment Requirements (SEARs) for this State Significant Development was received from the Department of Planning, Housing and Infrastructure (DPHI) on 3 June 2025 and are outlined below.

An excerpt from the SEARs request can be found below:

4. Engagement

- *Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.*
 - *If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.*

The engagement response to the SEARs can be found in sections 3 and 4 of this report. Engagement has been carried out in accordance with DPHI's Undertaking Engagement Guidelines for State Significant Projects.

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The proposed development

2.1 Project context

Caringbah is a suburb located on the Port Hacking coastline in southern Sydney, approximately 26 kilometres south of the Sydney Central Business District (CBD). It is centrally located within the Sutherland Shire local government area (LGA).

The suburb is well connected, with President Avenue and The Kingsway providing links to Sutherland in the west and the popular beachside suburb of Cronulla in the east. Taren Point Road provides direct access to the Captain Cook Bridge and the Sydney CBD. Key amenities within the LGA include major shopping precincts such as Westfield Miranda and Cronulla Bicentennial Plaza, along with Sutherland Hospital, Kareena Private Hospital, 14 railway stations, and a range of educational institutions.

Caringbah comprises a mix of residential, commercial, and industrial areas. High- and low- density housing across the area is surrounded by bushland, estuaries and the Pacific Ocean. The main commercial district, located near Caringbah Train Station on the intersections of President Avenue, The Kingsway and Port Hacking Road, is made up mostly of small businesses specialising in professional services. A significant commercial and industrial precinct is also located on Taren Point Road, home to large retailers such as Bunnings and Nick Scali, as well as a cluster of home improvement and showroom outlets. Additional retail is provided by Caringbah South shopping village, while Caringbah library offers important community facilities.

According to the 2021 Census, Caringbah has a population of 12,575 people. The suburb is culturally diverse, with 26% of residents born overseas and 30% having both parents born overseas. The most common countries of origin are England, New Zealand, and China, while 20% of households speak a language other than English, including Mandarin, Greek, Russian, and Spanish. Aboriginal and Torres Strait Islander people make up 1.6% of the population, compared with the NSW average of 3.4%.

Housing in Caringbah is predominantly high-density, with approximately 45% of residents living in apartments, double the state average. While the suburb is attractive and well serviced, affordability remains a challenge for households on low and very low incomes, including key workers in the health sector.

2.1.1 Social housing snapshot

- Homes NSW owns almost 2,200 social housing dwellings in the Sutherland LGA, accommodating more than 3,000 people.
- Around 425 of these dwellings are managed by community housing providers, including BlueCHP, St George Community Housing and Women's Housing.
- Of the 2,200 social homes, around 1,200 are occupied by single person households, 40% of whom live in dwellings with three or more bedrooms. A further 300 dwellings accommodate two-person households, 200 are home to families with children and 50 support larger households.
- Nearly 600 people in the Sutherland allocation zone are currently on the social housing waitlist, with an average waiting time of more than ten years. Of these, 170 people are on the priority waitlist.
- The majority of existing social housing tenants in the LGA are older residents living alone, many of whom are beyond working age and reliant on the age pension, disability pension or other government support.
- To better align housing supply with demand, Homes NSW is prioritising the delivery of one- and two-bedroom dwellings in well-located areas close to public transport, services and key amenities.

2.2 The proposed site

The site covers an area of 3,596m² and is zoned R4 High Density Residential under the *Sutherland Local Environmental Plan 2015*. Constructed in the late 1980s, the site currently contains 38 dwellings, accommodating 46 tenants in two three-storey residential flat buildings with a basement.

Strategically located in central Caringbah, the site is within 350 metres walking distance of Caringbah Train Station and the town centre. The surrounding context comprises a mix of residential and mixed-use development with low-rise dwellings and townhouses to the north and west of the site, higher density mixed-use development to the east on Willarong Road, and low-rise apartments of up to three storeys south of the rail line. To the north of Flide Street, the land falls within the Caringbah Medical Precinct, where planned increases in building height and density will support the precinct's future growth.

Under the Low-Rise Mid-Rise Housing Reforms and using the 30% Housing SEPP bonus, the site could accommodate a maximum gross floor area (GFA) of 10,285² and a building height of 28.6 metres. However, Sutherland Council's Draft Housing Strategy introduces new standards for residential flat buildings in station and town centre precincts. Combined with broader State Government objectives to deliver more affordable housing, this creates an opportunity to pursue rezoning that could enable development of up to approximately 14 storeys. This outcome is being advanced through an accelerated rezoning process and a concurrent State Significant Development (SSD) application under the State-assessed planning proposal pathway for affordable housing.

The site's current R4 High Density Residential zoning already permits residential flat buildings with consent. In addition, the Housing SEPP 2021 (Low-Rise Mid-Rise Housing Policy) provides bonus provisions for affordable housing on sites within 800 metres of a train station, which applies here.

Sutherland Council's draft housing strategy identifies Caringbah as a priority location for additional apartment capacity and supports the renewal of Homes NSW sites. The proposed redevelopment would therefore align with both local and State planning objectives, subject to rezoning of the land.

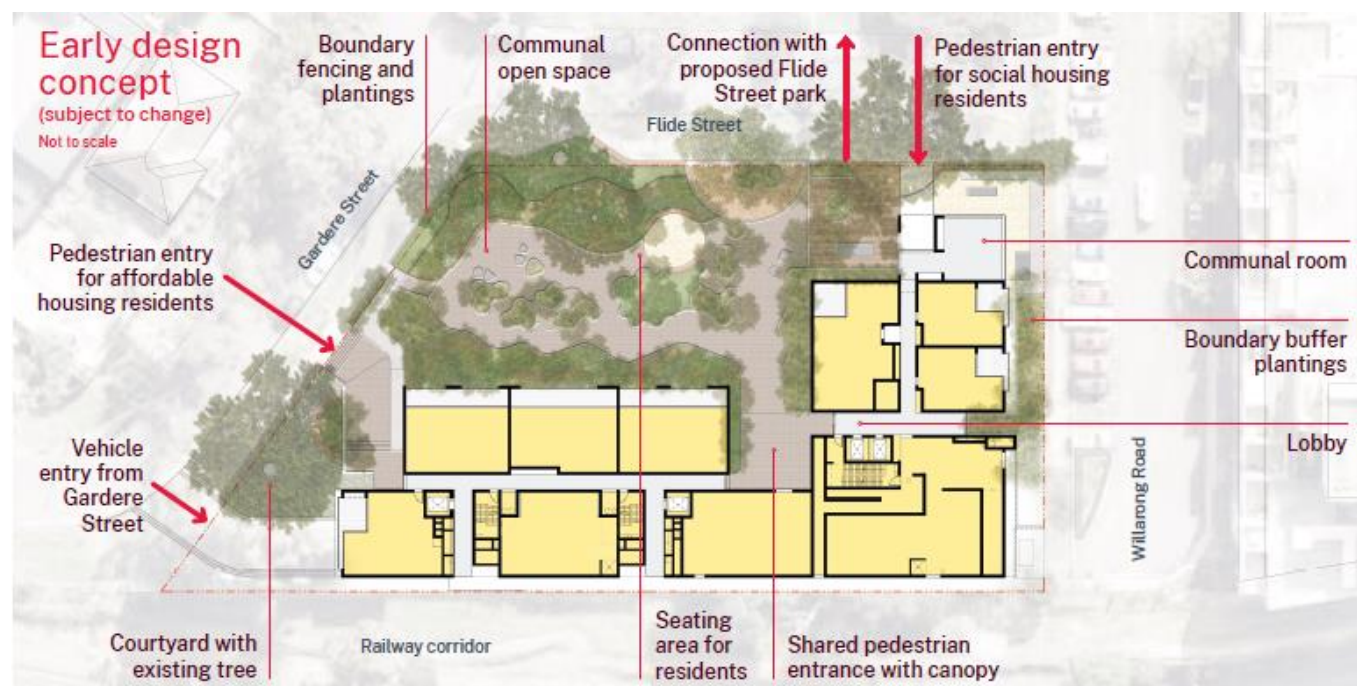
The site is within the boundaries of the La Pouse Local Aboriginal Land Council (LALC). It is not heritage-listed, and no Aboriginal cultural heritage items have been identified on or adjacent to the site to date.



