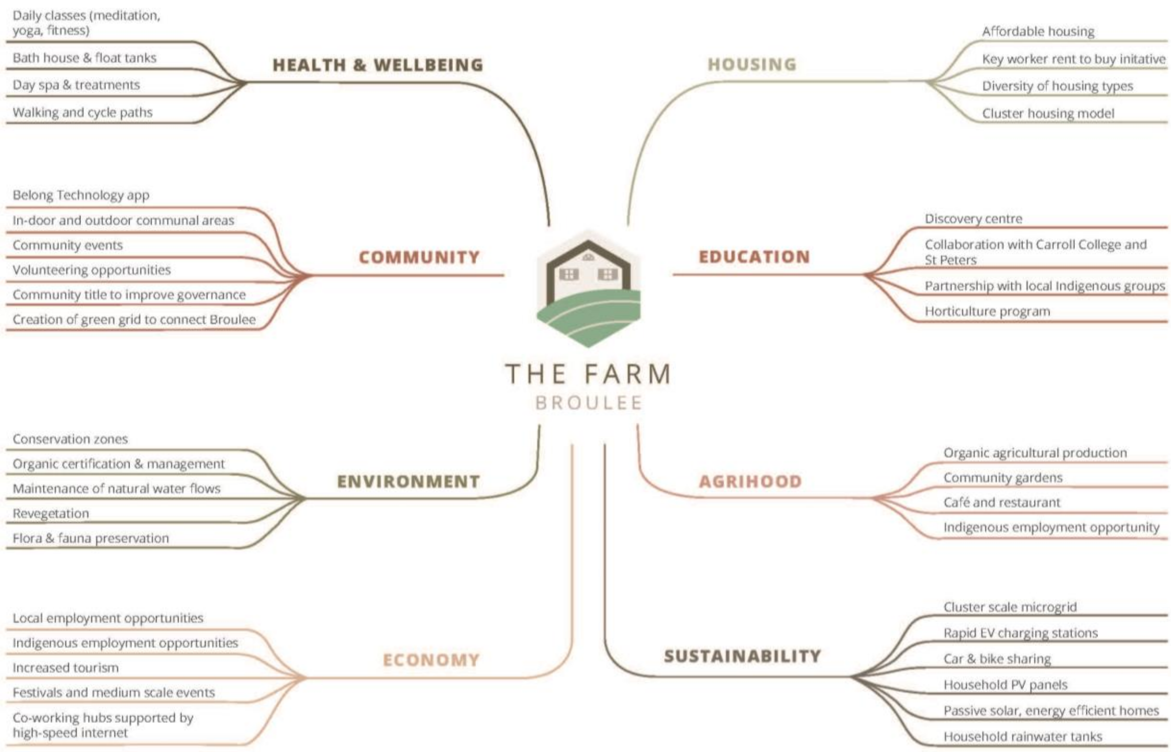
BROULEE HOUSING STUDY

207 Broulee Road



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Quality Assurance

Report Contacts

Henry Zheng

Senior Consultant

B.LArch(Hons), AdvGradDip.Built environments, Cert R.E Econ&Finance

Henry.zheng@hillpda.com

Tomas Polden

Consultant

B. Arts, Political Economy (USYD), M. City Planning (UNSW – current)

t.ploden@hillpda.com

Supervisor

Elle Clouston

Principal

BRTP Hons 1A, MPIA, MUDIA

Elle.Clouston@hillpda.com

Quality Control

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Reviewer

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Executive summary

HillPDA was commissioned by Brightlands Living to undertake a study of the local Broulee housing market. This study has been prepared as a background report to support the planning proposal for 'The Farm', a development proposed for 207 Broulee Road, Broulee.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the world's leading technology to drive sustainability. While there is no project in Australia that exactly replicates the intent of The Farm, there are a couple of case studies at Witchcliffe, Western Australian and The Cape, Victoria where the cluster housing model has been successfully applied.

While we recognise Council's position for no further land release at this time, we believe that this diversity of housing type has the capacity to delivery positive benefits for the community in an LGA, where there is a stated housing crisis. As evidenced by the mayor's response to the NSW Regional Housing Taskforce paper, the LGA is facing a housing crisis. Short term rental accommodation and holiday homes are at a premium and taking supply off the market for owner occupiers and long term rentals. In response to the Council officer position, we undertook a review of the strategic planning documents to consider and, where possible, demonstrate how the proposal aligns.

The review demonstrated that the proposal was able to directly respond and align to all strategic planning documents, including directions around housing, rural lands, economic development, community and conservation.

A demographic review was undertaken and highlighted that the demand for housing in the area is increasing and requires diversifying to respond to changing demographics and to maintain housing affordability. It demonstrates how the proposals aligns with the demographic needs within the study area.

The high proportion of unoccupied private dwellings in Broulee – Tomakin SA2 suggests a high level of secondary holiday homes or short term rental accommodation stock. The low proportion of dwellings currently being rented in Broulee – Tomakin SA2 in 2021, also testifies to the fact that many of the area's current dwellings are being used for purposes such as personal holiday homes or tourist accommodation. This would be significantly contributing to the housing crisis being seen across the LGA. It also demonstrates why the proposal would be beneficial as the case studies indicate a much higher owner occupier and long term rental interest.

A market review highlighted escalating sale and rental prices, insufficient housing stock with an overall long hold period for the suburb of Broulee and low stock on market and inventory. This tied in with the housing affordability analysis which revealed that renting dwellings of any size is unaffordable for very low-income households in the LGA and renting dwellings with two or more bedrooms is unaffordable for low-income households. This indicates clear and immediate need for lower cost housing, which the proposal is seeking to provide.

A review of the housing pipeline indicated a potential increase of 153 dwellings across the SA2 and around 76 in Broulee. A further 77 lots may come on to the market. The majority of dwellings are yet to be constructed which is reflective of the difficult construction market at present. The slow down in supply will place increased pressure on the housing market considering population growth requirements, which showed substantial growth across the LGA and moderate growth in the Broulee-Tomakin SA2. The substantial adjustment to the recent housing projections, compared to historic, indicates that there was unforeseen growth likely driven by the recent price escalations, lifestyle preference changes and retiring population.

The most recent population projections for the Broulee – Tomakin SA2 indicated an additional projected demand for 472 dwellings between the years of 2021 and 2041. DPE dwelling projections based off population forecasts estimated an additional demand for 7,468 new dwellings within the Eurobodalla LGA.

The land availability analysis found nearly 49 hectares of the undeveloped land in Broulee, Tomakin and Mossy Point was impeded and would result in substantial clearing of vegetation, impacting on biodiversity as identified in the Rural Lands Study. Clearing of this land would also erode the informal boundaries between coastal villages and surrounding environments, the natural buffers that the community highly value. The extent of undeveloped and unconstrained land was only 9.9 hectares, with any requirements for servicing, roads and verges further reducing this to around 7.92 hectares. Applying the minimum lot size of 550sqm, this would equate to around 144 new dwellings. This falls significantly short of the dwellings that are needed to accommodate the projected population for the Broulee community.

The proposed mix of dwellings in the proposal is as follows:

- Downsizer dwellings - 50 per cent (2-3 bedrooms)
- Family dwellings - 35 per cent (3-5 bedrooms)
- Key worker/affordable dwellings - 15 per cent (2-4 bedrooms)

This mix of dwellings is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand. The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

INTRODUCTION

1.0 INTRODUCTION

HillPDA was commissioned by Brightlands Living to undertake a study of the local Broulee housing market. This study has been prepared as a background report to support the planning proposal for 'The Farm', a development proposed for 207 Broulee Road, Broulee.

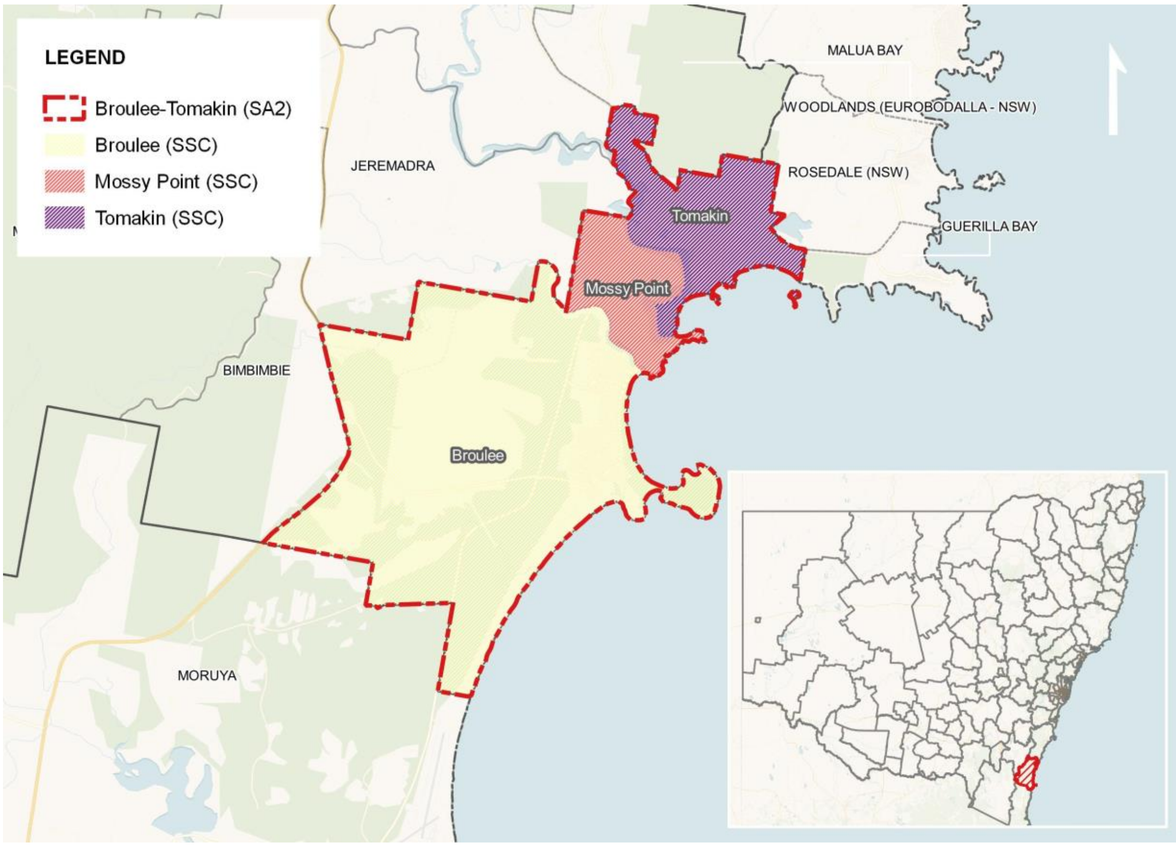
The study seeks to consider how the alternative cluster housing model being proposed by Brightlands Living would complement housing supply in the area and relieve pressure on the housing market. HillPDA has undertaken reviews of strategic documents, local demographics, the property market, housing affordability, dwelling pipelines and demand, and cluster housing case studies. As a result, the study provides a comprehensive assessment of the housing market in Broulee.

1.1 Study area

For this assessment a study area has been defined as the geographical area known as Broulee - Tomakin Statistical Area Level 2 (SA2), shown in Figure 1. SA2s are generally the smallest areas used for the release of ABS Census of Population and Housing statistics, including Estimated Resident Population and Health and Vitals data.

The subject site proposed for the cluster housing model is located in Broulee SSC (suburb).

Figure 1: Broulee Study Area



Source: HillPDA 2022

2.0 THE PROPOSAL

The following provides a general overview of the key elements of the proposal that will undergo further detailed design as part of the planning proposal:

- At least 50% of the site will be green space
- Provision of an increased bio-diversity corridor at the rear of Carroll College
- A minimum 10 hectares of the site will be used for vegetable and fruit growing.
- Provision of a mix of dwelling types distributed as follows
  - Downsizer dwellings - 50 per cent (2-3 bedrooms)
  - Family dwellings - 35 per cent (3-5 bedrooms)
  - Key worker/affordable dwellings - 15 per cent (2-4 bedrooms)
- Tree house and kids playground
- Restaurant/Café
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a teaching hub for SAGE and the schools.
- Significant walking and bike trails
- Existing 2 houses to be subdivided into an 11.6 hectare lot providing space for livestock
- Wellness centre and bathhouse with treatments rooms, steam room, mineral baths, float tanks etc.
- Amphitheatre and education precinct
- All amenities will link with the facilities at The Bower.

In essence, 'The Farm' is looking to create Australia's leading wellness community with the implementation of 'agrihoods', a clustered housing model and the world's leading technology to drive sustainability.

2.1 Cluster communities

The idea of developing a cluster was created as an alternative to the conventional subdivision. The primary benefits of cluster housing are:

1. The creation of open space for wildlife habitat, conservation, recreation, agriculture, and communal areas.
2. Close neighbours mean that you are more likely to create meaningful connections with the people around you.
3. The ability to boost the sharing economy and reduce costs through the creation of co-operatives. This includes the potential for growing fresh food and vegetables, the creation of an electricity micro-grid, shared rainwater and wastewater collection as well as greater composting and recycling.
4. Consolidating homes increases affordability and reduces the initial investment in roads, paths and utility lines as well as the cost of maintaining and replacing public sector infrastructure.

