

April 2024

February 2024 Bomaderry Community Information and Feedback Session

Feedback summary

About this document

Landcom invited community feedback on a concept plan for the Bomaderry build-to-rent project (the project), to inform preparation of a Development Application. Several meetings were held with local community groups between December 2023 and February 2024, an in-person community information and feedback session was held at the Bomaderry Bowling Club on 29 February 2024, and a virtual engagement room was open until 18 March 2024.

This document summarises the feedback received, and Landcom's response in consideration of community feedback.

The community response was generally positive, with 77% of respondents agreeing in principle with the concept for build-to-rent housing in Bomaderry. Most respondents found the information was easy to understand and relevant, and indicated a desire to stay involved with the project. Overarching feedback themes relate to built form and landscaping design, impacts to the amenity of the area, traffic and parking (particularly on Beinda Street) and environmental impacts.

Introduction

As part of the NSW Government's commitment to boosting housing supply and housing diversity in regional New South Wales, Landcom has been tasked with delivering two 'build-to-rent' pilot projects on the South Coast and in the Northern Rivers. Communities in both these regions are impacted by rising rents and low housing availability.

A site in Bomaderry was secured in late 2023 for Landcom to deliver the project. A concept design and associated consultant studies are being drafted to prepare a Development Application that will be submitted to Shoalhaven City Council. Council will then provide an assessment report to the Regional Planning Panel for final determination in mid-late-2024. Subject to approval, construction works are anticipated to start in early to mid-2025, with residents moving in mid-2026 (subject to planning approvals and construction times).

Following completion, ownership of the site will be transferred to a government organisation, and a suitably qualified government agency or Community Housing Provider will manage the operation and tenure of the building.

The site spans 53 and 57 Bolong Road, and 4 Beinda Street, Bomaderry. There are currently two unoccupied single-storey dwellings that will need to be demolished to enable development of the site.

The concept design consists of two separate two-to-three storey buildings with ground floor car parking, totalling 60 rental apartments. The apartment mix will comprise of studios, 1-, 2-, and 3-bedroom apartments; 20% of which will be affordable rental housing.

Ground floor parking will provide around 70 parking spaces for residents and visitors, subject to detailed design.

The project is committing a large proportion of the site to shared communal spaces, both open and private courtyards, to foster community amongst residents. A communal green spine is

proposed to run perpendicular to Beinda Street, between the two apartment buildings. Adjacent to the spine is a communal room, intended for resident activities. Each building also has a central courtyard, with planting and seating for communal use.

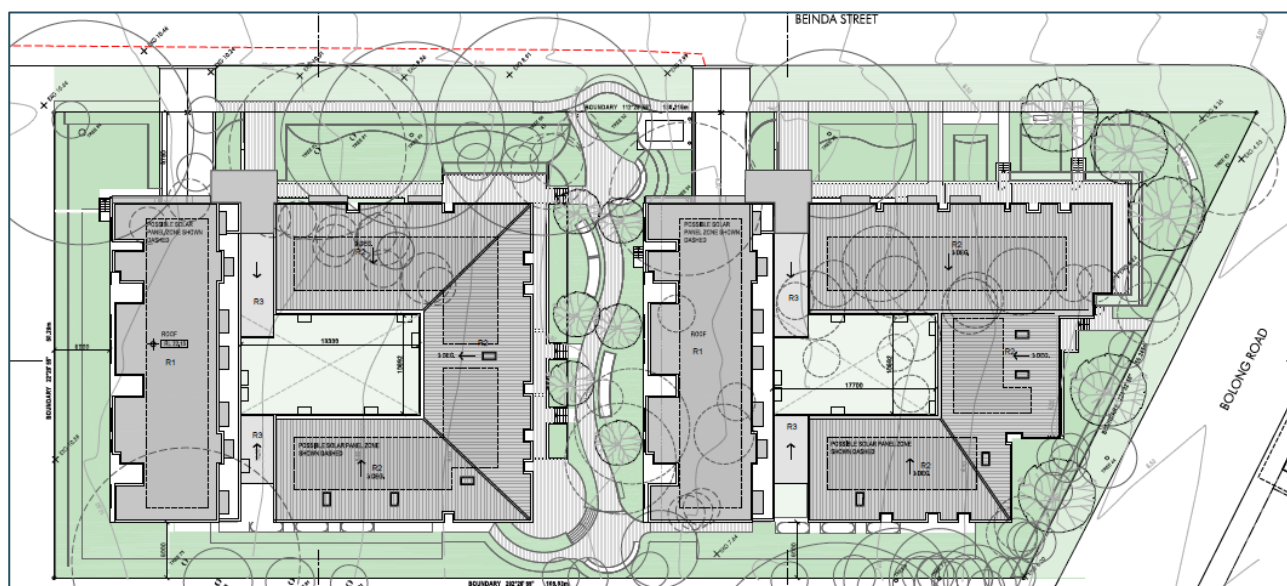


Figure 1 – Proposed site layout.

Community engagement context

Meetings with community groups

Following announcement on 1 December 2023, Landcom sought to meet with local interest groups to discuss the project and identify local knowledge and issues of interest for consideration during site planning. Four meetings were held with local community groups and two with an adjoining owner:

- Pride of Bomaderry (18 December 2023 and 8 February 2024)
- Bomaderry Community Inc. (19 December 2024 and 25 January 2024)
- Adjoining property owner (20 March 2024 and 11 April 2024).

Walk on Country

A Walk on Country was undertaken to understand Aboriginal connections to the site and identify opportunities for design to be shaped by knowledge of Country and culture. On 25 January 2024, Uncle Sonny Simms walked with the project team on the site and shared his knowledge of the site. The site has a strong connection to Aboriginal people, in its historic use as a sawmill. Uncle Sonny's insights and knowledge were then incorporated into the concept plan design.

In-person community information and feedback session: Bomaderry Bowling Club (29 February 2024, 5pm – 7pm)

Landcom hosted a drop-in session at the local bowling club to share information on the project and invite feedback and discussion from the community. The event was promoted through both print and online media:

- Advertisement – South Coast Register with a print readership of 11,200 people (21 February 2024)

- Letterbox drop – 1,550 properties (18 and 19 February 2024)
- Social media posts – Landcom’s Facebook page:
 - 15 March - 29 likes, 12 comments, 12 shares
 - 29 February - 3 likes, 1 share
 - 19 February – 5 likes
- Emails to community group members – Pride of Bomaderry and Bomaderry Community Inc. (21 February 2024)
- E-newsletter – Project subscription list (19 February 2024) – 26 recipients.

The format of the event was an open floor with the project team available to explain the project, answer questions and record feedback. Attendees were then invited to fill out a feedback form prior to leaving. There was a total of 31 attendees, submitting 17 feedback forms.



