

Reference: **Southern Cross Community Housing (SCCH) Application SSD-69683218**

Personal Submission

From: Maureen Webb
7 Terry Street
St Georges Basin NSW 2540

3rd September 2025

***Proposed development at Crowea Rd, St Georges Basin
Lots 8, 9, and 10 of Approved Subdivision (SF 9847)***

Please Note: I agree with and support the Basin Villages Forum submission

Headings

- 1) Introduction**
- 2) Recommendation**

List of issues

1.00 a Stormwater pollution threat from development site

1.00b. Overdevelopment of the site - High density incompatibility.

1.00c. Height of Buildings (HOB) does not comply with SLEP 2014

1.00d. Inadequate Public Transport

1) Introduction

I understand the need for social housing at this time and would support developments that fill the required need whilst taking into consideration some of the issues I have listed in my submission.

I have lived in St Georges Basin (SGB) for over 32 years and have seen many changes. As a community member I have played a role in Basin Villages Forum (BVF) group working to assist local residents liaise with Council and learn of projects in their local area.

On line Meeting

I was in attendance at one of the on line meetings with a SCCH representative and very disappointed that this has been classified as part of the Community Consultation for the proposed development.

The internet meeting was poorly attended and could in no way be classified as playing any part of the consultation process. I believe with the 2 on line meetings held there were no more than 20 people involved.

I personally am not comfortable with this process and feel the community could have the same views, thus the lack of numbers.

Lack of Notification

Another point of issue was that although having input on line, I was not notified of the SCCH projects open for comment time, only notified through BVF committee and without this would not have been aware that I could comment.

A total lack of adequate community engagement.

The on-line process cannot take the place of direct public contact, statements from the proponent who would take time for questions from the floor that would permit local residents to understand the proposal and the processes involved.

During my time (20yrs) with BVF as a local and as a committee member, I have had experiences with developments in the area. Many have caused consternation amongst residents with BVF committee and residents working together with SCC and the developer to gain best outcomes for the community and the area.

The bulky 93 page documentation supplied with this proposal did not consider the difficulty for the community to read nor consider issues that could impact on the area, environment or lifestyles.

2) Recommendation

Rejection. My belief is the SCCH proposal for SGB in its present form should be rejected.

The significant elements for this rejection are listed below.

List of Issues

1.00 a Stormwater pollution threat from development site

One of the main problems with this site is the very real threat of stormwater pollution leaving the SCCH site after approval and during the construction process.

My own anguish since the early 2000 has been the continuing pollution of SGB waterway with tonnes of clay/gravel etc filled stormwater leaving development construction sites during heavy rain events. Some in other northern sections of the Basin but at least 6 such events from the area of the proposal and the proposal site itself.

The **SCCH site** and adjacent sites in this central region of SGB have been the subject of much consternation, after approved development sites once actioned and with grounds disturbed have meant tonnes of polluted stormwater has left the sites, borne into the street, down drains straight into our sensitive waterway, the lake of St Georges Basin.

The project site sits on a steeply sloping land with drains that lead directly to Home Bay in St Georges Basin lake.

The pollution events occurred after supposed required stormwater controls were in place.

Requests by Basin Village Forum for upgrade to NSW Blue Books (first published 2004) seem to have achieved no result. The Blue Book requirements are not adequate and do not cover the impacts of climate change with increased higher rainfall and more events forecast.

Reality. This is not just of 'concern' but a reality over past years with serious pollution events from 1985 to 2022 see attached photographs of the Crowea Rd SCCH land previously owned and cleared.

Past History - please note - photographs included were taken by myself and permission given for Basin Villages Forum to use in their own submission.

NOTE . Given, the very real impacts of climate change creating heavier and more often rain events are definite reasons for rejection of this SCCH proposal.

There should be no approvals for this site or those adjacent until NSW required stormwater controls can be updated to ensure no stormwater pollution of our SGB waterway.

I have not listed the previous pollution events of 1985, 2003,2011 and those below but can do so if required.