The vision for 'The Farm' at Broulee is to create Australia's leading wellness community. A critical component of this is the implementation of agrihoods, a clustered housing model and the world's leading technology to drive sustainability.

2.2 Similar case studies

While there is no project in Australia that exactly replicates the intent of The Farm, there are a couple of case studies where the cluster housing model has been applied.

2.2.1 Witchcliffe Ecovillage

Image source: Witchcliffe Ecovillage, 2022

Witchcliffe Ecovillage (https://www.ecovillage.net.au/) is a self-sufficient residential development in the south-west of Western Australia.

Key features		
43 hectares of open space are provided, in the form of community gardens and other accessible spaces.	25 hectares of surrounding agricultural land have been preserved, providing 15 organic, small-scale farming lots.	There are three conservation areas within the development, in which nine hectares of bushland and vegetation are protected.
The Ecovillage uses 100 per cent renewable energy. Excess renewable energy is used to power electric vehicles.	All buildings in the Ecovillage follow a **Sustainable Building Design Guideline**.	The Ecovillage serves an **educational role**, with links to numerous local schools.
12 tourism cottages are offered in a dedicated strata cluster.	**14 commercial lots** are offered in the village.	**360 lots** including affordable housing, aged and dependent care.

Target market			
Singles, couples, small and large families, empty-nesters and extended families	Aged and dependent care residents	Tourists and travellers	Prospective businesses, including agricultural businesses

2.2.2 The Cape

Image source: The Cape, 2022

The Cape (https://liveatthecape.com.au/) is a sustainable housing development, located in southern Victoria.

Key features		
Over **50 per cent of land is dedicated to open space** – including a village green, playground, paths, habitat areas, wetlands, community farm, and orchard.	**500,000 plants** are to be planted by end of the project, constituting an "environmental net gain".	There is **no gas servicing** in the development. **Solar energy** is instead provided, with excess power used to charge electric vehicles.
Village with **232 home sites**	**Net zero development**	Designed around community farms and gardens with sustainable connections to local environment.
Healthy lifestyles are promoted, with the village designed around food growing and physical activity.	**10 different home designs** are available, seeking to cater towards a variety of homebuyers and residents.	There were **15,000 interested buyers** for the last set of lots to be sold.
90 per cent of the homes are **owner-occupied.**	**Every week**, a school visits the Cape to use its spaces for education.	**2-3 bedroom single-storey homes** predominantly service retirees.

Target market		
Professionals and young families	**Health workers**	**Active retirees and tree changers**

3.0 STRATEGIC ALIGNMENT

3.1 Council officer position

A letter provided from Council stated that the proposal would be inconsistent with current Council plans and policies, specifically:

1. Council has only recently completed an LEP amendment to implement the Rural Lands Strategy, which did not identify this parcel as being suitable for rezoning for future residential purposes.
2. The Eurobodalla Local Strategic Planning Statement encourages infill and higher density in already built-up areas of our main towns. This also supports the need for greater diversity in housing to suit our future housing needs for smaller households, of which make up most of our social housing cohort – particularly older single women.
3. Justification for rezoning due to a need for more residential land is insufficient at this stage as current analysis indicates there is adequately zoned residential land in the Eurobodalla to meet the needs of our population growth forecast to 2036.
4. Council is currently undertaking a detailed analysis of housing need to inform a housing strategy of which we aim to have a draft by December 2022. If anything comes of that process that would indicate the need for development of the nature you are proposing on the outskirts of Broulee, we would be happy to then discuss your proposal.

While we recognise Council's position, we believe that this housing model has the capacity to delivery positive benefits for the community in an LGA where there is a stated housing crisis.

3.2 Stated housing crisis

As evidenced by the Mayor's response to the NSW Regional Housing Taskforce paper, the LGA is facing a housing crisis. Short term rental accommodation and holiday homes are at a premium and taking supply off the market for owner occupiers and long term rentals. The failure of NSW Government projects to provide temporary worker accommodation in the Moruya area to support the bypass and hospital infrastructure projects is adding to pressures on the housing market. While it is recognised in the above statement that more residential land may not be needed, what it does not recognise is the lack of housing supply.

> *"We're in a crisis. And in a crisis anything that can be done should be done to relieve the pressure." (Mayor Hatcher, July 2022)*

Source: Eurobodalla Shire Council, 'Mayor dissatisfied with NSW Government response to housing crisis', 27 July 2022

Solutions that seek to delivery more housing supply, aligned to community need, should be given adequate consideration.

Eurobodalla is facing a housing and homelessness crisis.

There is insufficient social housing stock, affordable rentals and homes to buy.

This has been exacerbated by the loss of more than 500 homes during the 2019/20 bushfires and the volume of temporary workers living in the shire for major NSW Government infrastructure projects.

Housing stress is being experienced by more than 20% of households in some towns, and by more than 12% of households across the whole shire - higher than national, state and regional averages.

Currently more than 50 households, including working people and families, are living long-term in tents at Council's low cost, primitive campgrounds.

Source: Eurobodalla Shire Council, 'Housing advocacy', 27 July 2022

3.3 Strategic document review

In response to the Council officer position, we have undertaken a review of the strategic planning documents to consider and, where possible, demonstrate alignment.

Table 1: Relevant strategic planning document review

Item	Description	Alignment
Draft South East and Tablelands Regional Plan 2041		
Theme 3: Leveraging diverse economic identities • Objective 13: Promote innovation and sustainability in agriculture and aquaculture industries.	The Regional Plan calls for sustainable agriculture, suggesting the placement of farmland close to settlements, and the cultivation of innovative farming practices.	The proposal is underpinned by the agrihood concept with the intent to incorporate around 14 hectares of space for livestock and vegetable and fruit growing. The intent is not only to encourage active community participation in local food growing but also provide education on farming practices through partnerships with SAGE and the school.
Theme 4: Planning for fit for purpose housing and services • Objective 17: Plan for a supply of housing in appropriate locations • Objective 18: Plan for more affordable, low-cost and social housing • Objective 19: Manage rural living • Objective 20: Provide efficient access to infrastructure and services.	• The Regional Plan states that housing diversity is needed for a changing population, advocating for a particular supply of affordable and workers' housing • Infrastructure challenges associated with rural residential development are acknowledged. The Regional Plan calls for such developments to "complement" rather than "replace" local agriculture and the environment, and to be located on land safe from natural hazards • The Regional Plan espouses the importance of access to local services and infrastructure, calling for new urban release areas to optimise shared community and school facilities.	• The proposal directly responds to housing need incorporating affordable, key worker, seniors living and family-oriented housing. • The proposal is designed to help conserve the local natural environment and agricultural land, with an increased biodiversity corridor, and dedicated agricultural space. The Farm would be located on land without significant flood risk or bushfire constraints. • The clustered housing model of The Farm would maximise infrastructure efficiency, also allowing for shared rainwater and wastewater collection, and an electricity micro-grid. • The proposal would contain facilities able to be used by local schools and communities, including a communal teaching hub building, amphitheatre, and education precinct.
Eurobodalla Local Strategic Planning Statement		
Planning Priority 1: Encourage greater housing diversity and affordability	The LSPS calls for research into housing diversity needs. Affordability is also a key issue, leading to difficulties in both renting and purchasing homes.	The proposal would increase housing supply in the local area, with a development designed to service an array of people and lifestyles matched to the demographics of the community.
Planning Priority 3: Consolidate development within town and village centres	The LSPS calls for most development to occur within existing town and village centres. In the case of new residential land release, it calls for staged master planning to be carried out.	The proposal would entail housing development in close proximity to the existing village of Broulee. While it is acknowledged that the site is not within the centre, the existing areas identified for residential within the centre are heavily constrained by vegetation. The master planning process demonstrates how the proposal integrates with the natural environment and seeks to provide connection through active transport links back to the village and beachfront.

Item	Description	Alignment
Planning Priority 6: Promote sustainable living	Sustainable design, renewable energy, and water sensitive urban design are all seen as important to preserve the Shire's environmental value.	The proposal is guided by sustainable principles. It would be designed in terms of achieving sustainability, utilising renewable solar energy, and shared rainwater and wastewater collection.
Eurobodalla Settlement Strategy		
5.1 Urban settlement hierarchy Directions: • settlements optimise the efficient use of land, services and infrastructure to minimise impacts on the surrounding environment • settlements grow to accommodate a larger working, residential and retirement population whilst maintaining the qualities that make them sought after.	• The Settlement Strategy categorises Broulee and Tomakin as coastal villages, and Mossy Point as a coastal hamlet. • It notes the presence of informal boundaries between coastal villages and surrounding environments, as well as the need to protect local ecology and built form scale.	The Farm would be designed with sensitivity towards the local identity and character of the area. Furthermore, it would facilitate a larger population, while supporting the area's appealing natural qualities. We see the site as being a logical alternative to other lands that are highly vegetated land that are currently zoned R2 and R3 on the periphery of town. The removal of the vegetated areas would ultimately remove the informal barriers that provide natural biodiversity and wildlife corridors.
5.6 Rural dwellings Directions: • provide opportunities for rural living and lifestyle choice	Current regulations are seen by the Settlement Strategy as cumbersome with regard to allowing for rural living, with changes to rules of rural zonings suggested.	The proposal directly offers a rural living and lifestyle choice in the form of cluster housing. The ultimate intent of the proposal is to integrate housing with the natural environment and unlock the sense of belonging and community.
7.1 Agriculture Directions: • ensure that the aesthetic values of the rural landscape remain a major asset to residents and an important element of the nature coast backdrop • ensure that planning processes and controls are not an impediment to emerging and diverse agricultural pursuits.	• As noted by the Settlement Strategy, local communities value local agriculture as benefiting food supply, the local landscape, employment and tourism, and non-residential land uses • The Settlement Strategy aims to sustain land productivity and health, and to promote agricultural innovation. It notes that rural developments must benefit agricultural land uses.	The proposal allocates space for livestock, as well as for fruit and vegetable growing. These small-scale agricultural activities would continue to bring benefits to the local area in terms of food supply, as well as the aesthetics of the landscape.
Rural Lands Strategy		
5.7.2.1 Rural Economic Directions Provided expansion of hobby scale and small part-time farms does not fragment or constrain larger holdings and providing services can cope with the increased traffic, power and internet demands, continued growth of hobby farming is a supportable goal with economic benefits from buoyant farm supply services to building services	The RLS does not specifically mention that Broulee is an important agriculture area. The only mention of Broulee is associated with biodiversity. The site has been retained as RU1 Primary Production as it is over 100 hectares. The RLS is supportive of small-scale farming. It states that there is demand and capacity to develop growth in such farming practices without undermining local agricultural industries.	The lot was selected as it enables opportunity for the clustered housing model in an 'agrihood' setting. This model could not be provided on traditional residential land as it requires the rural landscape and agriculture production component. Similarly a site over 100 hectares is needed in order to integrate the clusters of housing The development is designed to integrate farming of this scale, servicing the community at a local level.

Item	Description	Alignment
5.7.3 Supply of living Opportunities in the General Rural Area There has been no potential subdivision in the general rural areas since 1987. The recommendation to set new lot sizes based on a landscape approach will see a small increase in supply – particularly in the types of property more in demand such as small lot farms of 40 or less hectares.	The RLS expresses an overall desire to accommodate smaller-scale farming in rural areas. It states that zoning would need to be adjusted in order to prevent land-use conflicts from occurring in the process.	The proposal would help to facilitate a desire for more people to live in what are currently rural lands, while also ensuring that agricultural land uses are protected and preserved.

4.0 DEMOGRAPHIC REVIEW

The following section explores the demographic profile of the area and how this might influence housing and land supply. Overall, the demographic review indicates that the demand for housing in the area is increasing and requires diversifying to respond to changing demographics and to maintain housing affordability.

4.1 Age structure

According to the 2021 Census, Broulee – Tomakin SA2 has a population of 3,792 people. The median age is 52, rising from 49 in 2011. This median age reflects an older population, compared to the median age of 39 for NSW. In particular, people between 65 and 69 years of age are strongly concentrated within the SA2. There is a strong family population, likely due to the two private schools within the study area. The historical age distribution for Broulee – Tomakin SA2 is shown below.