Figure 2: Map of surrounding area

2.3 The project scope

The proposed development comprises the rezoning of the property to enable the construction of a new residential flat building for the purpose of affordable housing. The redevelopment will include two connected buildings, one 14 storeys and one 8 storeys, in an L-shaped design to accommodate 164 social and affordable housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.



Figures 3 & 4: Early concept designs of the proposed development as presented at the Community Drop-In Session

3

Communication and Engagement Strategy

3.1 Communication & Engagement Plan

A Communication and Engagement Plan for the Caringbah project was prepared in accordance with the Undertaking Engagement Guidelines for State Significant Projects. The plan sets out the approach to engagement with all key stakeholder groups throughout the planning, design, and delivery stages of the project.

The plan identifies a series of project milestones to act as trigger points for providing appropriate and timely engagement with key stakeholder groups.

3.1.1 Project Milestones and timeline

Milestone	Proposed timings
Site surveys commence	March 2025
Tenant relocation advice	April 2025
SEARs released (public facing)	June 2025
Tenant relocations interviews commence	May 2025
Design development	June - September 2025
SSDA lodgement	October 2025
Public Exhibition (SSDA)	November 2025
Response to submissions	December 2025
CHP contract award	February 2026
Tenant relocations complete	28 April 2026
SSDA approval	May 2026
Construction start (early works)	June 2026
Construction end	December 2028

3.2 Engagement objectives

The following engagement objectives have been identified for this proposal:

- Make sure identified relevant stakeholders hear about the proposed redevelopments directly from Homes NSW.
- Provide open, inclusive, timely, and relevant information on the proposed development to key stakeholders including neighbouring residents, current tenants and the local community.
- Raise general community awareness and understanding of the project and foster community support.
- Create opportunities for stakeholders and community members to provide meaningful feedback on the proposal to help inform decision making.
- Provide clear information on the role of Homes NSW and partner organisations in delivering the project.
- Demonstrate the proposed impact of the project on the social housing waitlist in the area and highlight the positive impact of new housing for people in need.

3.3 Engagement approach

The table below outlines the engagement techniques and activities undertaken for this project and the strategic intent of each activity. Although the demographics of the local area are such that English is widely spoken at home, all public communication is prepared in plain English using simple, concise language to assist people of all ages and backgrounds to understand the intent of the engagement.

Engagement technique	Level of participation	Strategic intent
1800 Community Engagement phone line	Sharing information Consulting to collect information and insights	Respond to enquiries/ submissions.
Homes NSW email service	Sharing information Consulting to collect information/ insights	Respond to enquiries/ submissions.
Notifications	Sharing information	Update current tenants and the local community on the status of the project and the potential impact to each stakeholder group. Provides details on information sources available and ways to provide feedback on the project. Notifications are distributed via post, email, doorknocks, or letterbox drops.
Community Drop-Sessions	Sharing information Consulting to collect information/ insights	An opportunity for face-to-face engagement with current tenants, local residents and other stakeholders at key project milestones.
Information boards	Sharing information	Showcase relevant project information at Community Drop-In Sessions. Content visually presents the project design, location, and other relevant information.
Information handouts	Sharing information	Information for attendees at Community Drop-In Sessions to take home and read or share with their networks. Content includes project scope, design developments and FAQs to answer key questions and address potential issues.
Door knocks	Sharing information Consulting to collect information/ insights	Timely notification to current tenants and nearby residents on the project. An opportunity to seek feedback and insights to help inform the project.
FAQs	Sharing information	Answer key stakeholder questions and address potential concerns/ issues.
Newsletters	Sharing information	Provide updates to the community and relevant stakeholders at key project milestones.
Government agencies and consultation groups	Sharing information Consulting to collect information/ insights Collaborating in decision making	Discuss and agree design intent and mitigations to address infrastructure impacts in the local area. Includes meetings, workshops, and direct correspondence throughout the project lifecycle.

4

Engagement undertaken

4.1 Engagement tracker

The following sections summarise the engagement undertaken with both internal and external stakeholder groups, including:

- Project working groups
- Government agencies
- Community and interest groups

Consultation with these groups has played a critical role in shaping the project's scope and ensuring that the development aligns with the needs of the Caringbah community.

4.2 Project working group consultation

At the core of the planning and design process are the project working groups. Regular collaboration with these groups has been instrumental in refining the project's design and scope, and their input will remain integral throughout all stages of delivery.

Below is an overview of the key consultation activities conducted with the project working groups:

Meeting/ Consultation Group	Date/s	Agenda Items
Project Coordination Meetings Attendees: - HNSW, Senior Development Manager (Portfolio Development) - HNSW, Principal Design Manager (HAFF program) - Bates Smart Architects, Project Director / Architect - Turf Landscape Architects - Other Project Consultants on an as required basis.	Weekly between April 2025 and September 2025	- Project progress updates - Design development - Technical issues and challenges - Site coordination - Consultant reports - Risk management - Budget and cost updates - Program and schedule - Regulatory compliance - Client updates - Action items and next steps - Services coordination
Project Review Committee - AM1	10 July 2025	- Concept Design
Project Review Committee - AM2	24 September 2025	- Pre-submission sign off

4.3 Government agency consultation

Government agencies have been integral to the planning and design process of this project, providing guidance, technical input, and regulatory oversight to support the project's progression.

Key stakeholders include:

- Sutherland Shire Council
- Government Architect NSW
- Transport for NSW
- Sydney Trains (TfNSW)
- NSW Department of Education
- Department of Planning, Housing and Infrastructure (DPHI)
- Minister for Miranda (Eleni Petinos)

The table below summarises the key consultation activities conducted, as required by the SEARs.

Stakeholder	Feedback topics	Outcomes
Sutherland Shire Council		
Meeting 1 13 March 2025	- Introduction of the project team and contact details. - Briefing of project within the context of other Homes NSW projects in the Sutherland Shire LGA, noting the project being progressed immediately with preliminary approval secured for HAFF funding.	- Council confirmed support for development of the site including for Homes NSW to submit a planning proposal to change the applicable height and FSR.
Meeting 2 - Pre-briefing of project - 27 March 2025	- Proposed approach to the development approval process. - Briefing of project proposal including yield, height and SSDA proposal.	- General support for the progression of the project and acknowledgement of existing collaboration agreement with Homes NSW for delivery of social housing within Sutherland Shire Council LGA.
Technical Coordination Meeting – Waste Strategy - 17 June 2025	- Project briefing presented to receive feedback on waste strategy. - Council DCP requirements. - FOGO strategy. - Collection frequency and location.	- Advice on expected waste generation. - Room sizing of waste store and bulky goods store. - Servicing/ council pickup strategy including truck dimensions.
Technical Coordination Meeting (phone conversation) – Flooding and Overland Flow - 18 June 2025	- Flood affectation of the site (if any). - Proposed ODS and overland flow. - PMF draft model (anomaly). - Council requirements for assessment and modelling.	- 2 Flide Street is not affected by the 1% AEP and not considered to have flooding affectation by Council. - PMF mapping isn't typically considered by Council with regards to built-form planning. - Council's PMF model remains in draft and not adopted as of today's date – uncertain of the timing for this to become final. - Small affectations to 2 Flide Street, Caringbah, as shown on the PMF model. Extent seems to be an anomaly created by the cutting for the existing driveway access and doesn't appear to be accurate.
Meeting 3 - Project Update - 2 June 2025	- Planning pathway and coordination. - Development program and milestones. - Design updates. - Strategic planning SSC.	- Homes NSW proposed CHP Partnership project at No. 2 Flide Street Caringbah. - Intended planning pathway. - Overview on design progress and height context analysis as agreed at last meeting (27 March 2025). - Received an update from SCC regarding Flide Street Park consultation, Caringbah Medical Precinct and Town Centre and other strategic plans/policies.