Online Session: Virtual engagement room (29 February 2024 – 18 March 2024)

A virtual engagement room, featuring the same information boards as presented at the in-person session was open for an additional two and a half weeks. The room was accessible either via URL or QR code through distributed promotional communications and saw 151 unique visits. Visitors were then prompted to complete an online version of the feedback form. A total of 15 forms were received.

Summary of findings

The table below summarises the key issues identified through feedback forms and discussion with community members.

Theme	Community feedback	
Housing	<p>Summary:</p> <ul style="list-style-type: none"> Awareness of housing issues and the impact of homelessness and housing stress on local services in the area. Interest in plans for managing maintenance and tenancies of housing. View that the groups most vulnerable to local housing issues are young families and the elderly with over 55s being at risk of homelessness. Acknowledgement of the need for affordable housing as per <i>Shoalhaven 2032 Community Strategic Plan</i>. Some misconception about the intent of the project with the impression it will deliver social housing or housing for families of inmates. 	<p>Response to feedback:</p> <p>The project will deliver 60 secure homes for long-term rental to help address rental housing stress for local households living in the Nowra-Bomaderry area.</p> <p>Housing will be market rental with 20% of homes dedicated for Affordable Rental Housing with subsidised rents capped at 75% of market rent allocated for low to moderate income households.</p> <p>The project does not include social housing or housing for families of people in jail.</p> <p>The building management approach has not yet been determined. The building will be managed by a NSW Government agency or a registered Community Housing Provider.</p> <p>Over 35 sites were considered before the site in Bomaderry was selected. This site was selected due to its location, proximity to services and transport and the planning controls enabling development of the site.</p> <p>Once construction has progressed and a building operator is in place, a process for allocating tenancies will be communicated and managed by the operator.</p> <p>Because build-to-rent offers long term tenure, many tenants settle down, make new friends within the building and become active members of the local community.</p> <p>The concept plan includes indoor and outdoor communal space to encourage tenants to connect and socialise.</p>
Housing Need:	<ul style="list-style-type: none"> Support for consideration of the housing needs of the local community. General support for expediting the project to meet acute local housing need. Clarity sought for choice of Bomaderry for pilot project, as opposed to other nearby regions with Wollongong suggested as a potential site. 	
Housing Operation/	<ul style="list-style-type: none"> Clarity requested on proportion of site allocated as affordable housing. 	

Theme	Community feedback	
Affordable Housing	<ul style="list-style-type: none"> ○ Some community perception of site being entirely affordable or social housing or housing for family members of people in jail. ○ Some confusion about whether the project will include social housing with perception that the area does not need more very low income households without significant increase in social services. • Clarity requested on matters related to housing management: <ul style="list-style-type: none"> ○ Ongoing building/tenancy management approach and whether it will be transferred to a government agency or a Community Housing Provider. ○ Individual concern that a local Community Housing Provider is not well placed to manage the building, based on anecdotal opinion of their performance with other local properties. ○ Assurances that building maintenance requests will be actioned in a timely way. ○ Need for tenant and building rules, to minimise disruption to neighbours and the community. • Clarity requested on tenant selection and management: <ul style="list-style-type: none"> ○ Considerable interest to be added to the waiting list and get information about the tenant application process. ○ Request for clarification about the selection criteria with suggestion to prioritise at risk/currently homeless individuals. • Suggestion to focus on fostering a sense of community between residents and promoting meaningful interaction and integration with the local community. 	
Design	<p>Summary:</p> <ul style="list-style-type: none"> • Support for overall concept design. • Strong support for a communal room to be incorporated into the building design. • Strong support for design to consider accessibility, liveability, and security. 	<p>Response to feedback:</p> <p>Strong community support for build-to-rent housing concept is acknowledged.</p> <p>The concept plan includes indoor and outdoor communal space to encourage tenants to connect and socialise.</p> <p>30% of the site is deep soil, with 25% allocated to communal open space, with the inclusion of a communal indoor space.</p> <p>Inclusion of 75% universal housing, to enhance the accessibility of each apartment.</p> <p>Landscaping will feature a mix of native species, including species endemic to the local area.</p> <p>All healthy, mature native trees on Beinda Street will be retained. Additionally, efforts will be made to retain the large Spotted Gum on the southern boundary.</p>

Theme	Community feedback
	<p>The concept plan includes provision for well-designed, highly liveable apartments with provision for:</p> <ul style="list-style-type: none"> • Air conditioning; • Smoke detectors in apartments and common areas; • Flyscreens for key windows; • Cross ventilation in over 90% of apartments, reducing the need for regular air conditioning use; • Storage lockers. <p>A waterproofing engineer will be engaged to ensure watertightness of the building, and to mitigate the risk of water ingress and mould.</p> <p>The concept design considers acoustic treatment for liveability.</p> <p>Carpark security has been considered, and the concept design addresses security and access.</p> <p>Ongoing discussions with Council around pedestrian crossing and connectivity to the larger pedestrian network.</p>
Built Form/ Landscape Design	<ul style="list-style-type: none"> • Support for proposed open and communal spaces. <ul style="list-style-type: none"> ◦ Suggestion to further increase open/green space. ◦ Consideration of needs for young families/children to play and explore. ◦ Suggestion to limit access to landscape area along southern boundary to protect privacy of adjoining property. • Preference for native species to be used in landscaping. • Strong support for retention of native trees (Beinda Street). • Desire for more information about building materials and finishes, with a preference for the use of local materials.
Accessibility/ amenity of apartments	<p>Suggestions for consideration of:</p> <ul style="list-style-type: none"> • Accessibility: <ul style="list-style-type: none"> ◦ Minimising stairs for ground floor apartments to support non-ambulatory residents. ◦ Secure parking for mobility scooters.

Theme	Community feedback	
		<ul style="list-style-type: none"> ○ Pedestrian-friendly design: <ul style="list-style-type: none"> ▪ Addition of a pedestrian crossing across Bolong Street to shops. ▪ Addition of a bus stop along Bolong/Beinda Street. • Liveability/Comfort <ul style="list-style-type: none"> ○ Flyscreens. ○ Closable windows to reduce the smell from flying foxes. ○ Air conditioning. <ul style="list-style-type: none"> ▪ Consideration of shift workers needs to sleep during daylight. ▪ Mitigate impacts of additional truck traffic on Bolong Road from Manildra Starches operations. ○ Storage lockers. ○ Smoke detectors. ○ Waterproofing. <ul style="list-style-type: none"> ▪ Consideration of climate and management of mould. ○ Sound-proofing. <ul style="list-style-type: none"> ▪ Minimise noise transmission between apartments and disturbance to neighbours. ▪ Suggestion to separate bathroom light and fan switches to minimise disturbance to neighbours. ▪ Acoustic isolation from exterior to minimise disturbance from traffic and flying foxes.
Security		<ul style="list-style-type: none"> • Strong interest in security measures: <ul style="list-style-type: none"> ○ Suggestions for parking security (example: CCTV, roller shutters).
Community Amenity and Cohesion	<p>Summary</p> <ul style="list-style-type: none"> • Support for provision of rental and affordable housing. • Clarity sought on impacts of affordable housing on community cohesion. • Interest in preserving the character and history of the area. • Strong interest in improvements to traffic management and local roads. 	<p>Response to feedback:</p> <p>Strong community support for secure rental housing is acknowledged.</p> <p>Affordable housing is subsidised rental housing for low to moderate income households, including key workers like teachers, cleaners, retail assistants and nurses. Providing affordable housing supports community cohesion by allowing key workers to live in their community.</p>