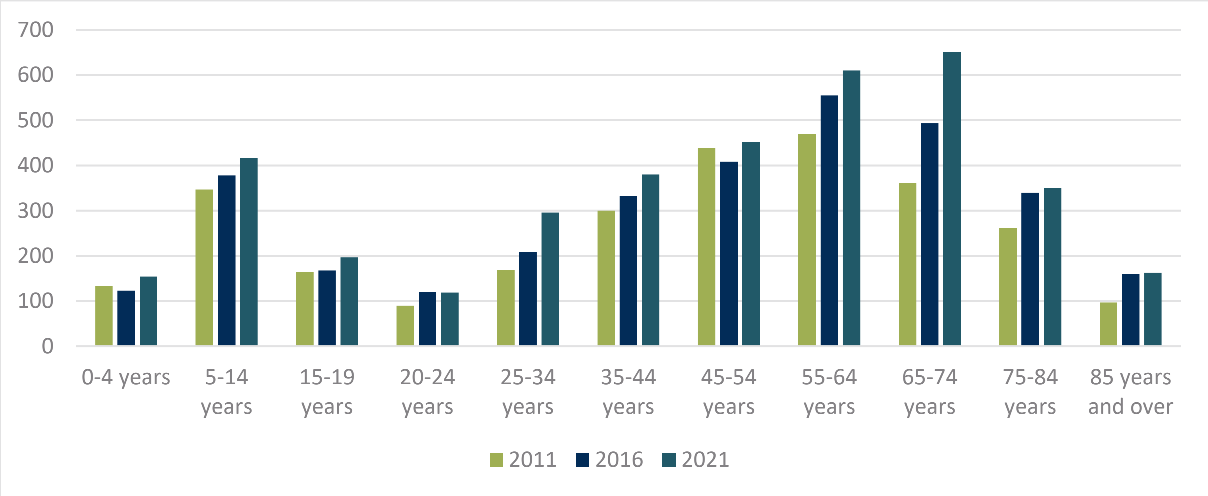


Figure 2:Population of Broulee – Tomakin SA2, by age bracket (2011 – 2021)

Source: Australian Bureau of Statistics, Timeseries data, 2021

The most common age group in the SA2 changed between 2016 and 2021; in 2016, the age group of 55-59 years old was the most common age group, whereas in 2021, the 65-69-year-old age group was the most common. This suggests that increasing numbers of residents are approaching retirement age and due to the amenity of the location, people are choosing to retire to the area.

4.2 Specific housing needs

As stated on Eurobodalla Shire Council's website (see Section 3.2), the Eurobodalla Shire LGA is undergoing a "housing and homelessness crisis", with a current undersupply of rental properties (Eurobodalla Shire Council, n.d.). The Council has taken a series of measures intended to address this, but shortfalls of access and affordability remain. During the past three years, Council has twice requested non-resident ratepayers to place their homes into the rental market: once in the wake of the 2019-2020 bushfire season, and once in June 2022. As a result of these requests, the Council reports that around 130 homes have been released into the market. In terms of specific needs for dedicated social, crisis, and worker housing, however, the housing pressures remain.

The proposed development would include designated affordable, worker, and over-55s housing, while simultaneously increasing overall supply. The following charts and paragraphs summarise the area's demographic characteristics that generate needs for distinct housing types, these characteristics being age, need for assistance, Indigenous status, social housing availability, and the presence of key workers.

Senior

Broulee – Tomakin SA2 has a high proportion of ageing residents. Figure 3 depicts the proportional change in age groups between 2011 to 2021. What it shows is that the most substantial growth has been in age groups over 55 years. Both the 65-74 year and 85 and over age groups has more than doubled.

The seniors housing age starts at 60 in line with the Superannuation Act. This means that Broulee has a high proportion of residents that would qualify for seniors living. Without appropriate housing however, residents remain in their homes for longer and prevent the natural recycling of housing on the market. The proposal seeks to offer housing for over 55s that is appropriate for their needs. The community will be designed to place seniors housing in accessible areas near the community facilities. This aids in accessibility by also promotes socialisation across the age cohorts, reducing the feeling of loneliness which is common in the older population.

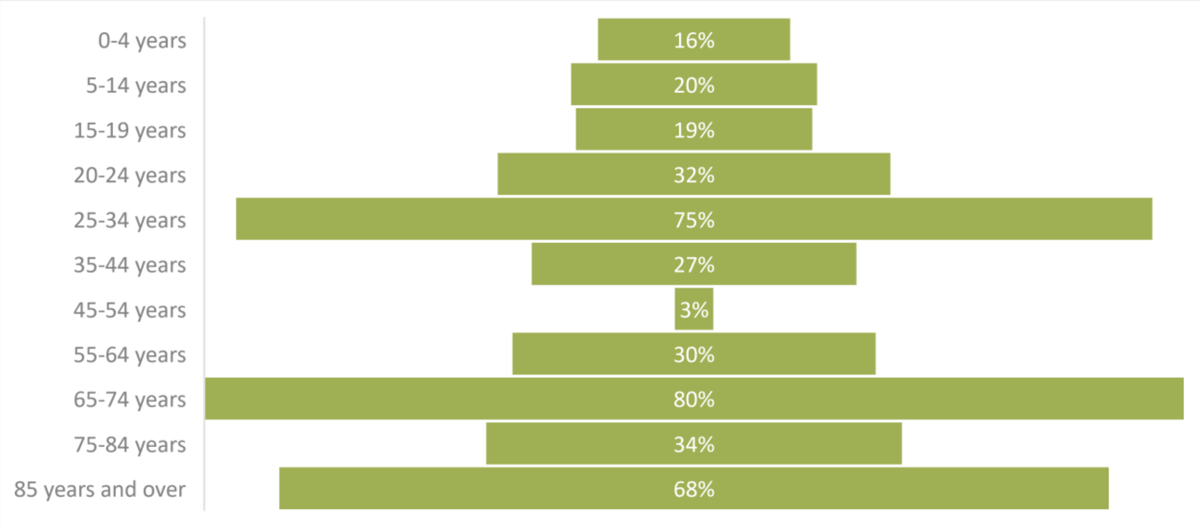


Figure 3: Proportional growth in age groups, Broulee – Tomakin SA2, (2011 – 2021)

Source: Australian Bureau of Statistics, Timeseries data, 2021

Need for assistance

Figure 4 highlights proportion of residents needing assistance with core activities in Broulee – Tomakin SA2 between 2011 and 2021. At the 2021 Census, 6.6 per cent of residents in the Broulee – Tomakin SA2 had a need for assistance with core activities, which was higher than the 5.8 per cent of residents across NSW. The count of persons in need has also been growing over the years, which highlights the importance of accessible neighbourhoods within the SA2.

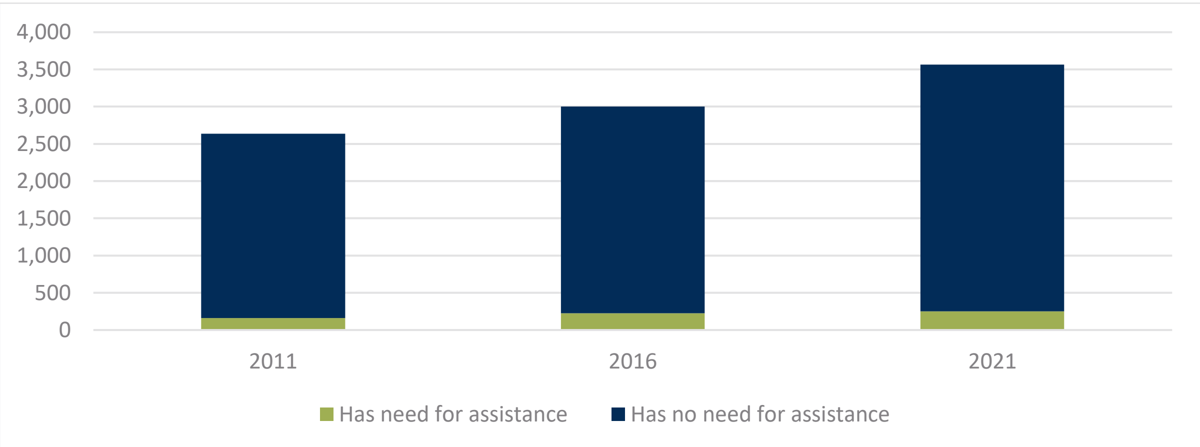


Figure 4 Need for assistance in core activities, Broulee – Tomakin SA2

Source: Australian Bureau of Statistics, Timeseries, 2021

Indigenous status

Figure 5 shows, that the population of indigenous persons has been growing within the SA2 since 2011, from 2.8 per cent to 3.9 per cent.

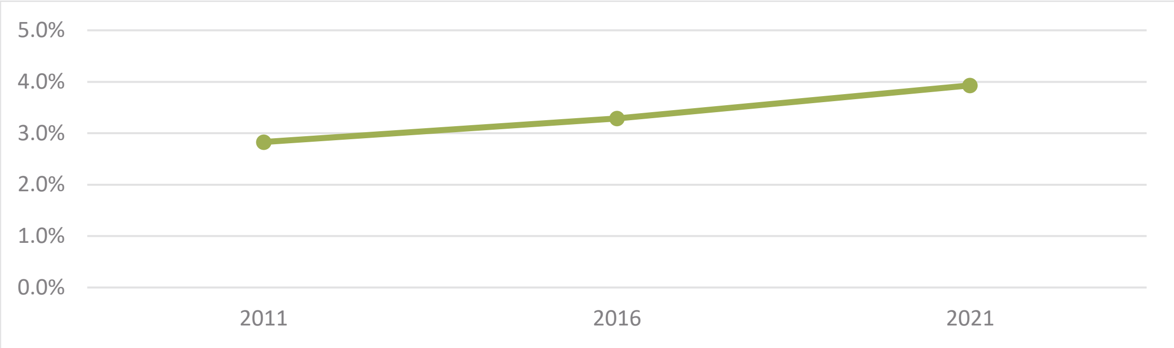


Figure 5: Proportion of residents identifying as Aboriginal and/or Torres Strait Islander within Broulee – Tomakin SA2, 2011-2021

Source: Australian Bureau of Statistics, Time Series Profile, 2021

The area's Indigenous population showcases significantly different demographic characteristics than the SA2 overall. Indigenous residents have a median age of only 21 compared to 52 across the SA2. Around five per cent of Indigenous households within the SA2 need one or more extra bedrooms, compared to 1.4 per cent of other households. The median personal income for Aboriginal and/or Torres Strait Islander residents is also significantly lower than for non-Indigenous residents, at $541 per week for Indigenous residents, compared to $744 per week for others. Issues of housing affordability and supply are therefore particularly pertinent for the local Indigenous population, and it is important that local housing options are able to service this group.

To respond to the younger indigenous age cohort and need for employment, the proponent seeks to partner with indigenous company (Blackrock) to provide direct indigenous employment during construction. They also seek to partner with local indigenous groups to provide on-site education programs about the indigenous culture and employment opportunities upon operation.

Key workers

Figure 6 shows the most common industries of employment within the Broulee – Tomakin SA2 as health care and social assistance, education and training, and construction. These industries employ a variety of key workers, particularly doctors, nurses, and teachers, working in either health care and social assistance or education and training. There is a need for these workers to be located close to their place of work. The proposal seeks to include a cluster of specific key worker housing to enable teachers and workers to live locally.

Figure 6: Most common industries of employment within Broulee – Tomakin SA2 by proportion of residents

Source: Australian Bureau of Statistics, 2021

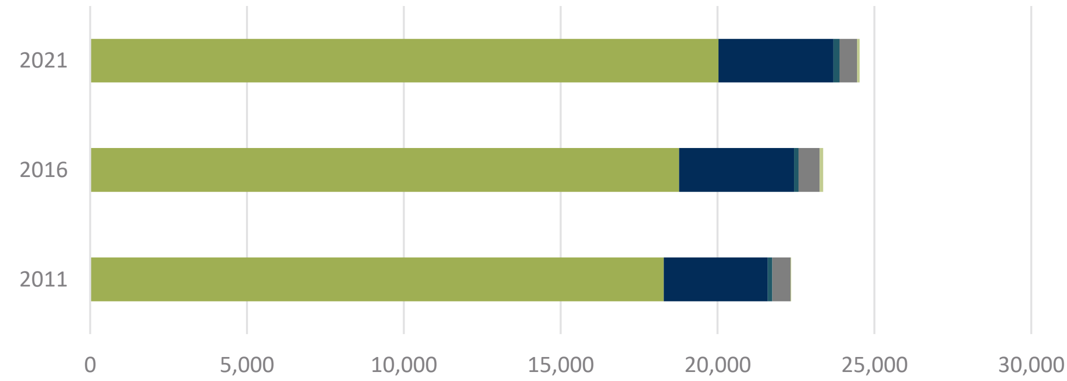
Social housing

The suburbs of Broulee, Mossy Point, and Tomakin are all located in the S027 Moruya social housing allocation zone. This zone contains 48 general social housing applicants, and 17 priority social housing applicants. Within the zone, the expected waiting time is 5-10 years for studios, 1-bedroom, and 2-bedroom properties; over 10 years for a 3-bedroom property; and up to 2 years for a 4-bedroom property. Due to the extent of local public housing need, it is clear that an improved supply of housing is required in the area.

An increased provision of affordable and private housing stock in the allocation zone would help take pressure off the social housing pipeline. This is because the more housing that goes on the market, the greater opportunity there is for people to transition through the housing cycle and less pressure there is on rental prices.