Stakeholder	Feedback topics	Outcomes
		- Initiated coordination between technical consultants/disciplines as it relates to the project.
Meeting 4 - SDRP Pre-Meeting - 17 June 2025	- Discussion with Council regarding design context, inputs and areas of concern.	- Interface with southern boundary- suggest 3.5m setback to allow landscape buffer. - Shift building to provide 3m setback from the south. - Extent of southern blank wall. Articulation and steps/ break up of buildings e.g. Meriton (but also not like Meriton). - Consider appearance of building from Coles development and apartments to the south. - Entrance to lobby. - Lobby solar access. - Mailroom location - Aus Post requirements. - Councillors – presentation in the coming weeks would be welcomed.
Meeting 5 - 2 September	- Caringbah Town Centre Park interface with our site.	- Design overview of proposed park and finishes and interface with HNSW site. - Council provided a further understanding of tree management within the park (existing and proposed planting). - Parking and Access – schematic details for parking modification surrounding Flide Street and Willarong were presented by Council. - Integration with HNSW site - Council advised their expectation of public domain finishes. - Construction coordination – opportunities to reduce construction impacts and coordinate timing was discussed.
Councillor Presentation (via proxy) - Project overview for Councillor information - Presentation by SSC on behalf of HNSW - 14 July 2025	- Presentation to provide project outline and context to Caringbah town centre, Flide Street Park and Flide Street Medical precinct. - Proposed height, yield and development mix.	- Councillors acknowledged the proposed development and contribution to affordable housing. - Proposed height, density and context to park acknowledged. - No objections to proposal raised.
Government Architect NSW		
Design Review 1 (SDRP1) - 20 June 2025 Design Review 2 (SDRP2) - 1 August 2025 <u>Attendees:</u> - NSW SDRP Panel Members	Design review of the following aspects of the proposed development: - Connecting with Country. - Site strategy, connectivity and landscape. - Architecture and amenity.	- The SDRP was very supportive of the design of the proposed development and acknowledged design excellence had been achieved on the project. - Further details of panel commentary and design responses have been included in the Design Report referenced under Design Excellence in the EIS.

Stakeholder	Feedback topics	Outcomes
- GANSW Design Advisor - DPHI Observers - Homes NSW - Sutherland Shire Council Observers - Bates Smart Architects - Turf Design Landscape Architects TBA Urban (Planning)	Sustainability, waste and water management.	
Transport for NSW		
Traffic and access - 31 July 2025	- Letter (via email) provided to TfNSW for the provision of project context and coordination with any road/rail corridors adjacent to the site. - Yield and parking provision, proposed traffic generation, traffic impacts, cumulative assessment, proposed vehicular access.	- Confirmed that TfNSW does not need a pre-lodgement meeting and that the proposed development is situated within the local road network. - Assessment (TIA) to be reviewed once the SSD has been lodged.
Sydney Trains (TfNSW)		
- Rail Corridor impacts and development requirements (construction and operation). - Project briefing and proximity to boundary with rail corridor. - 26 May 2025	- Consultation meeting to discuss the proposed development including proximity from Sydney Trains boundary (Eastern Suburbs and Illawarra Rail line). - Demolition of the existing development under Part 5 of the EP&A Act – Development Without Consent. - Construction of the new development via a concurrent State Significant Rezoning (to increase building height and FSR controls) and State Significant Development Approval process.	- Confirmed that SydTrains/TfNSW does not need a further meeting or formal correspondence prior to submission. Project documentation and the EIS will be reviewed following lodgement and referral. - Technical development guidelines provided by SydTrains for development adjacent to rail corridors, noting minimum technical inputs and documentation which should be prepared in accordance with the EIS.
NSW Department of Education		
Project briefing, proposed rezoning and future density uplift in context to future schooling needs within Caringbah. - Via email – 7 August 2025.	- Email to provide context of proposed development uplift yield and mix. - Offer for in-person briefing.	- The proposed development is located within the existing intake areas of Caringbah North Primary School (PS) and Caringbah High School (HS). - The department has reviewed existing assets, current projects, planning actions and demand projections, as well as analysed the anticipated students

Stakeholder	Feedback topics	Outcomes
- Response - 11 Sept 2025		- associated with the proposed dwelling yield. - The department can advise that the student demand stemming from this proposal can likely be accommodated in existing schools.
DPHI		
- March - May 2025 various meetings, presentations and email correspondence.	- General Introduction and contacts for each department. - Introduction to the project and consultation regarding proposed approval pathway. - Process for lodgement and determination of concurrent PP/SSDA. - Rezoning pre-scoping and scoping meetings and presentations. - Coordination of DPHI assessment teams and confirmation of SEARs and Study requirements for EIS and PP.	- Submission of scoping proposal for rezoning of 2 Flide Street for increased density and height controls – facilitating an SSDA for 164 affordable housing dwellings. - Confirmation of concurrent rezoning (PP) and SSDA. - Agreed timeframe for submission and assessment of proposal. - Industry standard SEARs. - Site specific study requirements for PP.
- 10 April 2025 - 5 June 2025 - 3 July 2025 - 7 August 2025	Monthly meetings with DPHI Director and Assessment Teams to discuss: - Updates on program. - Updates on engagement. - Issue for clarification.	- Confirmation of timing and process for lodgement. - Clarification of any issues associated with SEARs.
Minister for Miranda (Eleni Petinos)		
Email correspondence - 14 April 2025	- MP Briefing Pack sent via email with an invitation to attend a briefing if required.	- Confirmation of receipt received 14 April 2025.
Email correspondence - 17 July 2025	- Provided community notification letter and details of the Community Drop-In Session.	- Confirmation of receipt received 17 July 2025. - No request for further information or briefing meeting received.

4.4 Community Consultation

Consultation with community stakeholders has helped to provide valuable local insights, identify potential concerns, and foster support for the project.