Theme	Community feedback
	<p>The concept design reflects cultural knowledge obtained in liaison with a local Aboriginal elder.</p> <p>Privacy screens have been added to areas needed. Additionally, fences, raised planter boxes and vegetation provide further privacy screening on the southern boundary.</p> <p>The concept plan includes a green corridor to ensure compliance with building separation controls. The green corridor will not provide direct visual access to the adjoining Historic Home. There is no direct visual to the gardens and grounds of the Heritage House. The privacy measures mentioned above will protect the privacy of the Heritage House.</p> <p>The concept plan provides for Beinda Street to be widened to 10 metres along the entire site frontage with kerb and gutter on both sides of the road. This will ensure the longevity of the road surface.</p> <p>Ongoing discussions with Council around pedestrian crossing and connectivity to the larger pedestrian network.</p>
Local Character/History	<ul style="list-style-type: none"> • Interest in site history, European and Aboriginal heritage. • Suggestion to incorporate elements of site history into design: <ul style="list-style-type: none"> ◦ Previous site usage as sawmill. ◦ History under Shoalhaven Estate, John, and David Berry. • Strong support for promoting pride and enabling new residents to become part of the local community. • Some concern about the potential increase of crime rate associated with new housing and tenants.
Adjoining Historic Home – ‘Flawcraig’ (Greenleaves)	<ul style="list-style-type: none"> • Concern about impacts to privacy of adjoining historic home. <ul style="list-style-type: none"> ◦ Concern for impacts of proposed building massing on character of the local area. ◦ Concern about impact to privacy of adjoining property: <ul style="list-style-type: none"> ▪ Suggestion for boundary fence and setback on southern boundary. ▪ Request to restrict access from the site to adjoining Historic House and to restrict tenant access to landscaped area along southern boundary.

Theme	Community feedback	
		<ul style="list-style-type: none"> ▪ Opposition to direct views of the grounds of the Historic House from the site and Beinda Street via the proposed green corridor.
Community/ Infrastructure Impacts	<ul style="list-style-type: none"> • Given local housing needs, support for secure rental housing and key worker housing. • Recognition that key workers supporting the local community need access to secure housing. • Support for local employment opportunities during construction. • Suggestion to upgrade local roads, footpaths and crossings along Beinda Street and Bolong Road. 	
Construction	<p>Summary</p> <ul style="list-style-type: none"> • Additional information requested on timelines and construction impacts to the local community. • Request to minimise construction impacts, including traffic, noise, and dust. • Support for expedited commencement of works. • Support for involvement from local suppliers/contractors. 	<p>Response to feedback:</p> <p>Subject to approval, construction is anticipated to take 18 months. Construction notifications will be issued periodically throughout construction to keep adjoining neighbours informed.</p> <p>A site manager will be on duty during construction hours and their contact details will be publicised so neighbours can make enquiries.</p> <p>A construction management plan will be lodged with the Development Application to detail how works will be managed to minimise impact on neighbourhood amenity. This will be adhered to during construction.</p> <p>Community support to progress planning and construction without delay is acknowledged.</p> <p>Landcom will be seeking interest from local suppliers and contractors to deliver the project.</p>
Construction Impact	<ul style="list-style-type: none"> • Strong concern about traffic impacts from construction vehicles on neighbours and local road network: Bolong Road, Beinda Street and Princes Highway. • Concern about construction noise, dust, and visual impacts to neighbouring properties. 	
Construction Timing	<ul style="list-style-type: none"> • Support for the expedited commencement of works. • Concern planning approvals will delay commencement of works. • Request for more information on construction program and project management approach. 	

Theme	Community feedback	
	<ul style="list-style-type: none"> Concern about budget creep and impact on taxpayers. 	
Local Procurement	<ul style="list-style-type: none"> Support for the engagement of local contractors and suppliers. 	
Construction Communication	<ul style="list-style-type: none"> Support for frequent construction updates and notifications regarding works. 	
Traffic/Parking	<p>Summary</p> <ul style="list-style-type: none"> Strong interest in number of parking spaces and carpark layout. Concern insufficient on-site parking will spill over onto Beinda Street. Strong concerns about traffic impacts on Bolong Road, Beinda Street and Moss Vale Road. Concern about the deterioration of the road surface on Beinda Street near the intersection of Bolong Road. 	<p>Response to feedback:</p> <p>The concept plan provides for at least 70 car parking spaces which is well in excess of regulatory requirements for this development. This includes visitor carparking. Provision of additional parking spaces is not possible because of site constraints including shallow bedrock and mature trees that need to be retained.</p> <p>Carpark security has been considered, and the concept design addresses security and access.</p> <p>Ongoing discussions with Council around pedestrian crossing and connectivity to the larger pedestrian network.</p> <p>The concept plan provides for a separate driveway to each building from Beinda Street with a potential loading zone to facilitate waste collection, parcel drop-off and moving trucks without affecting local traffic.</p> <p>The concept plan provides for Beinda Street to be widened to 10 metres along the entire site frontage with kerb and gutter on both sides of the road. This should ensure longevity of the road pavement.</p> <p>Traffic analysis shows the development will not have any significant impact on the local road network, including Bolong Road, Beinda Street and Moss Vale Road.</p> <p>Parking restrictions on public roads are a matter for Council to consider.</p> <p>During works, measures will be implemented to reduce the impact on local traffic and parking and to minimise impacts on nearby residents. A construction traffic management plan will be lodged as part of the Development Application.</p>

Theme	Community feedback	
Parking	<ul style="list-style-type: none"> • Requests to ensure adequate parking for future residents and visitors to minimise overflow parking on Beinda Street. • Suggestion for introduction of parking restrictions on Beinda Street to manage on-street parking from nearby businesses. • Suggestion for further consideration of visitor parking. • Request to ensure secure parking. 	
Traffic	<ul style="list-style-type: none"> • Bolong Road/Beinda Street: <ul style="list-style-type: none"> ○ Concern about additional traffic, particularly on Beinda Street due to proposed development: ○ Suggestion to improve/repair roads. <ul style="list-style-type: none"> ▪ Widening of Beinda Street. <ul style="list-style-type: none"> • Cars noted to park with two wheels on kerb due to limited road width. ▪ Repairing/sealing of asphalt on Beinda Street and Bolong Road. • Moss Vale Rd/Princes Highway: <ul style="list-style-type: none"> ○ Concerns over additional traffic due to proposed development impacting local road network and contributing to congestion. 	
Environment	<p>Summary</p> <ul style="list-style-type: none"> • Strong support to minimise impacts to adjoining wetland. • Mixed views about local flying fox population, and impact to residential amenity. • Strong support for use of sustainable design and the use of local products. 	<p>Response to feedback:</p> <p>The stormwater management of the site has been designed to ensure no impact on the adjoining wetland.</p> <p>Ecological analysis has been undertaken to understand the flying fox colony. The concept design addresses and minimises the impact of the development on the colony during and after construction. A Flora and Fauna Report has been prepared and included in the Development Application.</p> <p>A construction management plan will be lodged with the Development Application to detail how works will be managed to minimise impact on neighbourhood amenity. This will be adhered to during construction.</p>
Flora/Fauna	<ul style="list-style-type: none"> • Strong awareness of native flying fox population: <ul style="list-style-type: none"> ○ Interest in impacts to, and mitigations during construction and operation of the new housing. 	