4.3 Dwelling structure

Figure 7 indicates that over the past decade, the supply of detached dwellings has remained dominant with some growth in high density apartments from 2016 to 2021. Medium density, which includes semi-detached, row/terrace house or townhouses have stagnated with the 2016 to 2021 period seeing a slight decline. The total supply of housing has increased overall, however illustrates that there is limited diversity in stock of housing available.



	2011	2016	2021
Separate house	18,283	18,776	20,033
Medium density	3,318	3,663	3,657
High density	140	142	201
Other	582	672	559
Not stated	25	115	80

Figure 7: Dwelling structure in the Broulee - Tomakin Study Area

Source: Australian Bureau of Statistics, 2021

The proposal seeks to provide a range of housing sizes as follows:

- Downsizer dwellings - 50 per cent (2-3 bedrooms)
- Family dwellings - 35 per cent (3-5 bedrooms)
- Key worker/affordable dwellings - 15 per cent (2-4 bedrooms).

This will help create a broader diversity of housing options on the market and will provide an alternative to apartment living in a centre. It also enables downsizers looking to move off farms, an option to remain in touch with farming practices.

4.4 Count of persons living in dwellings

Table 2 tabulates the change in proportion of different size households in the past decade. The data indicates a slight increase in the proportion of two and four person households. Five plus person households saw a slight decline in the same period. Lone person households saw the largest proportional decline of negative four per cent. Two person households have consistently been the dominant household size. The growth in four person households is likely reflective of the area becoming increasingly popular with families due to the private school offering in the area and strong lifestyle factors.

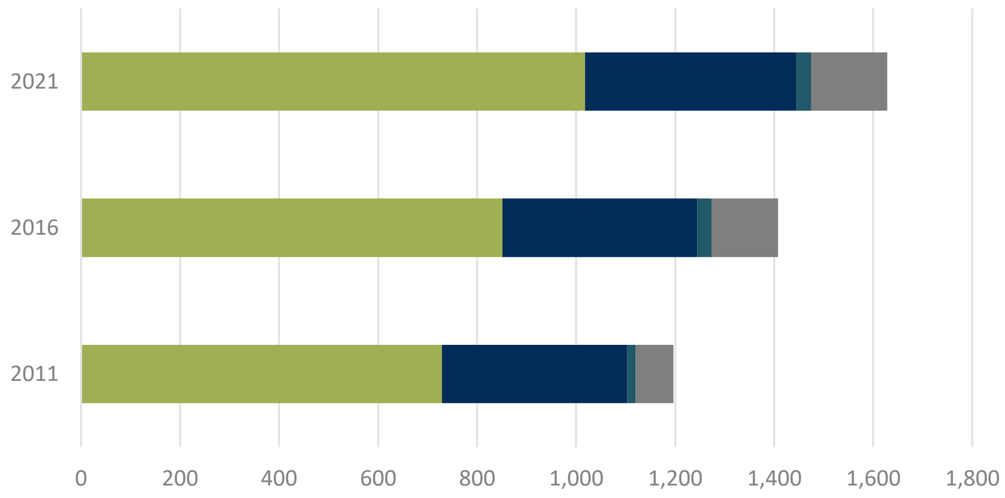
Table 2: Change in size of households (%) in Broulee - Tomakin Study Area

	2011	2016	2021	Δ (2011-2021)*
1 person	33%	31%	29%	-4%
2 persons	38%	40%	41%	+3%
3 persons	12%	12%	12%	0%
4 persons	9%	11%	12%	+3%
5 persons	5%	4%	4%	-1%
6 or more persons	3%	2%	2%	-1%
Total dwellings	**1,123**	**1,260**	**1,470**	**+347**

Source: Australian Bureau of Statistics, 2021, Time series profile

Figure 8 illustrates that in the ten years from 2011 to 2021, the number of family households increased by 289 and lone person households increased by 53, representing an increase of 39.6 per cent and 14.2 per cent respectively. This has contributed to the increase in proportion of two person and four person households.

Figure 8: Household type in the Broulee Study Area



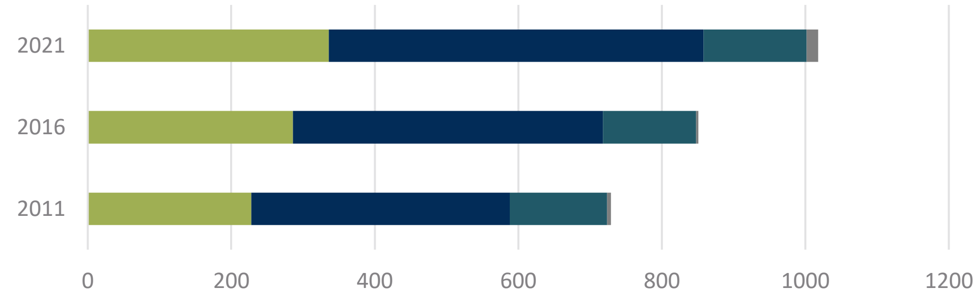
	2011	2016	2021
Family and Couples	729	851	1,018
Lone person	374	393	427
Group	17	29	30
Other	76	135	153

Source: Australian Bureau of Statistics, 2021

4.5 Family composition

Figure 9 below indicates that in terms of family composition, couple families with and without children have experienced similar increase over the past decade, increasing by 47.4 percent and 45.0 per cent respectively. One parent family have seen the smallest increase of only 8 households. Representing an increase of 5.9 per cent. Couples without children has stayed the dominant family type growing to 522 in 2021. The other families saw the largest proportionate growth during the period (220%) however the absolute growth in figures showed only 11. The couple only households are likely reflective of retirees moving to the area for the lifestyle benefits. The proposed development would support both these demographics offering the opportunity for residents to feel truly integrated in a community with access to community facilities and complementary services.

Figure 9: Family composition in the Broulee Study Area



	2011	2016	2021
Couples with children	228	286	336
Couples without children	360	432	522
One parent families	136	130	144
Other families	5	3	16

Source: Australian Bureau of Statistics, Time series profile, 2021

4.6 Bedroom configuration

Dwellings within Broulee – Tomakin SA2 showcase bedroom configurations that currently contrast with the area's demographics. At the 2021 Census, dwellings within Broulee – Tomakin SA2 had an average of 3.2 bedrooms, a slight increase from previous years, as shown in Figure 10.

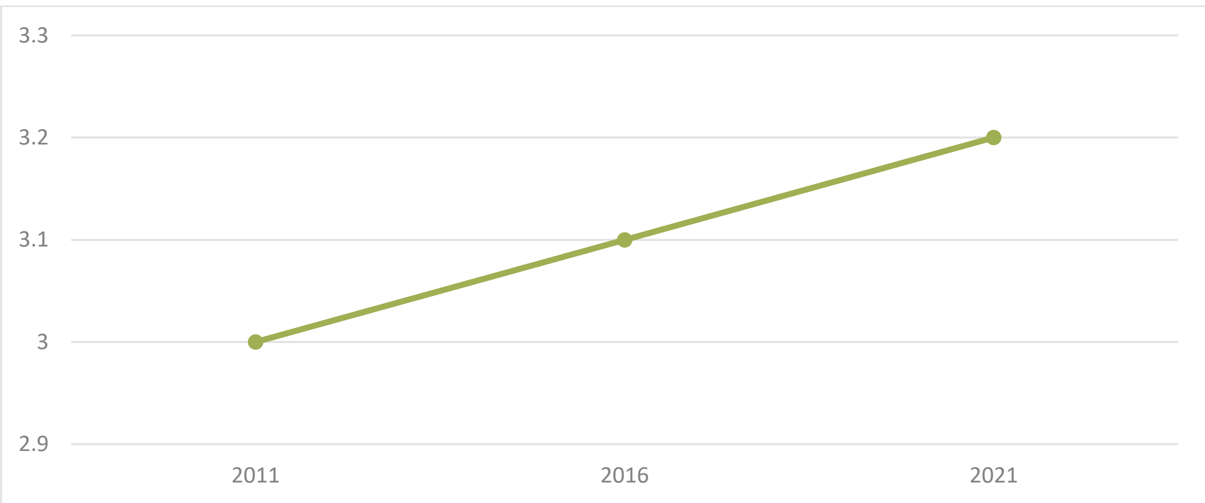


Figure 10: Average number of bedrooms per dwelling within Broulee – Tomakin SA2, 2011-2021

Source: Australian Bureau of Statistics, Time series profile, 2021

As the Eurobodalla Shire Council (2020) points out, the majority of dwellings in the LGA have 3-4 bedrooms, despite the majority of the LGA's households only having either one or two residents. This also applies to Broulee – Tomakin SA2. As Figure 11 shows, dwellings within the SA2 in 2021 most commonly had three bedrooms, followed by dwellings with two bedrooms.

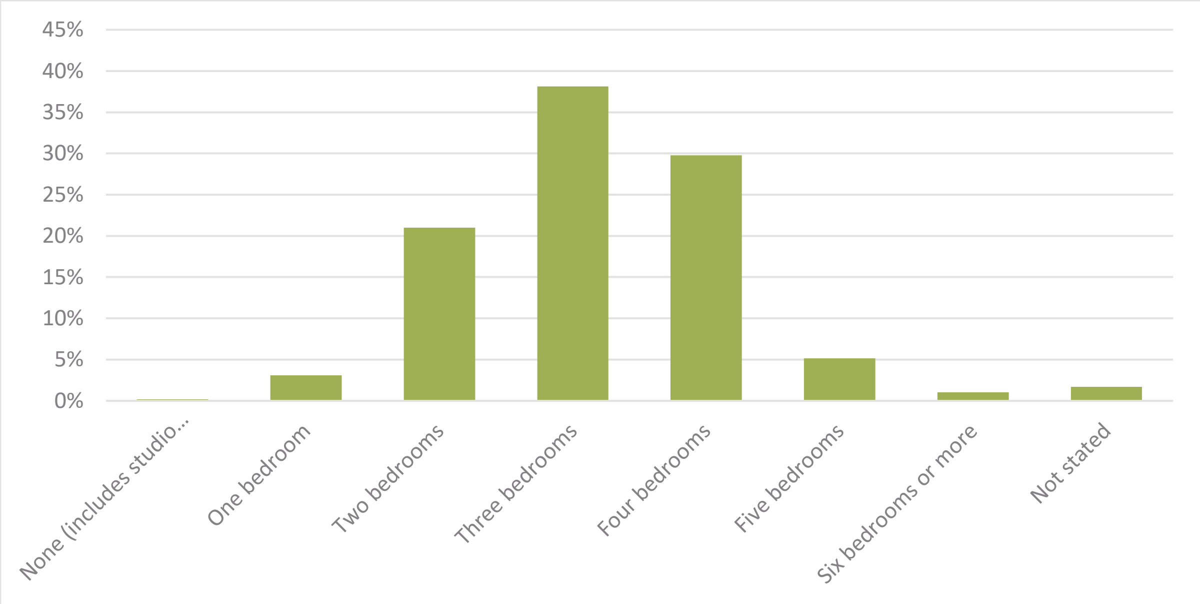


Figure 11: Proportions of various bedroom configurations within Broulee – Tomakin SA2

Source: Australian Bureau of Statistics, 2021

In 2021, one-bedroom dwellings comprised less than 3 per cent of the SA2's housing stock in 2021, despite lone person households comprising 29 per cent of its households. The strong mismatch between household sizes and dwelling sizes may be adding to local difficulties in housing supply, which could be improved by a more diverse range of bedroom configurations in the area's dwellings.

4.7 Occupied vs unoccupied dwellings

At the 2021 Census, there were 1,514 private occupied dwellings in the Broulee – Tomakin SA2. As shown in Figure 12, this comprised 62 per cent of the overall private dwelling count across the SA2, with the remaining 38 per cent of private dwellings unoccupied. By contrast, 91 per cent of all private dwellings across NSW were occupied, with only 9 per cent unoccupied.

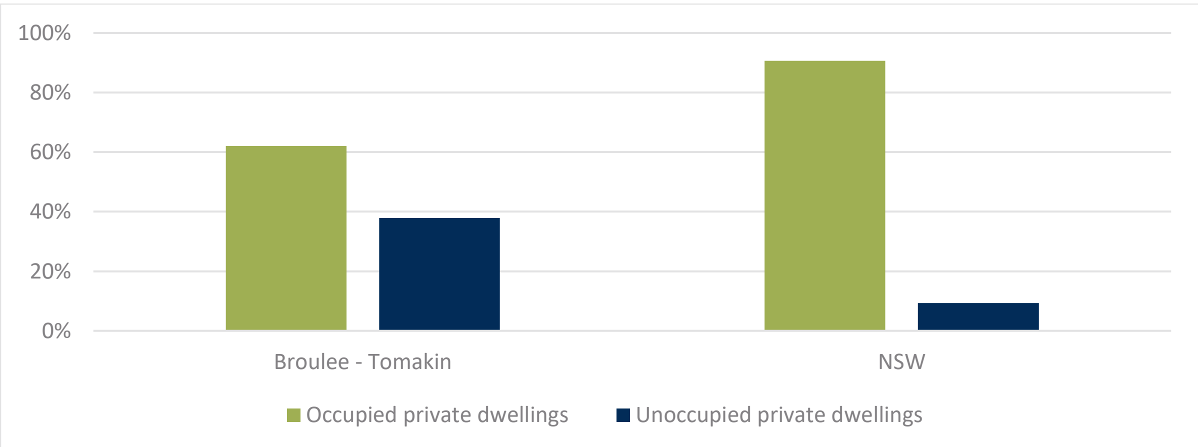


Figure 12: Proportions of occupied and unoccupied private dwellings within Broulee – Tomakin SA2, and across NSW

Source: Australian Bureau of Statistics, 2021

The high proportion of unoccupied private dwellings in Broulee – Tomakin SA2 suggests a high level of secondary holiday homes or short term rental accommodation stock. This high proportion of unoccupied dwellings would be adding to the housing pressures faced by the community.