Key community stakeholder groups include:

- Current tenants
- Local residents – particularly those living near the development site or with a direct line of view to the site (as shown on the map below)
- Local businesses
- Local Aboriginal parties

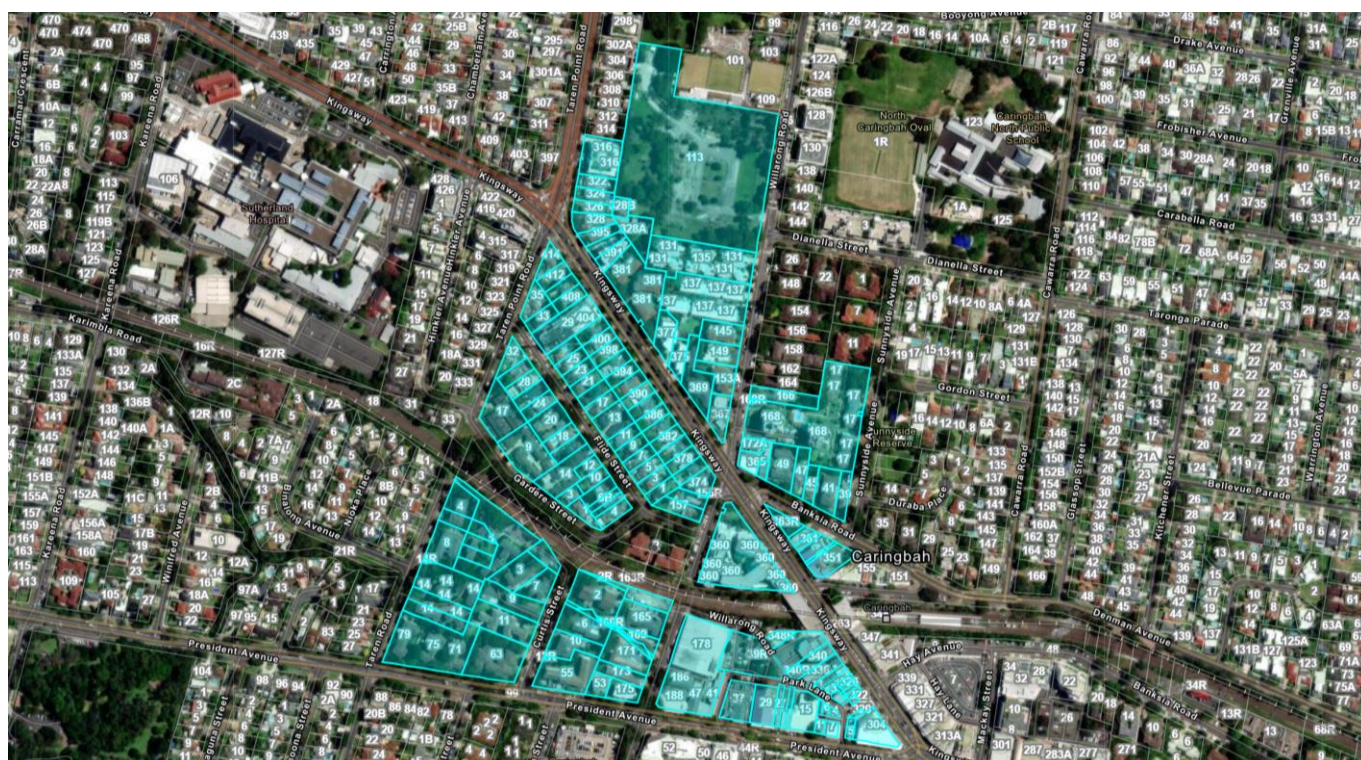


Figure 5: Scope of notification map

The table below summarises the key consultation activities undertaken with community stakeholder groups, as required by the SEARs.

Stakeholder	Activity	Outcomes
Current tenants	Notification letter provided to tenants on 15 April 2025 to advise of early survey work and potential redevelopment opportunity. Details provided in the notification: - We are writing to keep you informed. - This is not a formal relocation notice. - If and when you are required to relocate to another suitable social housing property, our dedicated Relocation Officers will book in an interview to understand your unique needs.	- Tenants advised of the proposed redevelopment and possible relocation. - Community Engagement team contact details provided for feedback, questions and concerns as the project progresses.
	Doorknock on 13 May to issue formal relocation notice. Details provided in the notification: - A redevelopment project has been approved to proceed at your address.	- Tenants formally notified of relocation process commencing. - Tenants provided ongoing support to make the move as smooth as possible.

Stakeholder	Activity	Outcomes
	- Your Homes NSW Relocation Office will be in contact within a week to arrange a housing needs interview. - We will help you find a suitable home that meets your specific housing needs. - After the interview we will provide you with a Relocation Statement explaining how we will help and support you through the relocation process.	- Tenants offered a right to return to the new homes once the development is complete.
	Notification letter on 18 July to provide an update on the proposed redevelopment and invite tenants to attend the upcoming Community Drop-In Session. Details provided in the notification: - Project scope. - Invitation to share thoughts on anything that could help inform the design of the new development. - Details of the submission process. - Invitation to attend Community Drop-In Session (30 July 2025).	- Tenants notified of Drop-In Session and other ways to provide feedback. - No tenants attended the session.
Local residents (see map above)	Notification letter distributed to 1,827 surrounding properties. Details provided in the notification: - Project scope. - Details of the submission process. - Invitation to attend Community Drop-In Session (30 July 2025). - Next steps and timings.	- Community notified of the proposed development, the upcoming Drop-In Session and the submission process for providing feedback. - 14 submissions received. - Feedback topics summarised in the table on page 24.
	Community Drop-In Session (30 July 2025) - Location: Miranda Community Centre. - Residents registered via QR code. - Information boards presented concept designs, scope and timeline. - The Project Team were in attendance to answer questions. - Feedback forms and a Have Your Say board were available to collect feedback. - Handouts were available for attendees to take home. Included site location, proposed scope, timeline and FAQs.	- 8 people attended the session. - Feedback topics summarised in the table on page 24.
Local businesses	- Notification letter distributed to all businesses within the mapped area (as above).	- Feedback topics summarised in the table on page 24.
Local Aboriginal Parties	Stakeholders were invited to attend a Walk on Country on 30 May 2025. Attendees included: - Justin Peachey – JMP Aboriginal Consultancy - Aunty Deanna Schreiber - WSP representatives - TBA Urban representatives - Bates Smart representatives - Turf Design representatives	- Provided cultural insights and recommendations for design integration. - Recommendation to integrate meaningful landscape elements within the design development. - Ongoing feedback and consultation informing design refinements.

Note: Please refer to Appendices A, B, C, D and E for examples of communication materials issued for this project.

4.4.1 Aboriginal Engagement

Homes NSW recognises the importance of meaningful and ongoing consultation with Aboriginal knowledge holders and cultural experts. This engagement enhances understanding of the enduring connection between Aboriginal peoples and the natural environment, which informs their identity, culture, language, and way of life. A clear appreciation of the Aboriginal cultural landscape is essential for developing culturally sensitive and respectful design outcomes.

4.4.1.1 Walk on Country

A Walk on Country was held on 30 May 2025 at the project site and adjoining park, followed by a discussion at a local café. The event was attended by Aunty Deanna Schreiber along with representatives from the Homes NSW Project Team, JMP Aboriginal Consultancy, WSP Indigenous Specialist Services, TBA Urban, Bates Smart and Turf Design.

During the Walk on Country, Elders and participants shared cultural values and knowledge, including:

- The area's historic role as a central gathering place.
- The site's ecological setting within a network of cultural places such as Darook Park, Port Hacking, Burraneer Point, Georges River, Mainbar and Jibbon Headland.
- Local cultural symbols, including middens common to the area, the whale, black cockatoo and the Gynea lily, a significant plant in the region.
- Links to Aboriginal history, including traditional camps, burial sites, and the impact of colonisation. Roads near the site were identified as songlines, with the Kingsway originally serving as a walking track.
- Core cultural principles such as *Caring for Country*, *Learning from Country*, *Respecting and Understanding Country*, and *Healing and Inclusion*.