Theme	Community feedback	
		<ul style="list-style-type: none"> ○ Interest in impacts to residential amenity, particularly noise (during movements) and smell after rain. • Corellas identified as noisy. • Strong support for retaining native trees and vegetation. <ul style="list-style-type: none"> ○ Preference to preserve trees where possible, and re-home animals affected by construction. ○ Suggestions for mitigation: <ul style="list-style-type: none"> ▪ Addition of nesting boxes to retained/new trees. ▪ Use of native species for landscaping. ▪ Retention of wildlife corridors. • Additional information requested regarding environmental management.
Sustainability		<ul style="list-style-type: none"> • Strong support for use of local products, materials, and labour. • Strong support for use of sustainable materials for construction. • Strong support for sustainable design, such as rainwater tanks, solar panels, and water recycling. <ul style="list-style-type: none"> ○ Opportunity identified: explore grant funding for community batteries.
Project	Summary <ul style="list-style-type: none"> • Additional clarity sought on intended residents of new housing, and Landcom as an organisation. • Strong community support for further engagement, interest in detailed plans or a physical model. • In-principle support for the build-to-rent housing in Bomaderry (77% of respondents). 	Response to feedback: <p>The project will deliver 60 secure homes for long-term rental to help address rental housing stress for local households living in the Nowra Bomaderry area.</p> <p>Housing will be market rental with 20% of homes dedicated for Affordable Rental Housing with subsidised rents capped at 75% of market rent allocated for low to moderate income households.</p> <p>The project does not include social housing or housing for families of people in jail.</p> <p>Strong community support for build-to-rent housing concept is acknowledged.</p> <p>Community support to progress planning and construction without delay is acknowledged.</p> <p>Landcom is a NSW Government owned land and property development organisation. Landcom operates as a commercial business and aim to achieve public outcomes and financial benefits for the people of NSW.</p>

Theme	Community feedback	
		<p>The Bomaderry site has been selected for the South Coast pilot project. Future sites in the regions may be investigated subject to further direction from the NSW Government.</p> <p>When the Development Application is publicly exhibited the detailed design construction drawings will be available.</p>
Project Background	<ul style="list-style-type: none"> • Additional clarity requested on Landcom and its role/relationship with the NSW Government. • Clarity sought regarding who future housing is provided for; some misconceptions about proposed social housing and housing for families of inmates. • Suggestion of additional sites (Wollongong, Picton Road to Mt Ousley Road). • Interest in detailed concept drawings and assessment of Development Application. • Support for fast-tracked assessment to deliver housing as soon as possible. 	
Project Timeline	<ul style="list-style-type: none"> • Support for the expedited commencement of works to deliver housing as soon as possible. 	
Project Consultation	<ul style="list-style-type: none"> • Positive reception to drop-in engagement event. • Request for detailed plans, renders and physical model to support future community engagement. 	

Next steps

We acknowledge community views regarding the build-to-rent concept are generally positive. There is community interest in well-designed buildings and preference for new development to positively contribute to the character and amenity of the area, and protect the privacy of adjoining properties. There are community preferences to widen Beinda Street, provide sufficient parking and improve pedestrian amenity on Beinda Street and Bolong Road. There is strong support to retain mature native trees on site, particularly on Beinda Street.

The community feedback detailed in this report has been shared with Landcom's technical consultant team. Feedback from the community will be considered through the concept design refinement process to develop final construction drawings for the Development Application. Community feedback will be considered alongside other planning considerations including:

- the site's context, landscape and surrounding neighbourhood character;
- constraints such as topography and ground conditions;
- Council's planning controls, including height limits, setbacks and off-street parking requirements for new houses;
- Landcom's housing affordability, diversity and sustainability targets;

- NSW Government requirements for the build-to-rent pilot projects.

Landcom will continue to engage with the local community to share updates regarding the planning and construction process. We will continue to meet with neighbours as needed to ensure they have up to date information about the proposed housing. This will include e-newsletters and updates to community groups to support public exhibition and at key assessment milestones. Subject to approval, construction notifications will be issued periodically to nearby residents throughout the construction process.

The Development Application for the Bomaderry build-to-rent project is anticipated to be submitted late April 2024 for assessment by Shoalhaven City Council.

Your feedback on this document

This report summarises feedback received about the draft concept plan build-to-rent housing on the corner of Beinda Street and Bolong Road.

In keeping with Landcom's commitment to accurately document consultation outcomes, please email engagement@landcom.nsw.gov.au if there are issues that you feel have not been captured or if you have other feedback about this report.

Thank you to everyone who has participated. Landcom welcomes your continued input in the planning process for the build-to-rent project in Bomaderry.

Appendix A – Draft Design Concepts – Information Boards

1 Welcome

Community information and feedback session

The purpose of today is to:

- provide information about the NSW Government's pilot build-to-rent project in Bomaderry
- present an early design concept for 60 new homes on the corner of Bolong Road and Beinda Street in Bomaderry
- hear your feedback on the concept design before we finalise a development application.

About Landcom

Landcom is a NSW Government owned land and property development organisation.

We operate as a commercial business and aim to achieve public outcomes and financial benefits for the people of NSW.

We supply home sites through the delivery of sustainable masterplanned communities and development projects, with a focus on expanding the stock of affordable and diverse housing.

We enable development by de-risking and unlocking strategic and complex sites in collaboration with landowners and the market.

Landcom is synonymous with quality work across NSW. Since 1975 we have put tens of thousands of people into homes that have stood the test of time.

Come and talk to a member of our friendly project team.

You can ask questions and provide feedback today to help inform our plans for the site.

Please share your local knowledge and tell us about specific issues you think need to be considered through the planning process.

You can speak with our team today or fill out a feedback form before you leave.

In the midst of the current housing crisis, the NSW Government has tasked Landcom to deliver two pilot build-to-rent projects across regional NSW.

These pilot projects will be delivered on the South Coast and in the Northern Rivers. Communities in both of these regions are impacted by rising rents and low housing availability.

