

Submission From:

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39 Island Point Rd
St Georges Basin
NSW 2540

Submission Concerning State Significant Development (SSD)

Application: SSD-69683218

SOUTHERN CROSS COMMUNITY HOUSING [SCCH]

Proposed Development at Crowea Rd, St Georges Basin 2540

Density

We accept that the population of St Georges Basin (SGB) will inevitably increase and that additional housing will be needed. The 2025 population forecast for St Georges Basin **and** Basin View is 4985 which is forecast to grow by 18.6% to 5913 by 2046 (Source .idcommunity).

These 928 addition residents will require between 400 and 450 new dwellings to be built over the next 19 years at an average rate of 24 per year. In SGB alone there are currently 24 new lots and 54 apartments approved plus a number of vacant lots awaiting construction, some of which are duplexes. This SSD seeks to add 90 dwellings to the village as does another SSD application on adjoining land. Together the total number of current and proposed dwellings close to the centre of St Georges Basin is more than 270, or 11-years supply.

Only 36 of these will be additional freestanding one or two-storey homes, in character with the overwhelming majority of existing dwellings in the village. The remainder are residential flats, terraces and a boarding house, none of which currently exist in SGB.

In large part this potential over-supply is the direct result of the applicant seeking to significantly increase the density of dwellings in the centre of St Georges Basin from an average of less than 20 dwellings per hectare to in excess of 60 dwellings per hectare.

We contend that this is both unnecessary and unwanted. Unnecessary, because there are sufficient locations in St Georges Basin and Basin View on which the 450+ low density homes could be built over the next 19 years and, unwanted because the only residential flat building approved in St Georges Basin (in 2017, 8 years ago) has still not been constructed, almost certainly due to a lack of market demand.

Height of Buildings

Many of the buildings in this concept are 3-storey and /or over 8.5m high. During previous Land & Environment Court hearings as well as Council and other meetings, our community has voiced its opposition to any height of building greater than 8.5m, which is two-storeys, to preserve our village's character. Land adjacent to this lot zoned MU1 and R2 has height limits of 8m and 8.5m.

We accept that there may be a need for some affordable housing (although SGB is actually quite affordable in NSW terms), some NDIS dwellings and low-cost rental properties suitable for essential

workers but we believe that this desired outcome could and should be achieved with a less dense, maximum 2-storey design.

We also believe that this would provide a more attractive living environment for its occupants including increased public and private open space. The applicant has stated that the boarding house accommodation is to provide homes for workers such as nurses and teachers, but we are not comfortable with these essential members of our community having to live a 25m² space and think that they deserve better.

Rental Accommodation

While SGB, in common with much of NSW, has a need for more affordable rental accommodation, we suggest that an adequate supply could be made available by freeing up many the properties that are used as short term accommodation, often in contravention of Council regulations.

Indeed, in this regard we think that it is essential that SCCH be restricted from using any of these dwellings as tourist accommodation.

Infrastructure

A further consideration for the reduction of density on this site is the lack of infrastructure in SGB. The village has one medical practice which currently has its books closed to new patients and the nearest hospital is Shoalhaven Memorial Hospital over 28kms away. Public transport is limited to one bus service every two hours and takes over 1 hour to reach the Nowra CBD and the local primary schools and day-care centres are mostly at capacity.

The current design provides for a limited amount of commercial space, which the Land & Environment Court has ruled is essential in this MU1 zone. A lower density redesign could provide additional commercial space that might, with the support of SCCH, be able to provide one or some of these essential services.

Traffic

We note that many members of our community have expressed concern about increased traffic flows and parking problems in the immediate area of the IGA shopping precinct, which we believe should be carefully accessed by SCCH and the DoP. In this regard we believe that it is essential that Crowea Rd be extended to the north to intersect with Island Point Rd and enable better traffic management, especially during construction.

Stormwater run-off

The St Georges Basin waterway is the ecological jewel in the crown for The Basin area and needs to be protected from any further damage that may threaten its existence. Stormwater run-off has been a major issue in SGB with poor and substandard management during construction causing extensive damage to the St Georges Basin waterway. It is essential that SCCH, the DoP and Shoalhaven Council ensure that stormwater run-off during construction is managed to the highest possible standard.

Conclusion

We believe that the proposed development has merit, but SCCH should be required to reassess the impacts of the high density, over height nature of the project on our village and create a more modest design that complements the character of SGB and more accurately meets the needs of the community.