A review of short-term rental accommodation has found 125 available Airbnb properties in Broulee, Tomakin, and Mossy Point, with an average nightly price of $419; and 49 Stayz.com.au properties, which range in price from $160 to $980 per night. Short-term accommodation is seen to be placing pressure on the local rental market, with the Eurobodalla Shire Council Mayor recently calling on the NSW Government to allow for potential restrictions to be placed on short-term rentals (Eurobodalla Shire Council, 2022).

4.8 Housing tenure

In Broulee – Tomakin SA2 in 2021, home ownership was the most common tenure type. Forty-seven per cent of dwellings were owned outright, 25 per cent were owned with a mortgage, and 19 per cent were rented. This is in comparison to NSW, where tenure types were more even, with 32 per cent of dwellings owned outright, 33 per cent of dwellings owned with a mortgage, and another 33 per cent rented. Figure 13 shows the variation between common tenure types in Broulee – Tomakin SA2 compared to NSW.

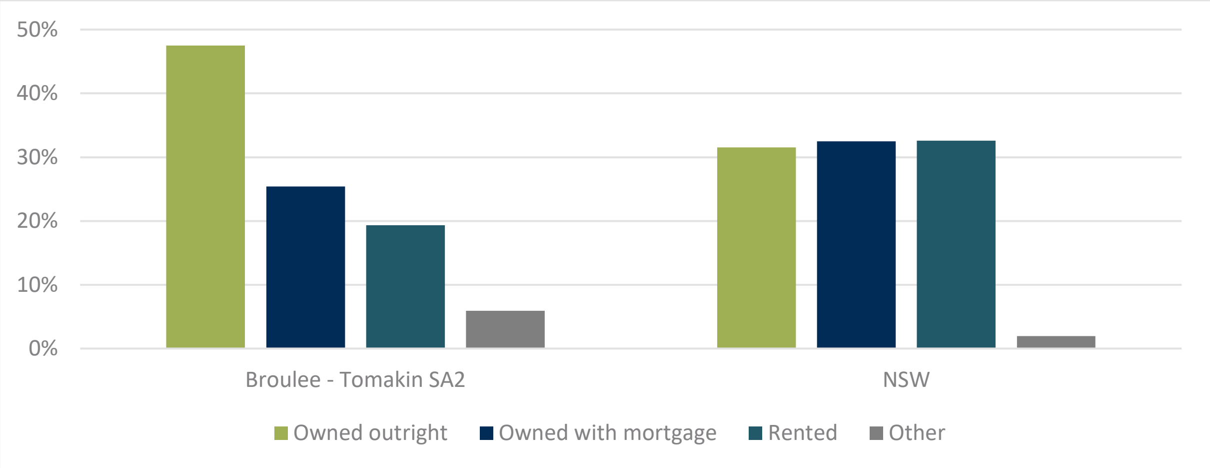


Figure 13: Tenure types in Broulee – Tomakin SA2, compared to across NSW

Source: Australian Bureau of Statistics, 2021

The low proportion of dwellings currently being rented in Broulee – Tomakin SA2 in 2021, in light of the high proportion of unoccupied dwellings, testifies to the fact that many of the area's current dwellings are being used for purposes such as personal holiday homes or tourist accommodation.

5.0 MARKET SOUNDING

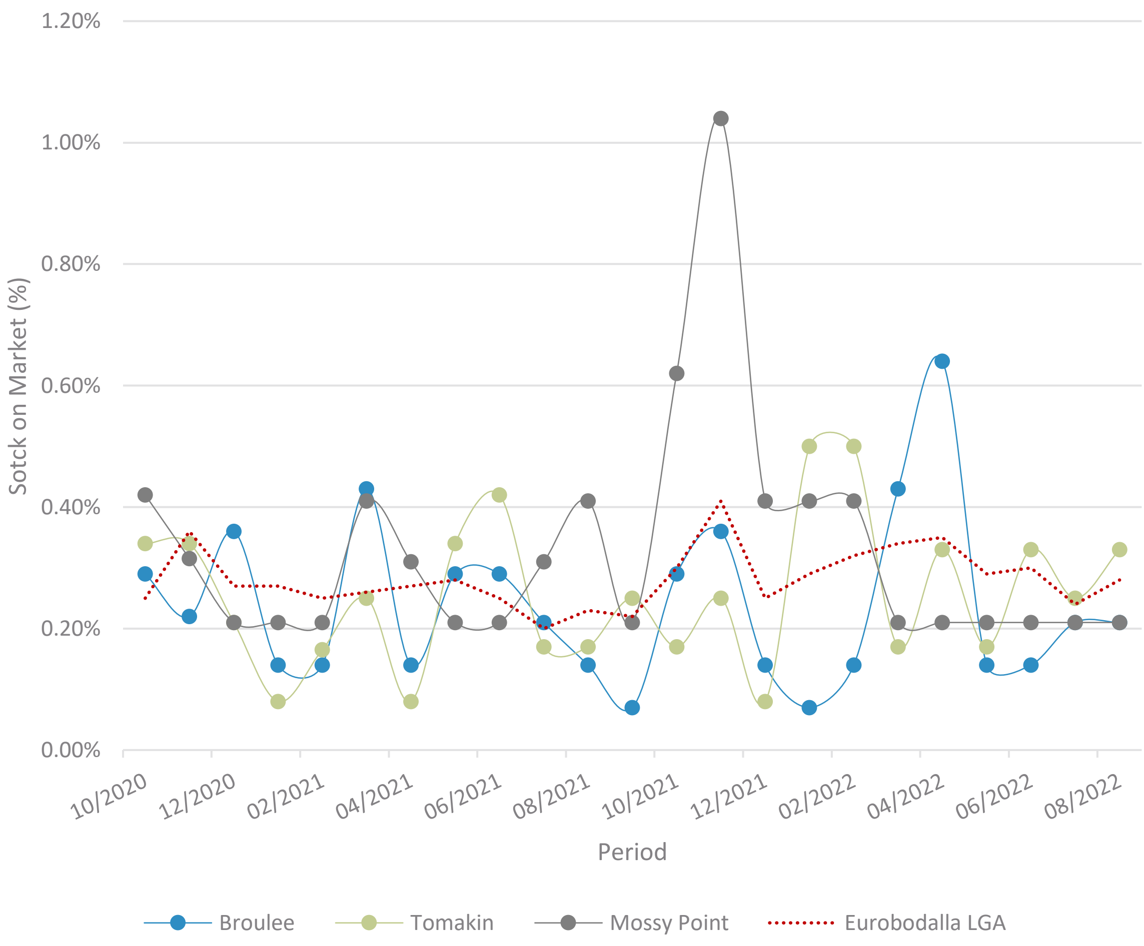
HillPDA has utilised data from HTAG to provide more detailed insights on the property market. HTAG collects Australian property market data via a web crawler which systematically browses real estate portals and agent sites indexing past sales, current 'for sale' and 'for rent' listings. The collected data is combined with additional offline datasets, cleansed and analysed for key market trends. The explanation of data items has been sourced from HTAG with the analysis provided by HillPDA.

The following sections interpret the housing market data and provide commentary for houses in the Broulee, Tomakin and Mossy Point Suburbs (SSC).

5.1 Stock on market

Stock on market (SOM) is an important metric for understanding the supply of homes on the market. The line indicates the percentage of listed homes compared to the total number of dwellings available. The higher stock on market indicates a greater supply of properties. For Broulee SSC, the current SOM rate is at 0.2 per cent, which sits in the low supply range (0-0.4%) (see Figure 14) and is the lowest of the three suburbs within the study area. In comparison the Tomakin SSC SOM was at 0.33%, higher than both the other suburbs however still within the low supply range. Across the whole LGA, the stock on market is low which adds significant pressure to housing affordability and can inflate house prices and displace long time local residents.

Figure 14: Broulee, Tomakin, Mossy Point SSC stock on market (houses)

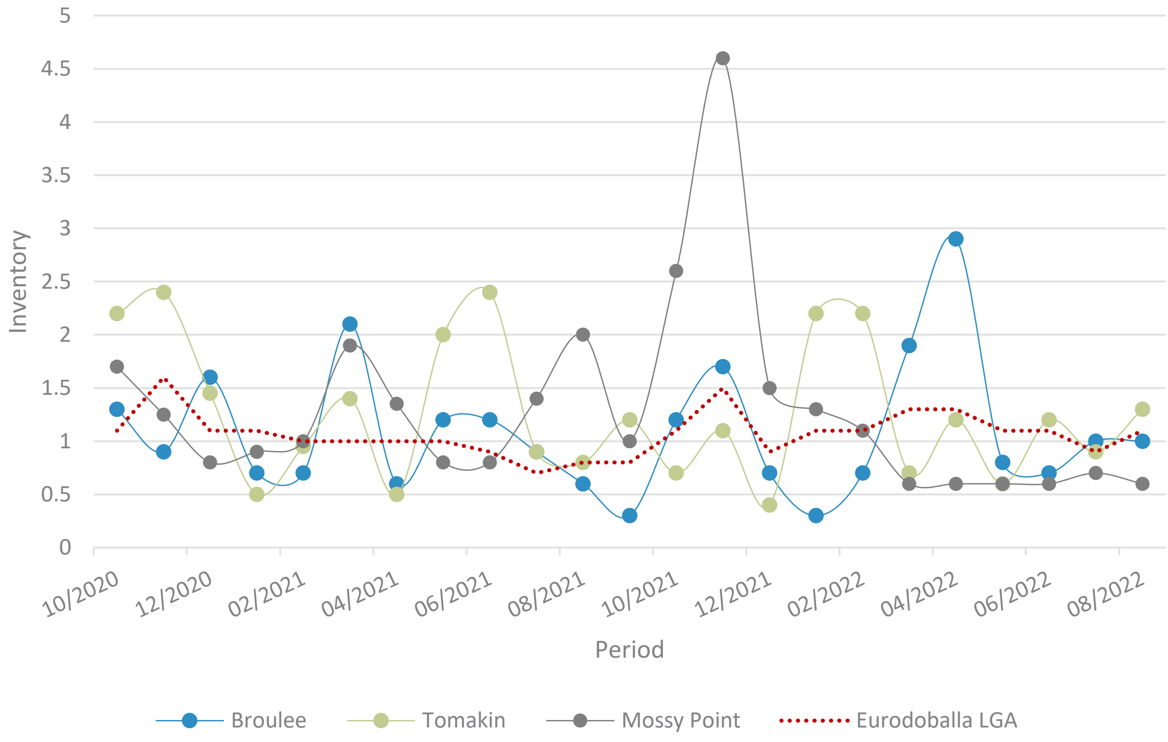


Source: HTAG, September 2022, cross-tabulated by HillPDA

5.2 Inventory

Inventory levels indicate the amount of stock available in relation to average monthly sales. Inventory levels above three months indicate a sizeable amount of stock available, whereas decreasing inventory levels indicate diminishing supply and can signal future price increases. Areas with inventory levels below 2.1 are considered having low supply. The high supply indicator range is between 4.5-15. Figure 15 indicates that the amount of stock available in relation to monthly sales is very low and has been generally low for the past two years with fluctuations during late 2021 with a notable spike for Mossy Point. A similar trend has been experienced across the LGA; however, the inventory has become more balanced in the recent month. In recent months inventory levels across all suburbs have declined with a convergence in levels across the three suburbs.