The NSW Government's ambition is to roll out more build-to-rent projects in other regional areas impacted by low housing supply or low rental vacancy rates.

► Ancient lands of the Wodi Wodi people

We acknowledge the Wodi Wodi people of the Yuin Nation as the traditional custodians of the site and recognise that they have lived in the area for tens of thousands of years caring for country. We recognise and respect their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past and present. This land always was and always will be traditional Aboriginal land.

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2 Supporting local housing need

Housing demand in Shoalhaven

The population of the Shoalhaven is growing, older age groups and smaller households are increasing and there has been a strong rise in low-income households.

The Shoalhaven population is projected to grow by 34% by 2041:

- THERE WILL BE GROWTH ACROSS ALL AGE GROUPS, BUT THE HIGHEST RATE OF GROWTH WILL BE ACROSS MORE MATURE AGE GROUPS
- THE PROPORTION OF COUPLE ONLY AND SOLE PERSON HOUSEHOLDS IS INCREASING
- THE PROPORTION OF COUPLE FAMILY WITH CHILDREN HOUSEHOLDS IS DECLINING
- AROUND 24,300 NEW HOMES NEED TO BE BUILT OVER THE NEXT 18 YEARS TO MEET PROJECTED POPULATION GROWTH

Sole person and couple households comprise around 70% of all households in Nowra, but studio and one bedroom homes only account for a small proportion of the homes in the area.

There is a mismatch between household type and dwelling size and a significant lack of housing choice for smaller households.

To fill gaps in the housing market there is a need for a better mix of housing with more smaller homes and housing suited to mature age people. Apartments will help to fill the gap and provide people with alternatives to larger, detached houses.

A diverse range of housing is required to meet local need, particularly for smaller households given the increase in sole person and couple only households.

Housing shortages and increasing costs are causing hardship for many people in the Shoalhaven. Nearly half of rental households in Nowra are paying more than 30% of their income on housing and are experiencing rental stress.

There are very low rental vacancy rates in the Shoalhaven. The increase in rental pressure is primarily affecting low-income households, leaving a large portion of the population vulnerable to changes in interest rates, incomes and rental prices.

Sources: Australian Bureau of Statistics, Census Data, 2021 / NSW Regional Housing Needs Report 2023, Shelter NSW, 2023 / Community Strategic Plan 2032, Shoalhaven City Council

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3 About build-to-rent



Development example: Glenn Innes - Auckland Build to Rent, New Ground Living 2023

Build-to-rent is purpose-built housing designed to be rented out, rather than sold to homebuyers.

It is designed and built specifically for long term renters to provide secure housing, typically in the form of apartments.

Build-to-rent is not a new concept. It is very common in America and Europe, but it is only just starting to emerge in Australia. Typically, institutional investors own, manage and operate build-to-rent developments as long-term property assets that generate revenue through the lease of the dwellings over time.

Private real estate funds, developers and superannuation funds are increasingly investing in large build-to-rent projects in Australia's capital cities.

Benefits of build-to-rent housing

Build-to-rent gives people an alternative to home ownership. Build-to-rent developments offer longer leases, often up to five years, which give tenants security of tenure. This helps renters avoid the 12-month "leasing cycle", which can leave them looking for a new home every year.

Annual rent increases are often locked in upfront, so tenants have financial security and know their rents will not escalate rapidly or unexpectedly.

Because of the longer-term tenancies, tenants in many build-to-rent developments are often allowed to paint walls, hang pictures, keep pets and really set up home. They settle down, make new friends and build a sense of community.

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4 About build-to-rent



NSW Government investment in regional housing



On site Bomaderry project announcement with Planning Minister the Hon. Paul Scully, Minister for South Coast, Lisa Butler, and Landcom CEO, Alex Wendler

Housing affordability and availability is one of the biggest pressures facing NSW residents.

The NSW Government is investing in the delivery of secure housing to boost supply in key regional areas with economies impacted by low housing availability.

The ambition is to evolve the pilot projects into a program funded by the NSW Government to secure homes for hard working people in regional areas experiencing housing stress.

The program is founded on the principle of recouping costs and returning a profit over time to utilise for additional housing.

While build-to-rent developments are on the rise in Australia, to date institutional investors have only backed projects in city areas with minimal development risks. The NSW Government has committed to investing in and delivering build-to-rent in regional areas.

The NSW Government's build-to-rent program will support construction jobs and help regional economies over the longer term by delivering secure homes for the many people who need housing security and stable rents.

Pilot projects on the South Coast and in the Northern Rivers

The NSW Government is providing at least **\$30 million** for each pilot project with the aim of residents moving in in **2026**.

As a NSW Government owned development organisation, Landcom is well suited to coordinate planning, approvals and construction of these projects.

The NSW Government will retain ownership of the build-to-rent developments, which will be managed by a suitable government agency or a community housing provider.

We are seeking to deliver a sustainable and replicable build-to-rent model that will support the rollout of more regional build-to-rent projects in the future by showcasing to the wider industry that build-to-rent developments can be successfully delivered at smaller scales in regional NSW.

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5 What's proposed

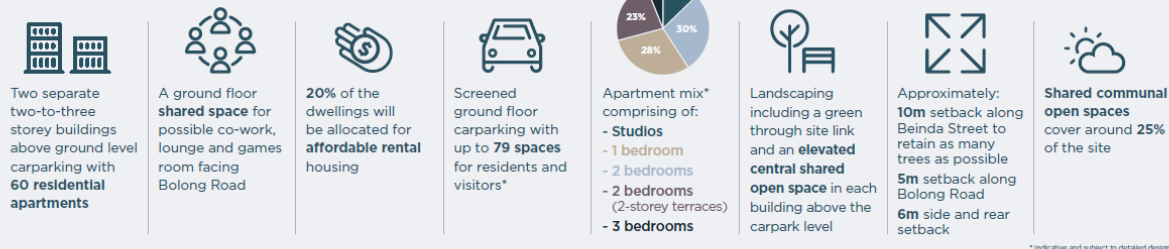


The vision for the site is a well-designed residential development that provides a **quality place for future residents to live**, with transport, shops and services within walking distance.

The concept plan responds to the opportunities and constraints of the site including:



The concept design features:



* Indicative and subject to detailed design



- ▶ The site is zoned **R3 Medium Density Residential** under the Shoalhaven Local Environmental Plan 2014, which allows for apartment developments.
- ▶ The buildings are terraced to follow the slope of the land towards Bolong Road. Both buildings are majority two storeys above the ground floor carpark and stepped to three storeys on the western edge.
- ▶ Building design will comply with **Apartment Design Guidelines** to support quality design outcomes.