4.4.1.2 Design Response

The values and principles identified through consultation have directly informed the project's architectural and landscape design. Key design responses include:

- Locating the development along the railway boundary to maintain open connections to Country.
- Establishing a songline through the site, linking key places with themes of Country and community.
- Designing green spaces that build on existing grandfather trees, incorporating Angophora trees and bark-inspired patterns, and creating flexible areas for recreation, gathering and quiet reflection.
- Providing a central, multi-use outdoor space at the heart of the precinct, supporting community gatherings and informal play.
- Integrating smaller communal spaces, such as a courtyard near Gardere Street and seating on Flide Street, to foster local connection.
- Integrating aboriginal artwork into the architectural design, including on perforated metal screens and in paving and seating in the courtyard.
- Designing homes with spacious, functional living areas that encourage family life, shared experiences and a sense of belonging.

Through this process, Aboriginal knowledge and cultural perspectives have become embedded in the project, guiding a design approach that honours Country, fosters inclusion, and supports strong, connected communities.



Figure 6-9: Walk on Country at the site and adjacent park

4.4.1.3 Ongoing engagement and cultural opportunities

Continued engagement with Aboriginal knowledge holders and stakeholders has identified a range of cultural considerations and design opportunities to be embedded into the project's design and delivery.

Key opportunities include:

- **Cultural Welcome:** An entry statement that acknowledges Country and welcomes residents and visitors through the use of language.
- **Architectural Expression:** Design elements that reflect the relationship between Earth and Sky, symbolising connection to Country.
- **Art Integration:** Incorporation of both cultural and contemporary artworks throughout public and residential spaces to enrich the precinct.
- **Iconic Patterning:** Development of a unifying pattern that represents significant animals, natural forms, and nearby places.
- **Interpretive Storytelling:** Placement of signage, cultural mapping and storytelling installations across the site to orient people to Country and its history.
- **Creative Collaboration:** Partnerships with local Aboriginal artists or urban designers to embed artworks, surface treatments and signage that reflect connections to Country, Sky and Water.
- **Community Connection:** Design of communal open spaces and shared gathering areas that celebrate culture and foster ongoing community interaction.

4.5 Community Drop-In Session Feedback

A Community Drop-In Session was held on Wednesday 30 July, from 4.30pm to 7pm, at the Miranda Community Centre. The local community was invited to attend via a preliminary notification letter that was distributed to 1,827 neighbouring households and businesses. Tenants residing on the site also received a separate notification.

Eight community members attended the session. The low attendance rate (less than 1% of those notified) suggests general community support, or neutrality, toward the project.



Handouts were available at the session for attendees to take home, and feedback forms and a Have Your Say board were on hand to collect important feedback from the community.



Information boards were on display, with the project team on hand to provide details and answer questions from the community.



4.6 Submissions received

In response to the preliminary notification letter and the Community Drop-In Session, Homes NSW received 14 submissions during the notification period (21 July – 11 August 2025). Feedback was provided via email to CommunityEngagement@homes.nsw.gov.au and by phone on 1800 738 718.

The table below summarises the key themes that emerged at the drop-in session and through the submission process.

Stakeholder	Feedback topics
Local residents	Social housing provision: - Concern about the suitability of the location. - General support for helping people in need. - Lack of amenity in the area. - Tenant mix and management. - Perceived negative effect on property values. - Request for private homes to be included in the development. - Oversupply of social housing in the area. - Excitement over the new development.
	Anti-social behaviour of tenants: - Current anti-social behaviour of social housing tenants on site e.g. drug use, police visits, criminal activities. - Safety and security of local residents. - Potential safety risk for children. - Poor current management of social housing tenants on site. - Concerns surrounding potential crime increase. - Different values of tenants to the general community.
	Aesthetics and quality of new development: - Request for quality homes to be built on site. - Questioned if building would be energy efficient.
	Proposed size and scale of development: - Suggestion that proposed development is too high; smaller complexes preferred. - Size and scale not in character with local area. - Already a major development is underway at opposite end of Flide Street. - New proposed park opposite site will be taken over by social housing tenants. - Shadowing and privacy impacts on neighbouring properties, particularly to western facing apartments at 360 Kingsway. - Concerns around safety and tenant numbers. - Already a lot of development in the area.
	Carparking: - Insufficient car parking spaces in proposed plan. - Questions around why every unit isn't allocated parking. - Limited street parking in surrounding area. - Surrounding streets are congested with hospital staff and rail commuter parking.
	Traffic congestion: - Concerns about increased traffic from the development.

5

Project response to feedback

Feedback received during the preliminary consultation period has been considered in the preparation of the Environmental Impact Statement (EIS). The table below summarises the key issues that emerged and the corresponding project response.

Key issues	Project response	Status	Relevant report
Local residents			
Concern about suitability of location for social housing.	Homes NSW relies on the land we already own to build new homes, rather than purchasing new sites. This location within the Homes NSW portfolio was selected due to its redevelopment potential and proximity to transport, shops, and essential services. The social housing currently on the site is due for renewal. The proposed development will deliver well-designed modern homes with landscaped gardens that will make a positive contribution to the existing streetscape.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Community and Social Infrastructure Report – Sarah George Consulting (Sept 2025) - Section 3- Strategic Context of the EIS - 7.18- Social Impact of the EIS
Concern around adding more social housing to the area.	Homes NSW is committed to addressing the social housing needs across NSW. The policy and planning team continually assesses the amount and condition of social housing stock in each local government area and the waiting list for social housing in the area. The proposed redevelopment aims to help address the increasing demand for social housing in the local area. The majority of social housing properties in the area are aged dwellings built in the 1980s and 1990s in need of renewal. There are around 600 people on the social housing waiting list in the Sutherland social housing allocation zone with a wait time of over 10 years. Of these people, 170 are on the priority waiting list.	Issue resolved – rationale provided in strategic context in the EIS and supporting technical documents.	- Community and Social Infrastructure Report – Sarah George Consulting (Sept 2025) - Section 3- Strategic Context of the EIS - Section 7.18 - Social Impacts of the EIS
Lack of amenity in the area.	This site within the Homes NSW portfolio has been selected for its proximity to transport, shops and essential services, and the opportunity to increase much needed housing supply. The site sits within 350 metres' walking distance of Caringbah Train Station and the area's main shopping centre. The site is a short walk from Sutherland Hospital, Caringbah Library and key roads that provide connections to Sutherland in the west and the popular beachside suburb of Cronulla in the east. We are in the process of selecting a Community Housing Provider (CHP) to act as delivery partner and property manager for the proposed development. The appointed CHP will provide on-site support, including community development, peer support and other support services, helping to ease demand on existing local service providers.	Issue resolved – rationale provided in strategic context in the EIS and supporting technical documents.	- Community and Social Infrastructure Report – Sarah George Consulting (Sept 2025) - Section 7.18 - Social Impacts