Figure 15: Broulee, Tomakin, Mossy Point SSC house inventory



Source: HTAG, September 2022, cross-tabulated by HillPDA

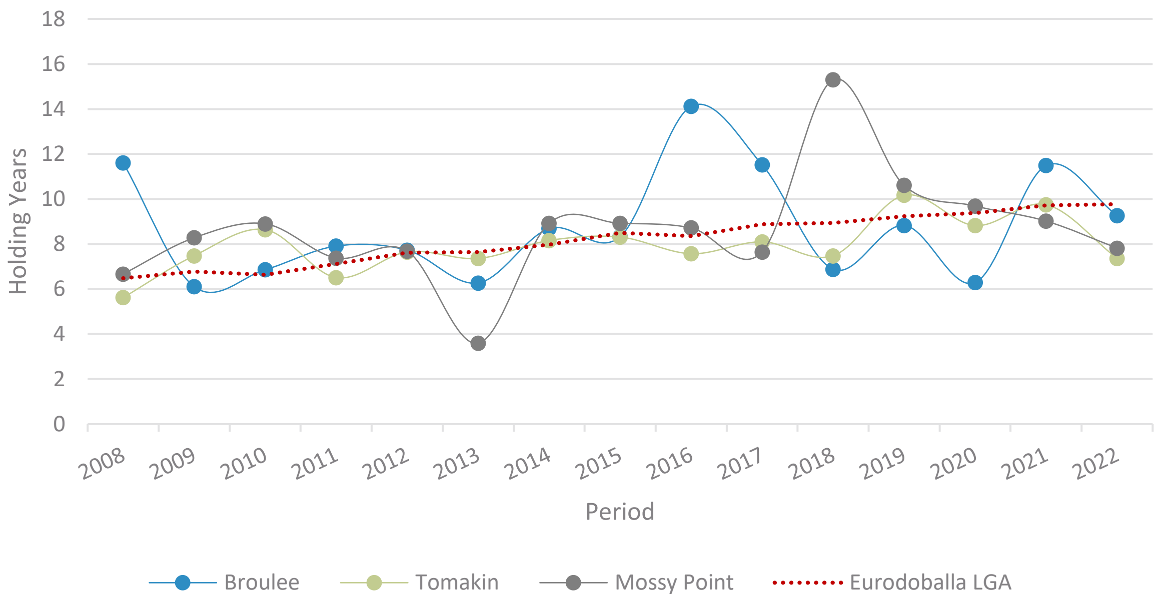
5.3 Hold period trend

Hold periods indicate the number of years properties are held for before re-sale in the geographic area. A holding year figure generally indicates less liquidity in supply and a dominance of owner occupiers as opposed to investors. The HTAG hold period is calculated by averaging the difference between the most recent sale date and the prior sold date for the period. Hold periods of over 10 years indicate a more tightly held market and potentially low supply. Hold periods between 0-6.4 years indicate high supply.

Figure 16 identifies that since 2016, hold periods have fluctuated, however overall, the holding periods generally sat above 6 years indicating a likely dominance of owner occupiers over investors.

Fluctuations in Broulee in 2016 at 14.12 was likely the result of older properties, which have been held for multiple years, being sold in that period. This could have been an indicator of favourable market conditions. The figure below shows a spike in from 2020-2021 following the pandemic which likely reflects long held properties being sold at favourable prices due to growing interest from the 'covid lifestyle' market.

Figure 16: Eurobodalla LGA annual hold periods



Source: HTAG, September 2022

5.4 Sales, rent and yield overview

The following table presents the typical sales price, median rent and gross yield for the suburbs of Broulee, Tomakin and Mossy Point. The data indicates a strong recent growth in sales and rent prices with sale price growth far exceeding rental growth. Of the three suburbs, sale price growth was highest in Broulee, however Tomakin had higher growth in rental rates. High rental growth is a good indicator of market appetite for new residential products. Competition within the rental market coupled with limited existing supply is one of the key drivers of rental price growth.

Table 3: Broulee, Tomakin and Mossy Point SSC house sales, rent and yield overview

	House	All
Broulee SSC	**Typical sale price**	$1.20m
	1 year change	19.91%
	Median Rent	$528 PW
	1 year change	+6.55%
	Gross Yield	2.29%
Tomakin SSC	**Typical sale price**	$1.03m
	1 year change	+17.52%
	Median Rent	$534PW
	1 year change	+9.41%
	Gross Yield	2.70%
Mossy Point SSC	**Typical sale price**	$1.34m
	1 year change	17.76%
	Median Rent	$524PW
	1 year change	+5.75%
	Gross Yield	2.94%
Eurobodalla LGA	**Typical sale price**	$1.04m
	1 year change	+20.78%
	Median Rent	$516PW
	1 year change	+9.64%
	Gross Yield	2.59%

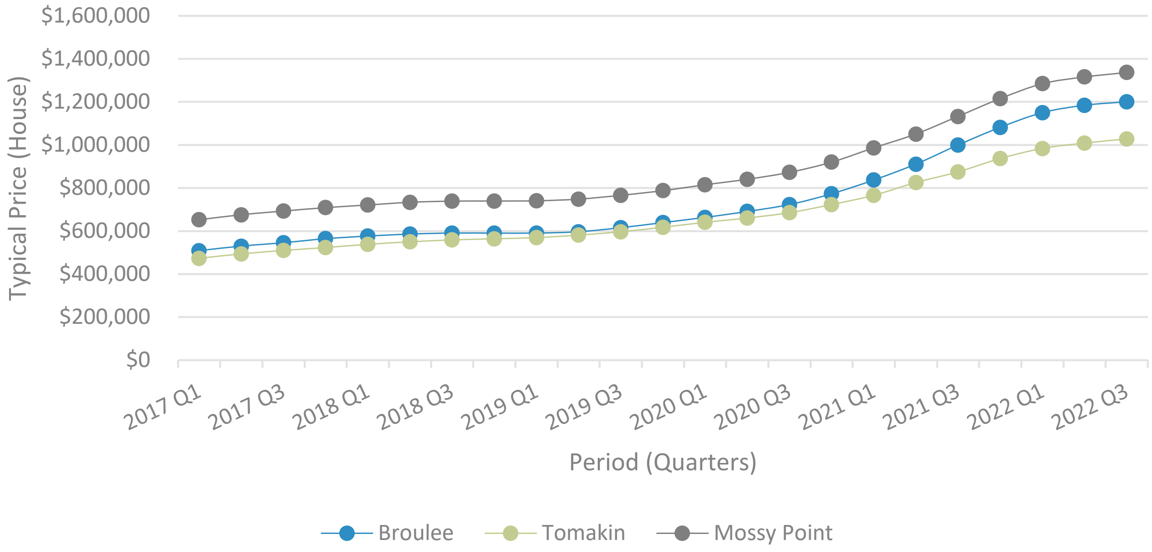
Source: HTAG, September 2022

Note: Gross Rental Yield is the value you generate from an investment property represented as a percentage. Derived from Typical Price and Median Rent metrics. Calculated for the current quarter.

5.5 Typical house price trend

The following figures show the historical and projected quarterly typical price and number of sales in the suburbs of Broulee, Tomakin, and Mossy Point. The data illustrates increase in both the number of sales and typical price point however the growth curve has flattened in recent quarters. This trend is also being seen across the broader LGA, however the escalation in the price has been more conservative.

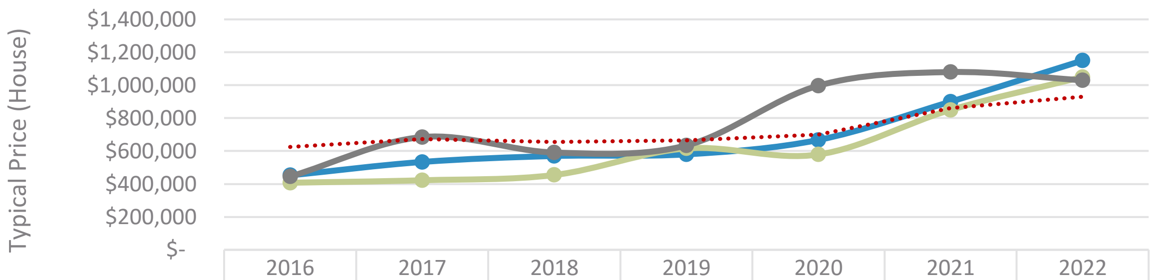
Figure 17: Broulee, Tomakin and Mossy Point (SSC) Historical and projected quarterly typical price and number of sales



Source: HTAG, September 2022

As an alternate data source, the median sale price for houses in the suburb of Broulee reached $1,150,000 (as of March 2022) exceeding the NSW median. This represents a growth of $305,000 or 0.49 per cent over the 2016 recorded median of $625,000[1]. The median price in Broulee, Tomakin and Mossy Point has in recent years exceeded the NSW median, as a result affordability in the region would have been greatly impacted.

Figure 18: Postcode 2537 Historical median price from Heatmaps.com.au



	2016	2017	2018	2019	2020	2021	2022
Broulee	$452,500	$533,800	$570,000	$580,000	$667,500	$900,000	$1,150,000
Tomakin	$407,500	$422,500	$454,500	$616,000	$579,000	$850,000	$1,050,000
Mossy Point	$445,000	$685,000	$591,000	$634,000	$997,500	$1,080,000	$1,030,000
NSW	$625,000	$672,000	$655,000	$665,000	$700,000	$860,000	$930,000

Period (Quarters)

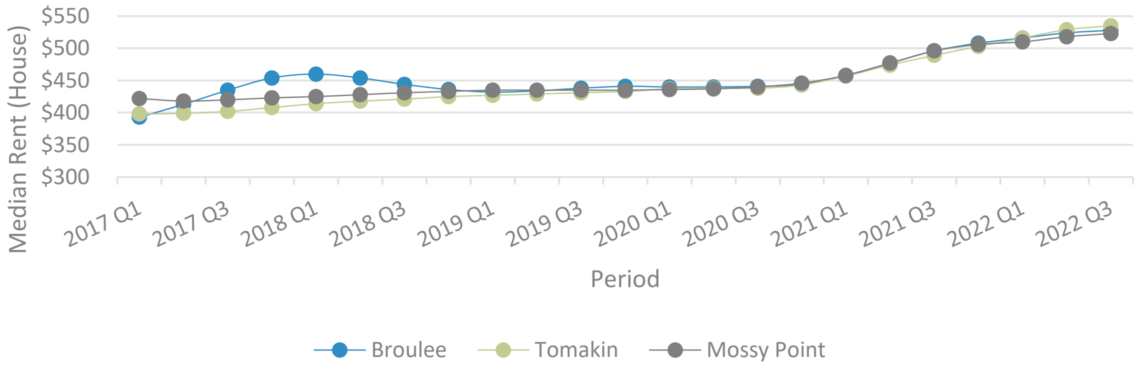
Both data sources indicate house prices are rapidly increasing. Increased dwelling supply is a route that government can implement to help place downward pressure on dwelling prices increasing housing affordability.

[1] Heatmaps.com.au using NSW Property Sales Data. Crown in right of NSW through the Valuer General 2021 and HillPDA

5.6 Median rent trend

The median rental price in Broulee SSC has consistently grown from 2017-20 with Broulee seeing a greater increase in Q1 of 2018. Since Q1 of 2019 rents between the three suburbs have converged. Q1 of 2021 saw a rapid growth of rental rates across all three suburbs with current median rent for Broulee (as of Q3 2022) at around $535 per week. The rental rates are projected to continually increase to 2024. Recent growth has likely placed additional pressure on housing affordability for low-income earners in the region. This is generally reflective of the trend seen in the broader LGA. This trend can cause displacement of residents who are being priced out of the market and generates demand for key worker and affordable housing.

Figure 19: Broulee, Tomakin, Mossy Point (SSC) Historical and projected quarterly rent median and number of rentals

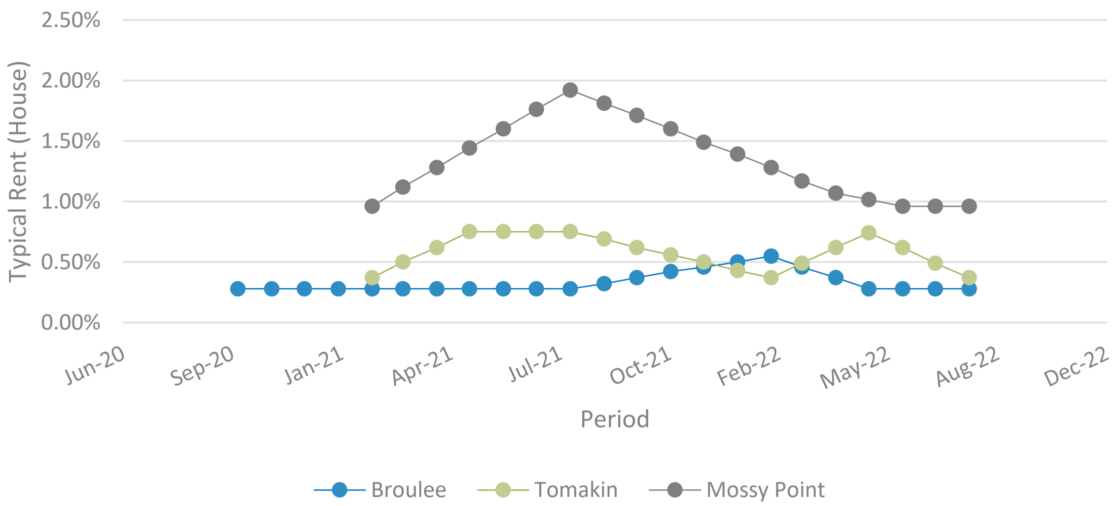


Source: HTAG, September 2022

5.7 Vacancy rates

The following figures illustrate the historic vacancy rates over the last two years. The vacancy metric is a rental market demand indicator with lower vacancy rates indicating greater rental demand. Decreasing vacancy rates can be an indicator for rental and sale price increases, having a knock-on effect on the affordability. A vacancy rate of below one per cent indicates high demand. Figure 20 illustrates that historic vacancy rates in Broulee have been consistently low, with Mossy Point vacancy notably higher (however still falling in the low-mid range). Tomakin vacancies tended to fluctuate more, however vacancy stayed consistently below 1 per cent. Overall, vacancy rates over the past two years have been low, indicating high rental demand.