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6 Key design principles



PRINCIPLE 1

Rivers and Country

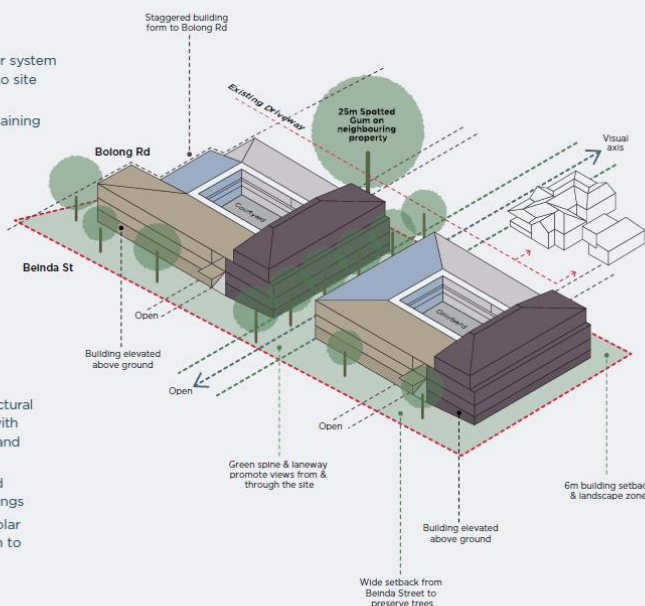
- ▶ Recognise Shoalhaven River system and link Bomaderry Creek to site water movement
- ▶ Promote biodiversity by retaining high value trees
- ▶ Design with Country
- ▶ Promote key views from and through the site



PRINCIPLE 2

South Coast character and lifestyle

- ▶ Recognise and build upon distinct South Coast architectural style of elevated buildings with exposed structural framing and lightweight cladding
- ▶ Respond to flood levels and climate with elevated buildings
- ▶ Promote outdoor access, solar access and cross ventilation to support healthy lifestyles



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PRINCIPLE 3

Layering

- ▶ Recognise low density character of Bomaderry with visually permeable streetscapes and framed distant views
- ▶ Recognise ground conditions with layering of visible sandstone outcrops
- ▶ Preserve existing bushland layering in landscape design
- ▶ Provide layered sequence of public to communal to private spaces to encourage use of outdoor space and provide highest level of amenity for both residents and neighbours



PRINCIPLE 4

Sustainability, Diversity and Affordability

- ▶ Support high quality rental housing with low lifecycle costs
- ▶ Provide a mix of dwelling types for people with different needs and lifestyles
- ▶ Design flexible housing to enable tenants to move within the building to suit changing needs
- ▶ Support sustainable design outcomes

7 Key design moves and considerations



- Form individual buildings separated by a pedestrian laneway and communal green spine to:**
 - + minimise building footprints and site coverage
 - + provide views through the site to the heritage house
- Increase Beinda Street setback to protect existing high value native trees and allow for future tree planting to maximise landscape and streetscape amenity**
- Raise buildings above ground to:**
 - + provide ground level parking to promote the South Coast character of buildings
 - + address flooding considerations
 - + minimise rock excavation
 - + naturally ventilate the carparking
- Maintain through site views to:**
 - + optimise landscaped areas
 - + keep as many surface level rock outcrops as possible
 - + promote site permeability with appropriate setbacks and building separation
- Provide energy efficient buildings based on simple, passive design strategies to help reduce energy consumption and carbon emissions through reduced reliance on air-conditioning**
- Provide private central courtyards for residents to enjoy and to enable high levels of natural surveillance**
- Design apartments with high levels of cross ventilation and sunlight**
- Create shared resident areas in the form of galleries and naturally ventilated stairs**
- Provide recessed apartment balconies and screening to promote visual privacy**
- Terrace or stagger buildings to:**
 - + reduce building height
 - + provide appropriate scale of development and articulation facing all boundaries
- Provide separate access to both buildings to reduce impacts of traffic and servicing**
- Sleeve ground level carparking with apartments, communal space and appropriate screening to support streetscape design and street activation**



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Artists sketch of Beinda Street frontage. Subject to change.

8 Indicative building sketches



Preliminary massing model showing view from Beinda Street. Indicative only for consultation purposes.

Massing models focus on the massing of buildings to show the general shape, form, orientation and size of the buildings. They do not show structural details, building materials, windows, colours or façade details.



*Subject to change.

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9 Everyone deserves a place to call home



At least 20% of the apartments will be managed as affordable rental housing

Affordable rental housing is housing that meets the needs of people on low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education. It is managed in accordance with the rent setting provisions of the NSW Housing Ministerial Guidelines.

Affordable rental housing is usually managed by community housing providers, which are not-for-profit, mission driven organisations who own, develop and maintain rental housing for people on very low, low and moderate incomes who require affordable homes. It is important to note that **affordable housing is not the same as social housing**.

Social housing is available to people on very low to low household incomes. This includes those who are struggling to afford rent and are often on the brink of homelessness. Landcom does not provide social housing.



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10 Planning pathway



Since securing the site in late 2023 we have been working with a team of specialists to prepare technical studies to help us understand the opportunities and constraints impacting development on site.

These studies cover:

- + site access, traffic and parking management
- + housing needs analysis
- + social infrastructure and community needs analysis
- + Aboriginal cultural heritage and European heritage
- + neighbourhood character
- + urban design
- + landscape design
- + civil engineering
- + environmental assessments to help understand and manage potential development impacts relating to:
 - ground conditions
 - stormwater overflow and flooding
 - views
 - biodiversity

Our team includes several consultants who are locally based including those providing landscape architecture, survey, contamination and geotechnical services.

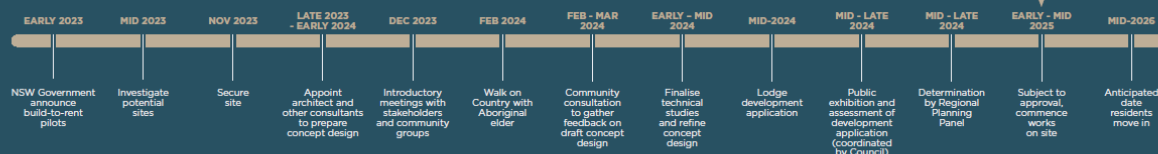
The development application will be assessed by Shoalhaven City Council who will provide their assessment report to the Regional Planning Panel for determination.

The Regional Planning Panel is the determining authority because the proposal has a Capital Investment Value of more than \$5 million and Landcom will lodge it as a Crown Development Application.

What is the Regional Planning Panel?

The Southern Regional Planning Panel is an independent body who make decisions on regionally significant development applications.

Planning and construction program



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11 Traffic and parking



Shallow rock on site makes it difficult to excavate a basement carpark. To manage this, ground floor parking is proposed that will be concealed with screening.

Up to 79 car spaces are proposed which meets Council's controls for carparking, and will include provision for both resident and visitor spaces.

The final number of carparking spaces will be confirmed as the concept design is refined.

Local road and intersection capacity

Preliminary traffic studies have found that local roads can support the development and intersections will not need to be upgraded.