Key issues	Project response	Status	Relevant report
Request for private homes to be included	The proposed redevelopment will provide a mix of much-needed social and affordable housing. Affordable housing is rental housing that is managed more like a private rental property, but there are eligibility criteria which allows for the housing of low to moderate income households, including key workers in the area.	Issue resolved – rationale provided in the EIS/ demand for social housing in the LGA.	- n/a
Negative effect on property values	Our new developments are designed to be high-quality, modern homes that contribute positively to the local streetscape. Features such as landscaped gardens, boundary plantings, communal open space and seating areas are incorporated to support both amenity and community connection. There is no evidence to indicate that this development would negatively affect property values in the region.	Issue resolved – rationale provided in the EIS.	- Section 7.18- Social Impact of the EIS - Appendix A- Architectural Drawings - Appendix C- Landscape Plan
Energy efficiency of new development	The development will be energy efficient and will achieve an average Nationwide House Energy Rating Scheme score of 7.0. The design incorporates highly energy efficient building fabric, performance glazing, high-resistance heat flow wall and floor construction and external shading to windows. In addition, there will be solar panels on the roof, provision for car charging and bicycle charging, bicycle parking for residents and visitors, maximisation of natural cross ventilation to reduce reliance on mechanical cooling, rainwater harvesting for irrigation, and prefabricated assembly to reduce waste and energy usage.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Caringbah ESD Opportunities Report ADP (Sept 2025) - Section 4.10- Ecologically Sustainable Development of the EIS - Section 7.7 - Ecologically Sustainable Development of the EIS
Anti-social behaviour of social housing tenants	Like the rest of the community, most social housing tenants are good neighbours and law-abiding people. The majority of current social housing tenants in the LGA are older, past working age, living alone and relying on the age, disability or other pension for income. We are in the process of selecting a Community Housing Provider to act as delivery partner and property manager for the proposed development. The appointed CHP will have clear policies in place to address disruptive behaviour, along with a dedicated phone line for community enquiries and feedback. Homes NSW will share details of the selected CHP partner once the appointment is finalised.	Issue ongoing. Residents still concerned about anti-social behaviour of tenants. Homes NSW will work with the appointed CHP on mitigation techniques.	- Section 6 – Engagement of the EIS
Aesthetics and quality of new development	The project incorporates high quality finishes that are durable and easy to maintain, including brickwork, precast concrete, cladding, perforated metal elements and recycled brick to form a cohesive palette, soften the massing and bring visual interest.	Issue resolved – rationale provided in the EIS and supporting	- Urban Design Report and Architectural Drawings – Bates Smart (Sept 2025)

Key issues	Project response	Status	Relevant report
	There is extensive landscaping planned for the development, and the retention of existing trees, which will help the project sit well within its context. The street frontage will be enhanced with lighting, seating, a communal terrace on the northeast corner that engages with the street and seated areas that foster community connection.	technical documents.	
Proposed size and scale of development	The proposed redevelopment aims to help address the increasing demand for social and affordable housing in the local area. The site is zoned R4 High Density Residential which permits residential flat buildings with consent. The Low-Rise Mid-Rise Housing Policy within the State Environmental Planning Policy (SEPP) Housing 2021 (Housing SEPP) sets out bonus provisions for affordable housing which apply to land within 800m walking distance of a train station, which apply to this site. Sutherland Council's draft housing strategy outlines a commitment to increase capacity for more apartments in Caringbah and to support redevelopment of Homes NSW sites requiring renewal. The proposed height and scale of the redevelopment is based on an application to rezone the land.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Urban Design Report and Architectural Drawings – Bates Smart (Sept 2025) - Section 7.2 - Built Form, Massing and Urban Design of the EIS - Appendix B- Design Report - Appendix A- Architectural Drawings - Appendix U- Statutory Compliance Table
Shadowing concerns	Detailed shadowing studies have been prepared and have been provided as part of the EIS. This includes a detailed assessment of the impacts on 360 Kingsway. There are shadowing impacts to the western facing apartments at 360 Kingsway. Any development on this site over the existing 3 storey buildings, including under the existing controls, would result in overshadowing impacts to these apartments, largely due to the design of 360 Kingsway; the west-facing apartments have been planned with very deep balconies, with the living rooms recessed behind. This means there is no solar access available from the north.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Urban Design Report and Architectural Drawings – Bates Smart (Sept 2025) - Section 7.2- Built Form, Massing and Urban Design of the EIS - Section 7.3.3- Overshading of the EIS - Appendix A- Architectural Drawings - Appendix B- Design Report
Privacy concerns	The proposed development includes a significant setback to Willarong Road which will allow buffer tree planting, screening and improved privacy outcomes for both the subject site and 360 Kingsway.	Issue resolved – rationale provided in the EIS and supporting	- Section 7.2 - Built Form, Massing and Urban Design of the EIS

Key issues	Project response	Status	Relevant report
		technical documents.	- Section 7.3.4- Visual Privacy of the EIS - Appendix A- Architectural Drawings - Appendix B- Design Report
Insufficient car parking spaces provided in the proposed plan	The development is being designed in accordance with the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), which includes the number of car parking spaces required. According to the Housing SEPP, the parking requirement is set at a rate of 0.4 parking spaces per 1 bedroom unit, 0.5 spaces per 2-bedroom unit and 1 space per 3-bedroom unit. A total of 84 car parking spaces is proposed, which meets the requirements of the Housing SEPP. The majority of social housing tenants in the LGA are seniors, many of whom do not own or drive a car. As not all social housing tenants allocated to this development will require a car space, allocation will be based on need.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Traffic Impact Assessment - TTPP (Sept 2025) - Section 7.8 - Traffic, Transport and Accessibility of the EIS
Increased traffic congestion in the area	Homes NSW is required to source an independent traffic assessment that reports on the potential impact of the proposed development. This Traffic, Transport and Accessibility Assessment, which includes a Preliminary Construction Traffic Management Plan, and a Green Travel Plan, will be submitted as part of the State Significant Development Application (SSDA). Once submitted, it will be available to view on the Department of Planning, Housing and Infrastructure (DPHI) website.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Traffic Impact Assessment - TTPP (Sept 2025) - Section 7.8- Traffic, Transport and Accessibility of the EIS - Section 7.8.2- Potential Impacts of the EIS

6

Planned future engagement

6.1 Planned future engagement activities

In preparing the State Significant Development Application for the Caringbah development, the project team has fulfilled the consultation requirements outlined in the SEARs. This report demonstrates how Homes NSW has actively engaged with key stakeholders and how their feedback has been considered and integrated into the planning and design of the proposed development.

Homes NSW will continue to engage with stakeholders throughout the public exhibition period and across all future stages of development and construction, should consent be granted. The successful Community Housing Provider partner will work closely with Homes NSW to ensure the development meets the needs of the broader community.

The strategy for ongoing communication and engagement includes:

- Maintaining open channels of communication with community stakeholders via the Community Engagement phone line and email.
- Reviewing and responding to all issues raised during the SSDA exhibition period.
- Ongoing engagement with current tenants through the Homes NSW Relocations Team.
- Collaborating closely with the appointed CHP partner to actively engage stakeholders during the delivery and operational phases.
- Continued engagement with Aboriginal Traditional Knowledge Holders.
- Providing regular project updates to the local community and key stakeholders through notifications, newsletters, and FAQs, coordinated by the CHP partner in consultation with Homes NSW.
- Organising Community Drop-In Sessions at key project stages as needed, ensuring all events are held in accessible locations to support participation from hard-to-reach groups, including older adults and people with disability.

The table below summarises key milestones for future engagement.

Milestone	Date	Planned Engagement Activities
Part 5 (Demo only) approval	September 2025	Notification to DPHI and other stakeholders that Part 5 approval has been granted.
SSDA lodgement	October 2025	Notification to stakeholders that the SSDA has been lodged; details on exhibition process.
Public Exhibition	November 2025	DPHI will notify community on SSDA exhibition process.
Response to submissions	December 2025	Review and respond to submissions received during public exhibition; provide updates to the community.
SSDA approval	May 2026	Communicate outcomes of approval process; share next steps with stakeholders.
Construction start (early works)	June 2026	Inform community of early works; provide construction timelines and traffic/ parking management plans.
Construction delivery stages	2026 - 2028	Ongoing engagement with stakeholders via newsletters, notifications, and site updates; manage enquiries through CHP and Homes NSW.
Construction nearing completion	Late 2028	Update stakeholders on progress; provide information on handover and operational plans.
Construction end	December 2028	Final communication of project completion; outline CHP services and community support programs.