From SCCH proposed development site prior to sale 2021/2022

Out to the road, down the drain, into the SGB waterway





Into the lake.

1.00b. Overdevelopment of the site - High density incompatible.

I do not believe the SCCH proposal for St Georges Basin in its present form fulfils the demands required for a reasonable standard and is not compatible with the character of St Georges Basin, with reasonable standards required for future urban village developments in our area.

The SCCH proposal is unacceptable with its proposed excessively high density sitting within the St Georges Basin central area, an area with mainly low density.

Overdevelopment are not acceptable, there is no development within SGB area with 64 dwellings per hectare. This is ad hoc planning without adequate thought for proposed residents nor the existing community.

The higher density of this proposal means a total change for St Georges Basin with

- * loss of character
- * lack of ability to add to existing habitat corridors -
Lot 70 DP 25550 The Old Wool Rd to the east a large SCC owned lot and -
The Old Wool Rd road reserve leading from Island Point Rd to The Wool Land, is heritage listed with both together holding valuable bushland with habitat and protection for the remnant bushland and wildlife still within the SGB area.
- * failure to deliver sufficient open space for intending residents required for healthy living. The so-aptly called "Pocket Park" of 420 sq. metres cannot be defined as adequate for the proposed resident numbers.

1.00c. Height of Buildings (HOB)

The St Georges Basin community worked extremely hard from 2016 to ensure the Height of Buildings (HOB) in this business section of the Basin was no higher than 2 storey or 8.5metres. Heights that are the normal for building in the area.

The SCCH proposal does not meet the required standards for HOB in the Shoalhaven Local Environment Plan 2014 and as such cannot be approved.

A previous poor decision of Shoalhaven City Council was made to permit 13metre HOB on the central SGB that saw a development proposal firstly for 2 blocks of 4 storey flats (approved on zoning) then for 14 blocks of 4 storey flats, a proposal that saw community backlash ending with rejection of the increased proposal by the Independent Planning Panel of NSW for many of the stated Elements of the SCCH project.

After community backlash re the 4 storey proposals, a Planning Proposal (PP0323) was approved by the NSW State Govt to lower the HOB permitted in the Business centre of SGB that includes the SCCH site as well as adjacent & surrounding lots (Anson St).

This Planning Proposal to permit HOB for 8metres and 8.5metres was put to the community, passed by SCC and the NSW State Govt.

The community felt this HOB was consistent with the existing and desired future character of St Georges Basin and recognised the intent of current strategic planning documents that apply to this site.

This HOB is now included the Shoalhaven Local Environment Plan (SLEP) 2014.

Questions. Why would a consultant for a developer or the developer include plans for any buildings on a project in this section of SGB to protrude above the permitted HOB of 8 to 8.5 metres. The Shoalhaven Local Environment Plan is open to gain this knowledge.

This history would be available to any developer proposing to build in the central section of SGB.

While 14 of the attached dwelling on the SCCH plan have HOB of less than 8.5m, the residential flat building in precinct E has a height of 12.29m, the shop-top housing in precinct F, HOB is 13.75m and the boarding house HOB is 12.1metres.

Due also the incline of the site, if approved the heights will be a another blot on the character of the St Georges Basin area. An area with low density and heights of 8 to 8.5metre that lends to one and two storey buildings.

Another reason for rejection.

1.00d. Inadequate Public Transport

The SCCH project is in an urban area, not near a railway station (or railway) and without adequate public transport services to carry future residents to the major employment centre of Nowra.

The distance from Bomaderry railway station is significant (26km), the present bus service is not straight through and takes 1hour 40minutes from SGB.

Bus service to Nowra are at least one per hour from 6am to 9pm Monday to Friday taking 1hour 30 minutes to arrive.

This lack of adequate public transport means the project cannot be considered for a residential State Significant Development.

This lack of public transport is difficult to overcome.

Public Transport and location for nearest large towns and railway line are surely requirements for a State Significant Project?

Thank you for the opportunity to comment.

I look forward to a more positive outcome for this proposal.

Thank you

Maureen Webb