Historic data was obtained from Council to understand existing traffic conditions along Bolong Road and Beinda Street.

Traffic analysis shows the development may generate an additional 30 vehicle trips per hour during the morning and afternoon peaks, which will not have any significant impact on the surrounding road network.

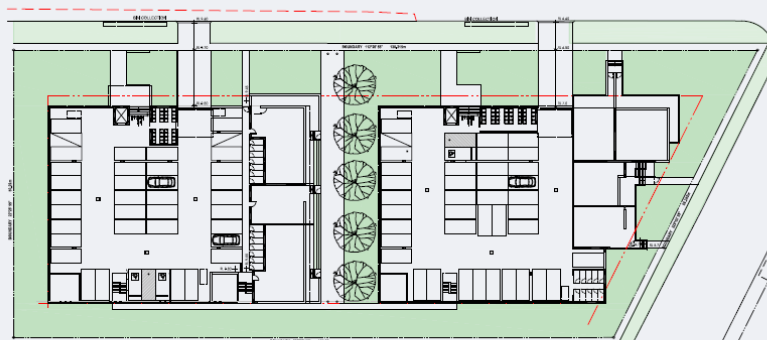
New footpaths fronting the development are proposed, subject to detailed design.

We are also investigating the potential to provide safer walking connections and traffic calming measures in consultation with Council.

Site access points

One separate driveway will be provided to each building from Beinda Street.

Beinda Street will be widened to 10 metres along the entire site frontage with kerb and gutter on both sides of the road.



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Ground floor plan showing indicative car parking layout and road widening. Subject to change.

12 Heritage and ecology



Aboriginal cultural heritage

A visual inspection of the site did not identify any Aboriginal sites or objects.

We met with local Aboriginal Elder, Uncle Sonny Simms who confirmed the site is unlikely to have any cultural artefacts given its sandstone base and prior disturbance from the timber mill.

Uncle Sonny advised that the site has a strong connection to Aboriginal people as many used to work at the adjoining timber mill in the late 1970s and lived opposite the site. Aboriginal people also used to draw water from the wetland for washing.

Opportunities to reflect designing with Country include:

- + Retaining and using sandstone on site
- + Incorporating appropriate architectural elements like materials and colour palettes
- + Landscaping features.

We will continue to engage with Uncle Sonny and other Indigenous elders and stakeholders to further enhance our cultural knowledge to inform the concept design.

European heritage

There is a locally listed heritage building adjoining the site to the south, which is a privately owned property known as 'Greenleaves', a Queen Anne style house.

The heritage values relate to the house itself and not the land surrounding the house. The proposal seeks to maximise views towards the heritage house through the central green spine that separates the two buildings.

Biodiversity and trees

The site includes a mix of native trees and plants and exotic grassland and plants.

The wetland nearby the site is home to a flying fox camp.

A flora and fauna report will be submitted with the development application to identify how to mitigate any potential impacts to native plants and animals.

The site has:

- + a number of large native trees, mostly Spotted Gums along the Beinda Street frontage
- + a large Spotted Gum on the south boundary
- + a large Spotted Gum on the adjoining land at 59 Bolong Road.

All trees on the site, within the street verge, and adjoining boundaries were assessed by an arborist. A number of trees were rated as having high retention value based on an assessment of their health.

Where possible, the proposal seeks to retain the existing trees and tree canopy, particularly the trees along the Beinda Street frontage to provide habitat for native animals and to help screen the new buildings.

Additional native trees will be planted within the setbacks and on the street verges.

A well-considered landscaping approach that considers the long-term health of trees being kept and new trees being planted will be submitted with the development application.



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13 Stormwater management and flooding



The site sits east of a local stream which flows south and joins Bomaderry Creek, which in turn joins the Shoalhaven River.

Council's flood mapping shows:

- + A small portion of land on the north-eastern corner of the site is within flood planning levels.

All habitable areas will be located above the flood planning level and the entrance to the carpark will be above the Probable Maximum Flood level. This will ensure climate resilience is built into the design.

The proposal provides for elevated buildings to lift habitable areas well above flood planning levels.

An appropriate emergency evacuation management strategy will be prepared to support the development application to detail how residents will respond and stay safe during a flood event.

The proposal will identify how to manage stormwater appropriately.

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14 Construction management



Demolition works

Demolition works to remove existing buildings on site are anticipated to take several weeks to complete.

Demolition works will include:

- + installation of air quality and noise monitors
- + safe removal of any hazardous materials off site to a licensed waste facility
- + disconnection of services from existing vacant houses
- + demolition of buildings and any existing concrete slabs
- + removal of building materials from site.



Construction works

Building construction is expected to take about 18 months to complete.

Construction works will include:

- + appointment of the Principal Contractor
- + ground and foundation works
- + external road upgrade works
- + concrete and structural works
- + installing roofing
- + internal fit-out works
- + installing services
- + landscaping works.



Managing Impacts on our neighbours

Construction is inherently noisy and construction sites can get dusty. Some measures that we will take to minimise the impact of works on the surrounding area include:

- + spraying water to suppress dust, and halting work in high winds if there is a risk of uncontrolled dust
- + installing fencing with mesh barriers to reduce the spread of dust and stop local wildlife from accessing work areas
- + establishing tree protection zones
- + installing signage to guide the safe movement of pedestrians and cyclists
- + maintaining consistent hours of work. Pending Council approval, we propose to work:
 - Monday to Friday, 7am - 5pm
 - Saturday hours as approved by Council.



Construction traffic

During works we will implement measures to reduce the impact on local traffic and parking, and to minimise impacts on nearby residents.

Measures will include:

- + ensuring all construction vehicles, including all contractors and subcontractors, park on site and avoid occupying street parking
- + instructing truck drivers against idling on local roads
- + directing vehicles to enter and exit the site in a forward direction to prevent obstructing traffic
- + providing traffic control to ensure that entry and exit from the site is done safely
- + traffic management to ensure pedestrians and cyclists are kept safe
- + distributing truck movements throughout the day to avoid peak hour traffic.



We will regularly update our project webpage with information and notify neighbours adjacent to site prior to works commencing on site.

We will notify adjacent residents if we need to work any additional hours (with Council approval).

A site manager will be on duty during construction hours and their contact details will be included on site signage.

A Construction Traffic Management Plan will be in place prior to construction works to show how traffic will be managed.

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15

Further opportunities to stay informed and have a say



Share your feedback about the draft plans

Please fill out a feedback form today or send us your feedback by 18 March 2024.

Send feedback forms:

- + via email to engagement@landcom.nsw.gov.au
- + using a reply paid envelope available at the registration desk.



Next steps

After today's community information and feedback session, we will finalise technical studies and review feedback to refine the concept design by taking into consideration:

- 1 community feedback
- 2 feedback from Shoalhaven City Council, government agencies and other stakeholders
- 3 the opportunities and constraints of the site including planning controls, land use zoning, feasibility considerations and housing targets.