7

Appendices

7.1 Appendix A: Tenant Notification Letter – 1



Ref: XXX
14 April 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 2 Flide Street, Caringbah.

Dear «First_Name»,

I am writing from Homes NSW to let you know about a proposed redevelopment of the social housing at 2 Flide Street, Caringbah.

What are we doing?

Homes NSW is carrying out early survey work to look into a redevelopment opportunity at the above location as predominantly social and affordable housing.

Subject to good weather, consultants commissioned by Homes NSW will be visiting the property between **22 April 2025 and 9 May 2025**.

Consultants commissioned by Homes NSW and the work which will be undertaken, are listed below:

Contact person and name of company	Work to be undertaken
Lachlan Straney - Douglas Partners	Geotechnical and Environmental survey

The Consultant will not need to enter your house, and their work will be confined to external areas (such as your front & rear yards and areas to the side of your dwelling).

In addition, we would also like to let you know that:

- The consultants will carry identification, which you can see on request; and
- To allow the consultants to undertake their work in a timely and safe manner, we would request you secure all dogs and other pets at the time of their visit.

Your co-operation will help us carry out these tasks with minimal inconvenience to you.

What does this potential redevelopment mean for you?

We are writing to keep you informed about changes that have the potential to impact you.

This is not a formal relocation notice. At this stage we are doing site survey work as your property is likely to be redeveloped soon. You do not need to do anything and there are no changes to your current tenancy arrangement.

If and when you are required to relocate to another suitable social housing property, our dedicated Relocation Officers will issue you with a formal relocation notice. They will come and speak with you to understand your unique needs and will support you to make your move as easy as possible.

If you have any questions, don't hesitate to contact our Community Engagement Team via email: **CommunityEngagement@homes.nsw.gov.au** or leave a voice message by calling: **1800 738 718**.

Yours sincerely,

Allison Maher

**Manager Community Engagement
Homes NSW**

7.2 Appendix B: Tenant Notification Letter – 2



Ref: D25/1893160
July 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 2 Flide Street, Caringbah.

Dear «First_Name»,

We recently contacted you about the proposed redevelopment of the properties at 2 Flide Street, Caringbah. Since then, a Homes NSW Relocations Officer should have been in touch with you to explain how they will support you through the relocation process.

I am writing to provide an update on the project and to invite your feedback to help shape the design of the new development.

About the proposed redevelopment

Homes NSW is proposing to rezone the property at the above address to enable the construction of a new residential development. The proposal includes two connected buildings, one 14 storeys and one 8 storeys, in an L-shaped design. This new development will provide 164 high quality social and affordable homes.

The proposed development will also feature:

- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping and fencing across the site.

We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback on the redevelopment

We invite you to contact the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

All feedback should be sent by 11 August 2025 to give us enough time to consider it.

You are also invited to attend a Community Drop-In Session on Wednesday 30 July, 2025 to meet the project team, provide feedback and ask questions on the project (details are available on the following page).

Our dedicated Relocations Team will also be available at the Drop-In Session to answer any questions you may have about your upcoming move.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.nsw.gov.au/homes-nsw

1

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application and rezoning proposal for this project.

After the application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition on the DPHI website, and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development. We will notify the community as soon as the successful partner has been secured.

Community Drop-In Session – Wednesday 30 July 2025

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project. You will also be able to speak with the Relocations Team to ask questions about your upcoming move.

- Date:** Wednesday 30 July 2025
- Time:** 4.30pm – 7.00pm
- Venue:** Miranda Community Centre (image below)
97 Karimbla Road, Miranda
- Transport:** Miranda Community Centre is a short 3-minute walk from Miranda Station. Street parking is available on Karimbla Road.
- RSVP:** To assist with planning, we ask that you register your interest in attending this session by scanning the QR code on the right.



Image: Community Drop-In Session location – Miranda Community Centre

7.3 Appendix C: Preliminary Notification Letter



Ref: D25/1952155

July 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 2 Flide Street, Caringbah.

Dear Resident(s),

I am writing to you from Homes NSW about a proposed housing development at 2 Flide Street, Caringbah, to deliver much-needed social and affordable housing in the area.

The proposed redevelopment

Homes NSW is proposing to rezone the property at the above address to enable the construction of a new residential development. The proposal includes two connected buildings, one 14 storeys and one 8 storeys, in an L-shaped design. This new development will provide 164 high quality social and affordable homes.

The proposed development will also feature:

- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping and fencing across the site.

We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback

We invite you to contact the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

All feedback should be sent by 11 August 2025 to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a Community Drop-In Session on Wednesday 30 July, 2025 to meet the project team, provide feedback and ask questions on the project (details are available on the following page).

We look forward to hearing from you.

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application and rezoning proposal for this project.

After the application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition on the DPHI website, and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development. We will notify the community as soon as the successful partner has been secured.

Community Drop-In Session – Wednesday 30 July 2025

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

- Date:** Wednesday 30 July 2025
- Time:** 4.30pm – 7.00pm
- Venue:** Miranda Community Centre (image below)
97 Karimbla Road, Miranda
- Transport:** Miranda Community Centre is a short 3-minute walk from Miranda Station. Street parking is available on Karimbla Road.
- RSVP:** To assist with planning, we ask that you register your interest in attending this session by scanning the QR code on the right.



Image: Community Drop-In Session location – Miranda Community Centre

7.4 Appendix D: Information boards displayed at the Community Drop-In Session

About Homes NSW

Our vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NDIS, and Housing Corporation (HC), the NSW Aboriginal Housing Office (NAHO) and key non-government housing providers across NSW.

Through housing we deliver a modern, well-designed, more accessible and located close to all community services like shops, schools, medical services and public transport.

We are partnering with all levels of government, sector and citizens to deliver the housing crisis and ensure that everyone is able to find the right access to safe, secure and affordable housing.

Homes NSW has been tasked with supporting the construction, maintenance, and repair of social, affordable and key worker housing across NSW.

Through housing we deliver a modern, well-designed, more accessible and located close to all community services like shops, schools, medical services and public transport.

Homes NSW also supports our tenants to live better lives. A safe and stable place to live is the basis for meeting positive changes in a person's life.

Building Homes for NSW

The NSW Government has made its largest ever investment in social housing and homelessness, with the \$3.5 billion Building Homes for NSW package announced in the 2024-25 NSW Budget.

Building Homes for NSW is a once in a generation program that will, across the state, deliver thousands of new homes or units to support the housing crisis and to build our public housing system.

The \$66 billion investment will fund more social housing projects, improve the management of public housing and build new, modern, accessible homes.

This includes funding for women and children escaping domestic violence, Aboriginal people and their families, older Australians, housing with sustainability and young people without family support.

For more information, visit our website www.nsw.gov.au/homes-nsw




What is social and affordable housing?

Social and affordable housing are types of rental housing for members of the community who cannot meet their housing needs in the private rental market.

What is social housing?

Social housing is government funded, long-term rental housing for people who are unable to meet their housing needs in the private rental market. Housing need may include homelessness, disability, family violence or other crisis needs such as medical or age-related support needs, people escaping domestic violence or people who are unable to afford private rental accommodation.