Figure 20: Broulee, Tomakin, Mossy Point SSC Vacancy Rates (Houses)



Source: HTAG, September 2022

6.0 HOUSING AFFORDABILITY

NSW Family and Community Services outline the eligibility criteria for affordable housing in their 2018/19 NSW Affordable Housing Ministerial Guidelines. In this document household income is the defining criteria for affordable housing eligibility, with the median income for Greater Sydney used as a benchmark.

The 2018/19 Guidelines define affordable housing for very low, low, and moderate-income households. These categories have been applied to this analysis and are as follows:

- Very low-income households have incomes less than 50% of median household income
- Low-income households have incomes more than 50% but less than 80% of median household income
- Moderate income households have incomes between 80% and 120% of median household income.

Based on household income the affordable housing thresholds have been calculated as follows.

Table 4: Household income and affordability Eurobodalla LGA

Category	Household income	
	Weekly	Yearly
Median income	$1,167	$60,684
Very low household income (50% of median household income)	$584	$30,342
Low household income (80% of median household income)	$934	$48,547
Moderate income household (120% of median household income)	$1,400	$72,821

Source: 2021 ABS Census, HillPDA

To assess the ability of very low income and low income households to meet the median rental repayment for the LGA, we applied the following methodology:

- Multiplied household incomes by 30%[2] and divide by 52 to calculate the weekly rent that household can reasonably afford to pay without experiencing housing stress and
- Compared Step 1 to the LGA market rent in that year.

Very low-income household rental affordability

A very low-income household in Eurobodalla LGA (a household that earns 50 per cent of the median household income) could afford to pay $175/week on rental repayments in 2021. This was only 65 per cent of the median market rent for a one-bedroom dwelling, 50 per cent of market rent for a two-bedroom dwelling, 39 per cent of market rent for a three-bedroom dwelling, and 35 per cent of market rent for a four-bedroom or larger dwelling in the LGA.

This reveals that renting dwellings of any size is unaffordable for very low-income households in the LGA.

Low-income household rental affordability

A low-income household (a household that earns 80% of the household median income could afford to pay $280/week on rental payments. This was 104 per cent of the median market rent for a one-bedroom dwelling, 80 per cent of market rent for a two-bedroom dwelling, 62 per cent of market rent for a three-bedroom dwelling, and 56 per cent of market rent for a four-bedroom or larger dwelling in the LGA.

This reveals that renting dwellings with two or more bedrooms is unaffordable for low-income households. For these households, renting one-bedroom dwellings can be affordable. However, according to the 2021 Census, only 4 per cent of dwellings in the LGA have one bedroom.

[2] 30% of annual income directed towards rental repayment

If left unabated, the housing affordability gap will continue to widen. Increased residential supply can place downward pressure on housing prices and rents. The proposal would increase dwelling supply and capacity within the LGA, helping to alleviate the housing affordability gap and rental stress.

Table 5: Rental affordability against Eurobodalla LGA median household income, 2021

Year	Very low household income at 50% of median household income	Low household income at 80% of median household income
Median household income (2021)	$60,684	$60,684
Median household at affordability category	$30,342	$48,547
Rental affordability at 30% of median income	$175	$280
1 bedroom dwelling market rent	$270	$270
Rental affordability as proportion of market rent	65%	104%
2 bedroom dwelling market rent	$350	$350
Rental affordability as proportion of market rent	50%	80%
3 bedroom dwelling market rent	$450	$450
Rental affordability as proportion of market rent	39%	62%
4+ bedroom dwelling market rent	$500	$500
Rental affordability as proportion of market rent	35%	56%

Source: 2016 ABS, NSW Department of Housing rent tables, HillPDA *30% of household income directed towards rental payments

7.0 DWELLING PIPELINE

Data from the Australian Bureau of Statistics and Cordell Connect provide indications of the dwelling pipeline for Broulee, Mossy Point, and Tomakin. The area's housing supply is indicated by the number of dwellings recently completed and to be delivered. While a variety of dwellings will potentially be constructed across Eurobodalla LGA in the next few years, data indicate that very few of these are currently set be constructed in the study area.

7.1 Count of dwellings

At the 2021 Census, there were around 2,440 private dwellings in Broulee – Tomakin SA2, and 24,530 private dwellings across the entire Eurobodalla LGA, as shown in Figure 21. Factoring in populations, this led to an average number of 2.2 people per household across the LGA, slightly lower than the average of 2.3 within Broulee – Tomakin SA2.

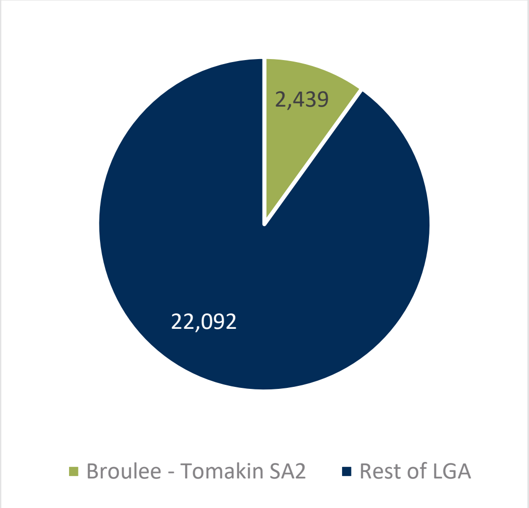


Figure 21: Count of dwellings in Broulee – Tomakin SA2, within Eurobodalla LGA

Source: Australian Bureau of Statistics, 2021

7.2 Dwelling completions

According to ABS dwelling completions data, most recently available up to 2020, dwelling completions grew in the SA2 between the years of 2018 and 2019, shown in Figure 21. According to this data, there were only 180 dwellings completed in the four years up to 2020. This represents a take-up rate of around 45 dwellings per year. Between 2016 and 2020, dwelling completions within the SA2 were almost exclusively in the form of detached houses, with the exception of 13 other houses (semi-detached, row or terrace houses, or townhouses), all of which were built in 2018.

Figure 22: Dwelling completions over time, Broulee – Tomakin SA2

Source: Australian Bureau of Statistics, 2020

7.3 Dwelling pipeline

According to Cordell Connect, there are 237 dwellings listed as currently being in the pipeline for delivery across the Eurobodalla LGA. However, many of these are situated in larger settlements, such as Batemans Bay. Across the LGA, 13 of these dwellings are scheduled to be delivered in 2023; 85 in 2024; seven in 2025; and 62 in 2026, based on current projects.

Dwellings to be built across the LGA encompass a range of units, apartments, townhouses, and other dwellings. These would contribute to a more varied housing stock than what is currently available, with 84 per cent of the LGA's current dwellings taking the form of detached houses.

In addition to data from Cordell Connect, an analysis has been undertaken of past and current development application data on the Eurobodalla Shire Council's online register. This has revealed that there are 10 potential dwellings currently in the pipeline for the suburbs of Broulee, Tomakin, and Mossy Point, with seven of these located within Broulee.

Figure 23 shows dwellings in the pipeline for Broulee, Tomakin and Mossy Point, as well as subdivision lots in the pipeline. While Tomakin and Mossy Point have no current development applications regarding subdivisions, Broulee has a current development application for an 80-lot subdivision.

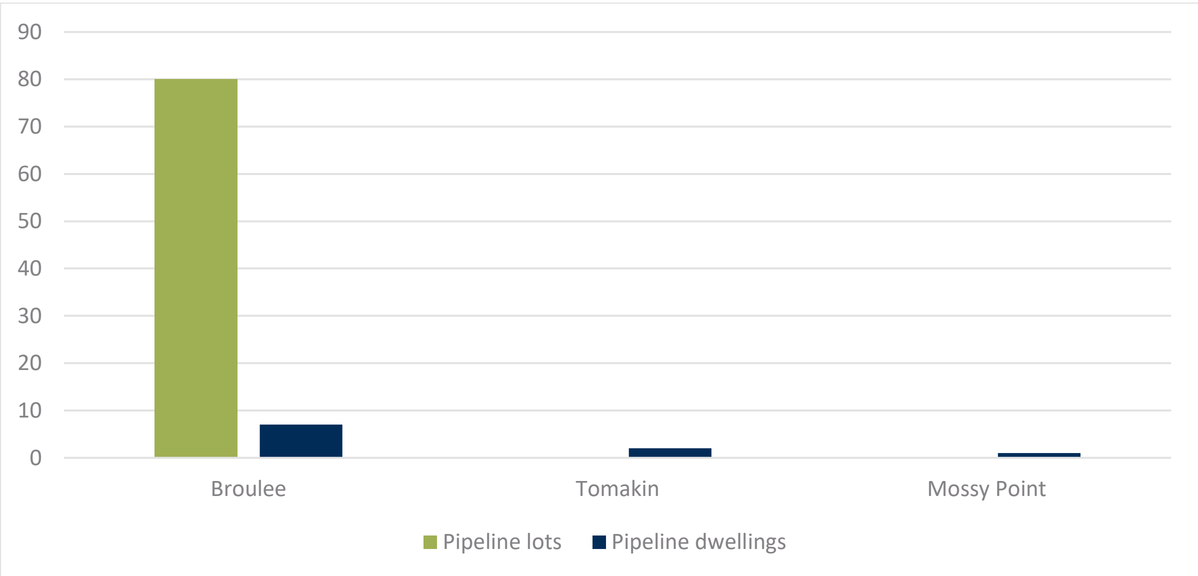


Figure 23: Lots and dwellings in the pipeline for locations within Broulee – Tomakin SA2

Source: Eurobodalla Shire Council, 2022

Council's online register also contains data on past development applications, which have been analysed dating back from the beginning of 2018 for Broulee, Tomakin, and Mossy Point, and displayed in Figure 24.

Over this time there were development applications for subdivisions comprising a total of 83 lots, the majority of which (77 lots) were located in Broulee, corresponding with the above Cordell information. The largest subdivision during this time was for 48 lots on Heath Street in Broulee, which was approved on 11 February 2021.

From the beginning of 2018 to the present, there were development applications concerning 171 new dwellings in Broulee, Tomakin, and Mossy Point, representing a net increase of 153 dwellings. Unlike for subdivisions, the largest proportion of new dwellings was in Tomakin, with 77 detached houses (net 73 dwellings) in total, while Broulee had 69 new dwellings (net 63 dwellings). The vast majority of all recent new dwellings in the area took the form of detached houses, except for eight dwellings in the form of multi-unit housing in Broulee.

Since 2018, many of the area's new dwellings subject to development applications have since been granted relevant construction certificates, but few have yet to be completed.

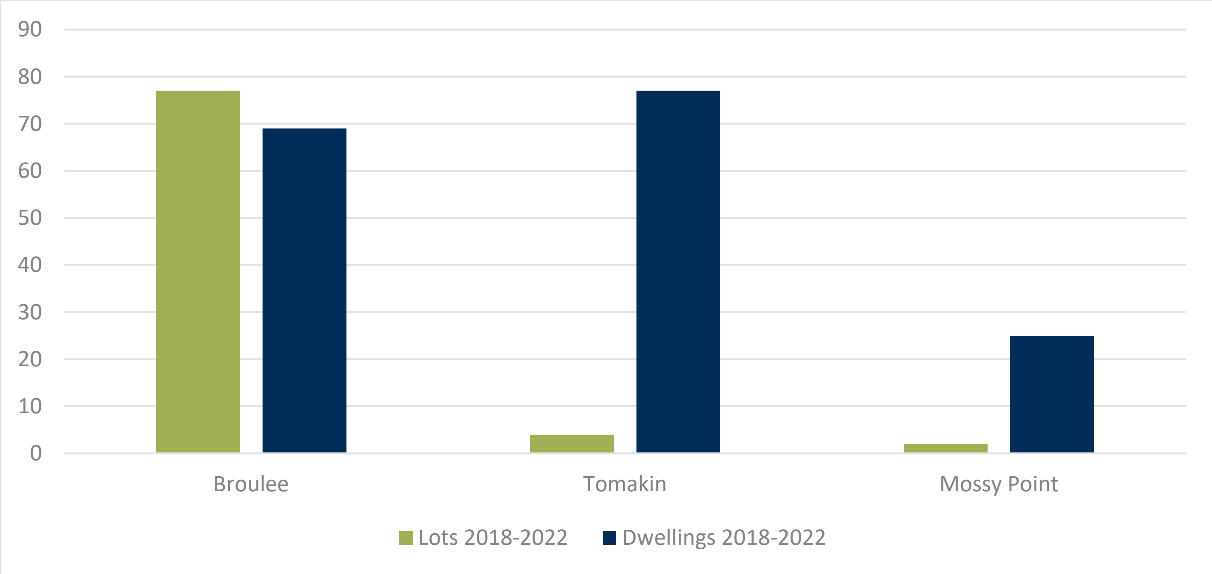


Figure 24: Lots and dwellings as the subject of development applications since 2018, Broulee and surrounding suburbs

Source: Eurobodalla Shire Council, 2022

Overall, this represents a potential increase of 153 dwellings across the SA2 and around 76 in Broulee. A further 77 lots may come on to the market. The majority of dwellings are yet to be constructed which is reflective of the difficult construction market at present. The slowdown in supply will place increased pressure on the housing market.