We aim to finalise the design concept and lodge a development application with Council by mid-2024.

You will be able to provide further feedback to Council when the application is publicly exhibited as part of Council's development assessment process.



Keep in touch

Please sign up today to get e-newsletters with updates on the plans for the site.



Community engagement is an important part of our planning process

Landcom's Engagement Charter outlines our commitment to stakeholder engagement and to the continued learning and improvement in our engagement practice, to help us realise our ambition to improve the supply, diversity and affordability of new housing in NSW.




Future opportunities to have a say and stay up to date

There will be more opportunities to stay informed and participate in the planning process:

- + the development application will be placed on public exhibition later this year when you will be able to make a submission to Council
- + e-newsletters will be sent to the local community with updates on the planning process - register for updates today
- + once works get underway, construction notifications will be distributed to immediate neighbours.

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Appendix B – Information and Feedback Session Social Media Screenshots

**Landcom Places**
March 15 at 2:58 PM · 🌐

#HaveYourSay about our proposed Build to Rent project at Bomaderry on the NSW South Coast. With 60 new apartments in a mix of sizes to suit the needs, lifestyles and budgets of different households, this project will provide secure, long-term rental housing for locals. We welcome your feedback via our survey at the link below, closing Monday 18 March.

www.joinin.landcom.nsw.gov.au/bomaderry

#LandcomPlaces #CommunityConsultation #CreatingCommunities #AffordableHousing #BuildToRent



JOININ.LANDCOM.NSW.GOV.AU

Bomaderry Build to Rent

Learn more about Landcom's plans to deliver long-term housing security for...

[Learn more](#)

📣 Boost this post to reach up to 1994 more people daily if you spend A\$35.

[Boost post](#)

👍 29

12 comments 12 shares

👍 Like

💬 Comment

➦ Share



Landcom Places

29 February · 🌐

Follow



#HaveYourSay about future build-to-rent housing in Bomaderry...
See more

#HaveYourSay about future build-to-rent housing in Bomaderry. As part of the NSW Government's build-to-rent program, Landcom is proposing to build 60 new...

Like Comment Share

4 · 226 views



Landcom Places

February 19 · 🌐



#HaveYourSay on plans to build homes for long-term renters in Bomaderry.

Landcom is proposing to build 60 new apartments for long-term rent on the corner of Beinda Street and Bolong Road in Bomaderry, as part of the NSW Government build-to-rent program.

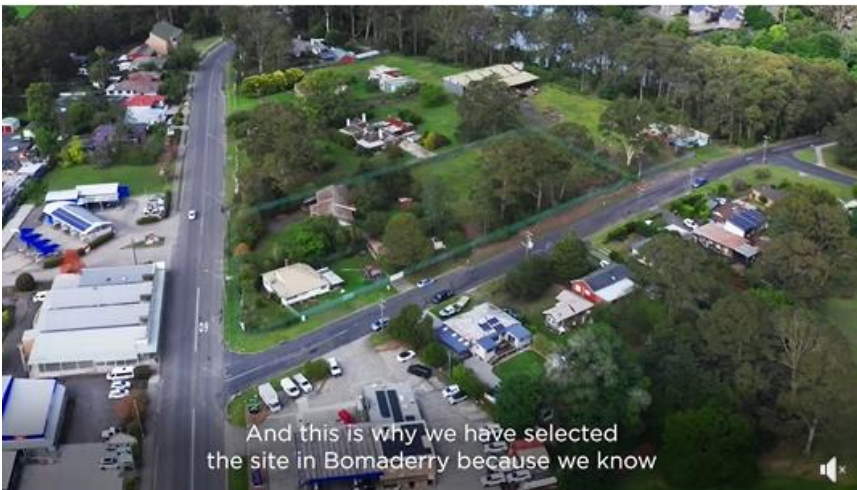
To learn more about our plans and provide feedback that will help inform our development application, which will be finalised in the coming months, we invite you to join our community information and feedback session:

- 📅 Date: Thursday 29 February 2024
- 📍 Place: Bomaderry Bowling Club, 154 Meroo Road, Bomaderry
- 🕒 Time: Drop-in anytime between 5pm and 8pm
- ❓ What: Meet the team, learn about build-to-rent and housing plans, ask questions and provide feedback. Light refreshments will be provided.

Alternatively, visit our website for more information:

<https://www.joinin.landcom.nsw.gov.au/bomaderry>

#LandcomPlaces #CommunityConsultation #CreatingCommunities #AffordableHousing #BuildToRent



📢 Boost this post to reach up to 1567 more people daily if you spend A\$35.

Boost post

5

Like

Comment

Share

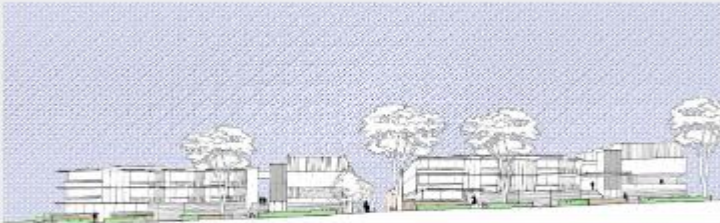
Appendix C – Information and Feedback Session e-newsletter



February 2024

New secure homes for local households

Landcom is proposing to build 80 homes for long-term rent on the corner of Beinda Street and Bolong Road in Bomaderry under the NSW Government's pilot build-to-rent program.



Artists sketch of Beinda Street frontage showing proposed new housing. Subject to change.

Have your say on our draft design concept for new housing

In the midst of the current housing crisis, the NSW Government has tasked Landcom to deliver a pilot build-to-rent project on the South Coast where the community is impacted by rising rents and low housing availability.

We invite you to meet the team and learn more:

Date: Thursday 29 February

Time: Drop in anytime between 5pm and 7.30pm

Place: Bomaderry Bowling Club, 154 Merroo Road, Bomaderry

What: Ask questions and share feedback on our draft design concept to help us finalise a development application.

Light refreshments will be available.

VISIT OUR ENGAGEMENT ROOM (between 29 February – 18 March)

About Landcom

Landcom is a NSW Government owned land and property development organisation. We are a commercial business that develops land to achieve both public outcomes and financial benefits for the people of NSW. Our ambition is to make a positive difference in people's lives across NSW by increasing the supply, affordability and diversity of housing and creating sustainable communities.

Contact us



Appendix D- Information and feedback session postcard and letterbox drop catchment

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Artists sketch of Beinda Street frontage showing proposed new housing. Subject to change.



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Place: Bomaderry Bowling Club, 154 Meroo Road, Bomaderry

What: Ask questions and share feedback on our draft design concept to help us finalise a development application.

Light refreshments will be available.

Scan the QR code to visit our **virtual engagement room** between 29 February and 18 March 2024.



Landcom is building more affordable and sustainable communities in your area. Call **13 14 50** if you need an interpreter and ask them to call Landcom on **(02) 9841 8600**.

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