Social housing includes public housing managed by the NSW community housing managed by a non-government provider and subsidised housing for Aboriginal and Torres Strait Islander people.

What is affordable housing?

Affordable housing is rental housing available to rent for no more than a certain percentage of a household's income. It is aimed at those households who are unable to meet their basic living costs such as food, clothing, transport, energy, medical care and education.

Affordable housing is managed as a commercial property, but there are additional rules and the landlord is usually not for profit community housing provider (CHP). Affordable housing can be used for social housing to support the housing crisis, but it is not eligible for social housing support.







Project timeline

What has happened so far?

Homes NSW is currently going through the process of preparing a Community Housing Provider to PH and as a future delivery partner and property manager for the proposed development.

The project team has been undertaking geotechnical, environmental and site assessment of the proposed site in preparation for submitting the State Significant Development Application (SSDA).

Community consultation

Community consultation activities are underway. The community is invited to provide feedback and suggestions to help inform the detailed design of the project.

Public exhibition

The SSDA will be placed on public exhibition on the DPH website and the community will have the opportunity to make submissions directly to DPH at that time. A CHP partner for the project may also be announced at this time.

State Significant Development Application (SSDA) approval

DPH will notify us of the outcome of the SSDA. The community will be notified of the decision to proceed with the project, if approved.

Construction complete

SSDA Lodgement

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development Application (SSDA) with the Department of Planning, Housing and Infrastructure (DPHI).

Homes NSW response

Homes NSW will respond to all submissions at the end of the public exhibition period. The Response to Submissions document will be published on the DPH website.

Construction starts (subject to SSDA approval)

Surrounding residents will be notified of construction start date and contact details for enquiries throughout the construction period.

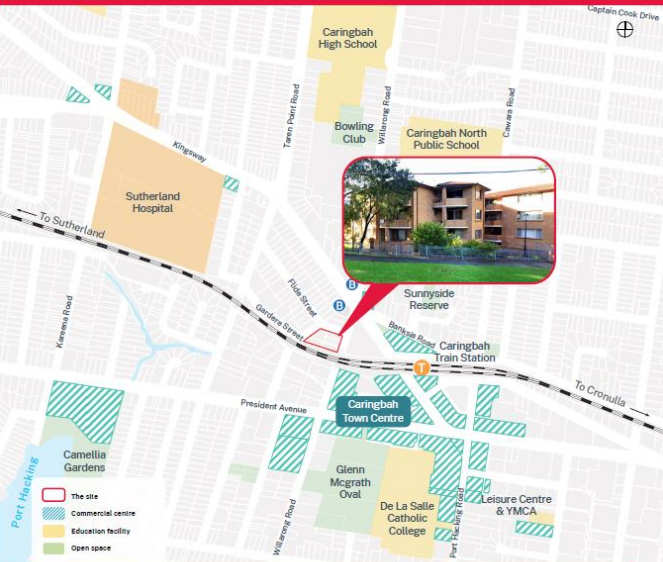




The proposed redevelopment site

2 Flide Street, Caringbah

The proposed development site is located on the corner of Gardere Street, Flide Street and Willaring Road.





Project overview

2 Flide Street, Caringbah

The proposed redevelopment

Homes NSW is proposing to rezone the property to enable the construction of a new residential development. The proposal includes two connected buildings, one 14 storeys and one 8 storeys, in an L-shaped design.

The proposed development will include:

- 164 high quality social and affordable homes
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping and fencing across the site.

Early design concept (subject to change)

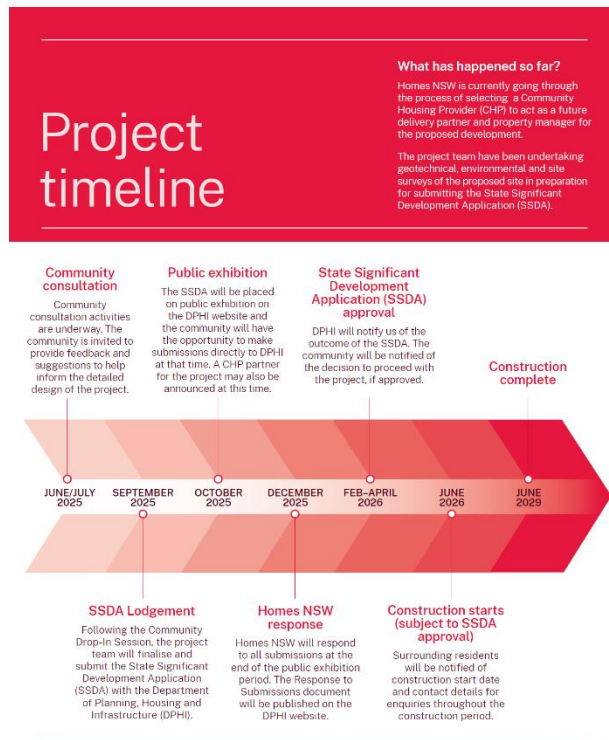
Key features of the early design concept include:

- Boundary fencing and plantings
- Communal open space
- Connection with proposed Flide Street park
- Pedestrian entry for social housing residents
- Communal room
- Boundary buffer plantings
- Lobby
- Vehicle entry from Gardere Street
- Courtyard with existing tree
- Railway corridor
- Seating area for residents
- Shared pedestrian entrance with canopy





7.5 Appendix E: Handouts distributed at the Community Drop-In Session



Frequently asked questions

Why are we proposing to redevelop this site?

The proposed redevelopment will help address the increasing demand for social and affordable housing within the local government area and across NSW.

The Homes NSW owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.

Who will develop and manage this housing development?

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development. We will notify the community as soon as the successful partner has been secured.

What is the quality of homes being delivered?

Our new developments are well designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape and help reduce the stigma of living in social housing.

What is social housing?

Social housing is government subsidised, long-term, rental housing for people on very low incomes with a housing need. Housing need may include homelessness, experience of family violence or other complex needs such as medical or age-related support needs. People accessing social housing are very unlikely to be able to afford private rental accommodation.

Social housing includes public housing managed by Homes NSW, community housing managed by a non-government provider and housing for Aboriginal and Torres Strait Islander people.

What is affordable housing?

Affordable housing is rental housing available to very low to moderate income households. It is priced so that these households are also able to meet other basic living costs such as food, clothing, transport, energy, medical care, and education.

Affordable housing is managed more like a private rental property, but there are eligibility criteria and the managers are mostly not for profit community housing providers (CHPs). Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

How can I provide feedback on the project?

We are seeking your feedback and advice on anything you think will inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design of the project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

We invite you to provide feedback to the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

After the State Significant Development Application (SSDA) is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

If you would like to know more about Homes NSW visit our website at www.nsw.gov.au/homes-nsw.



The proposed redevelopment site

2 Flide Street, Caringbah

The proposed development site is located on the corner of Gardere Street, Flide Street and Willaring Road.

2 Flide Street, Caringbah

Project overview

The proposed redevelopment

Homes NSW is proposing to rezone the property to enable the construction of a new residential development. The proposal includes two connected buildings, one 14 storeys and one 8 storeys, in an L-shaped design.

The proposed development will include:

- 104 high quality social and affordable homes
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping and fencing across the site.

2 Flide Street, Caringbah



Contact

Homes NSW
6 Parramatta Square
10 Darcy Street
Parramatta NSW 2124

Locked Bag 5000
Parramatta NSW 2124

Office hours:
Monday to Friday
9am to 5pm

T: 1800 738 718
E: CommunityEngagement@homes.nsw.gov.au
W: nsw.gov.au/homes-nsw