8.0 DWELLING DEMAND

The following section outlines dwelling demand based on DPE population and dwelling projections.

8.1 Population projections

Dwelling projections are predominantly informed by population projections. Analysis of the last four NSW DPE population projections for the Eurobodalla LGA shows a general trend of escalating projections with each updated revision, albeit 2019.

In 2014, it was projected the population across the LGA would increase by around 2,000 persons between 2016-31, representing an annual compound growth rate of 1.7 per cent. However, in the latest projections (2022) an additional 2,087 persons are projected over the 2016-31 period, representing an annual compounded growth rate of 4.0%.

The analysis of historic projections shows the likely unexpected growth in the LGA resulting in the recent upward revision of projections reflecting 19.7% growth. The forecast anomaly between 2019 and 2022 is likely due to new announcements in infrastructure and the unforeseen growth trend for coastal regional areas due to improved working from home flexibility and changing lifestyle preferences.

The escalation in population is going to place increased pressure on the housing market.

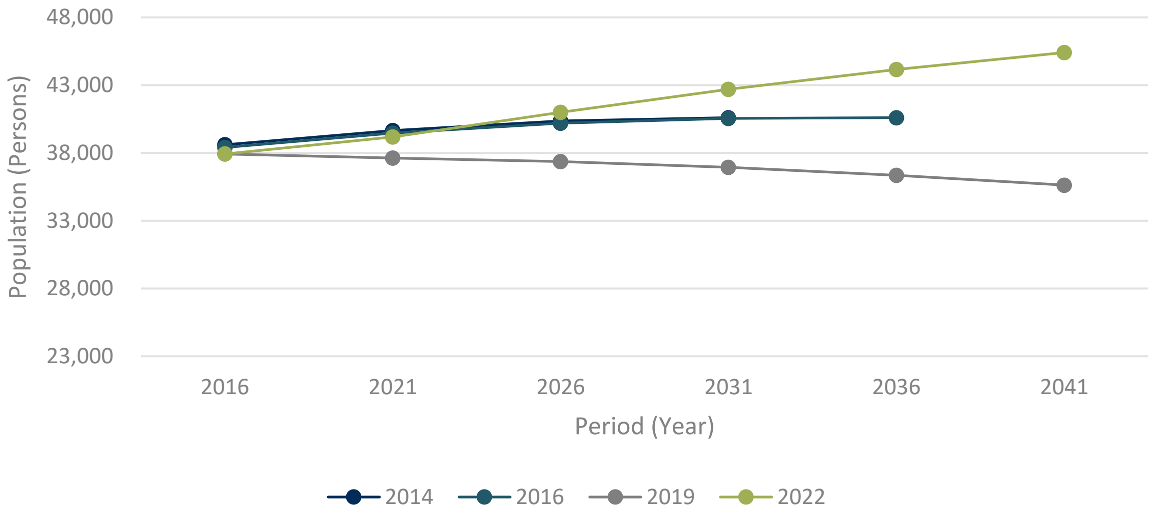
Table 6: Eurobodalla LGA population projections

Projection set	2016	2021	2026	2031	2036	2041	ACGR start year to finish year
2014	38,600	39,650	40,350	40,600	-	-	5.2%
2016	38,400	39,450	40,200	40,550	40,600	-	5.7%
2019	37,919	37,621	37,355	36,938	36,350	35,627	-6.0%
2022	37,919	39,179	40,986	42,687	44,152	45,402	19.7%

Source: NSW DPE population and dwelling projections

The figure below visually shows the differing population forecast under each projection.

Figure 25: Eurobodalla LGA population projections



Source: NSW DPE population and dwelling projections

8.2 Dwelling projections

In accordance with the population projections, each subsequent dwelling projection has seen the number of dwellings forecasted increase. By 2031, the most recent projections (2022) forecast an additional 1,827 dwellings compared to the 2014 projections. Similarly, by 2041, the latest projections (2022) are almost 8,500 dwellings greater than that projected in 2019.

This indicates that the population is increasing at a much faster rate than originally projected and additional demand pressures are being introduced to the market. This requires an increased provision of dwellings and subsequent land to meet the projected demand. Making the assumption that the dwellings in 2021 are reflective of current supply, to reach the 2041 projections 310 houses would need to be delivered annually. The current pipeline of housing for the LGA that is presented in Section 7.3 would fall short of this required take-up rate.

Table 7: Eurobodalla LGA dwelling projections

Projection set	2016	2021	2026	2031	2036	2041	ACGR start year to finish year
2014	25,300	26,600	27,500	28,100			11.1%
2016	25,300	26,550	27,450	28,100	28,350		12.1%
2019	24,340	24,536	24,656	24,659	24,465	24,108	-1.0%
2022	25,124	26,373	28,227	29,927	31,374	32,592	29.7%

Source: NSW DPE population and dwelling projections

8.3 Broulee-Tomakin SA2 population and dwelling projections

The latest NSW DPE population and dwelling projections are provided at the SA2 level. This makes forecasting at the Broulee-Tomakin SA2 level possible. Between 2016-41 it is forecast the population in Broulee – Tomakin (SA2) will increase by around 2,084 persons, requiring an additional 614 dwellings. While between 2021-41 an additional 1,692 persons are forecasted to be accommodated in Broulee – Tomakin SA2, representing an annual increase of around 24 dwellings per year.

In addition to the demand being driven by retirees and holiday makers, the expansion and high performance of the schools in the Broulee area is also generating demand that is likely over and above what is being projected. Without providing housing in close proximity to the schools, key workers and families will be required to travel from other areas, increasing the burden on the road network.

Table 8: Broulee – Tomakin SA2 population and dwelling projections

Projection source	2016	2021	2026	2031	2036	2041	Change	
							2016-41	2021-41
Population	3,341	3,733	4,159	4,611	5,037	5,425	2,084	1,692
Dwellings	3,379	3,521	3,682	3,814	3,915	3,993	614	472

Source: NSW DPE population and dwelling projections 2022

This projection is not reflective of the dwelling completion rate of 45 dwellings per year and obvious market demand that has been occurring across the LGA. Considering that the LGA is forecast to require a substantial pipeline of new dwellings and there is a clear interest in developing in the SA2, reflective of the development pipeline, there is capacity for the Broulee-Tomakin SA2 to take on more of the LGA dwelling growth.

While no formal feasibility assessment has been undertaken, an initial review of the current apartment sales prices in Batemans Bay and high construction costs, medium and high density development is not feasible at this time. Although developers will be keen to have their sites rezoned or achieve development approval, it is highly uncertain when this would be delivered. This means that the ability for larger centres to accommodate infill development is jeopardised and the housing crisis will continue.

The proposed mix of dwellings in the proposal is as follows:

- Downsizer dwellings - 50 per cent (2-3 bedrooms)
- Family dwellings - 35 per cent (3-5 bedrooms)
- Key worker and Affordable dwellings - 15 per cent (2-4 bedrooms)

This mix of dwellings is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand. The smaller downsizer and affordable dwellings increase the diversity of housing product that would be available on the market and provides an appropriate alternative to apartment living.

8.4 Residential land availability

A residential land constraints analysis was undertaken by Earthrise of the suburbs of Broulee, Mossy Point, and Tomakin. The analysis found that a total of 336.1 hectares of land exists in residential land in these suburbs in R1, R2, R3, R5, or C4 zones.

As seen in Table 9, over two thirds of this residential land is already developed or subdivided for development. Of the land that is undeveloped, a constraints analysis has been undertaken. The constraints analysis identified proportions of land parcels if they had significant vegetation, were flood prone or were constrained by high slope values above 10 per cent. This analysis found nearly 49 hectares of the undeveloped land was impeded and would result in substantial clearing of vegetation.

The vacant residential zoned land on the western edge of Broulee town consists of 8.3 hectares of R3 land plus 20.9 hectares of R2 zoned land for a total of 29.1 hectares, all with minimum lot size of 550 m^2. While infrastructure, flood and slope do not affect this land, a portion of the R3 land, less than 1 hectare, has biodiversity mapping indicating threatened species.

In addition to the biodiversity concerns, the entire area is covered by dense vegetation consisting of tall forest, and therefore the vast majority is category 1 bush fire prone land with the remainder in the buffer category.

We understand that in 2011-13, Council studied the biodiversity value and possibility of development of this vacant residential zoned land, and that NSW OEH gave approval to this strategy.

However, the strategy requires that any actual development on this land must be accompanied by the sufficient purchase of biodiversity credits. We know that the credit scheme has been plagued by a lack of sufficient supply and the state auditor wrote "credit supply is lacking and poorly matched to growing demand"[3].While the residential land would have capacity for up to around 450 dwellings, the actual delivery of this is uncertain. If this was to go ahead it, there is a high risk it would threaten the biodiversity of the corridor. Clearing of this land would also erode the informal boundaries between coastal villages and surrounding environments which the Settlement Strategy articulates and the natural buffers that the community highly value.

When considering the above, the total extent of undeveloped and unconstrained land is substantially reduced to 9.9 hectares. With any subdivision, approximately 20 per cent of the land area is required to be utilised for servicing, roads and verges. This would reduce the developable land area to around 7.92 hectares. Applying the minimum lot size of 550sqm, this would equate to around 144 new dwellings. This falls substantially short of the dwellings that are needed to accommodate the projected population for the Broulee community.

Table 9: Residential land status

Land Status	Land Area (ha)
Total residential zoned land	336.1
Developed or subdivided (including schools)	277.2
Undeveloped with constraints (vegetation, flood, slope)	49.0
Undeveloped and unconstrained	9.9

[3] https://www.audit.nsw.gov.au/sites/default/files/documents/FINAL%20-%20Effectiveness%20of%20the%20Biodiversity%20Offsets%20Scheme.PDF

9.0 CONCLUSION

The findings of the above analysis indicate strong demand for additional housing in Broulee. The demographic analysis of the study area shows growth in larger households with notable growth in family and group households compared to lone person households.

It demonstrates that there is a clear need for more housing that is aligned with the demographic profile and illustrates how the proposal responds to this need.

The report also identifies that while the land falls within a rural zone, it can still meet and align with the strategic intents as outlined in the strategic planning documents.

The current population projections indicate a clear upward trend in growth with analysis of historical forecasts demonstrating previously unforeseen growth with each subsequent forecast. There are several factors that are contributing to increased population growth and housing pressure in the region including recent price escalations driven by lifestyle preferences since the Covid pandemic.

The Stock on Market (SoM) indicator showed historically low stock on market with some upward fluctuations during late 2021 and early 2022. This has been the case for inventory levels with the data showing consistently low inventory over the years. The hold period indicator showed a generally long holding period for the region indicating a possible dominance of owner occupier as opposed to investors in the local market.

Escalations in typical sale prices have far exceeded rental growth resulting in declining gross yields suggesting favourable conditions for existing owners /investors but unfavourable market conditions for newcomers entering the local market. Rental rates increase impact affordability with vacancy rates in Broulee showing a historically low figure typically below 0.50% highlighting fierce rental competition and market demand.

The data for the Broulee housing market illustrates strong market demand. The availability of stock is a key variable in determining housing affordability with low supply resulting in increased competition and therefore price increases.

The most recent population projections for the Broulee – Tomakin SA2 indicated an additional projected demand for 472 dwellings between the years of 2021 and 2041. DPE dwelling projections based off population forecasts estimated an additional demand for 7,468 new dwellings within the Eurobodalla LGA.

The land availability analysis found nearly 49 hectares of the undeveloped land in Broulee, Tomakin and Mossy Point was impeded and would result in substantial clearing of vegetation, impacting on biodiversity as identified in the Rural Lands Study. Clearing of this land would also erode the informal boundaries between coastal villages and surrounding environments, the natural buffers that the community highly value. The extent of undeveloped and unconstrained land was only 9.9 hectares, with any requirements for servicing, roads and verges further reducing this to around 7.92 hectares. Applying the minimum lot size of 550sqm, this would equate to around 144 new dwellings. This falls short of the dwellings that are needed to accommodate the population projections for the Broulee community.

The proposed mix of dwellings in the proposal is as follows:

- Downsizer dwellings - 50 per cent (2-3 bedrooms)
- Family dwellings - 35 per cent (3-5 bedrooms)
- Key worker and Affordable dwellings - 15 per cent (2-4 bedrooms).

This mix of dwellings is designed to directly respond to the demographic needs of the area and provide housing that aligns with demand. The proposal provides a viable and innovative alternative to respond to the housing crisis that is occurring across the LGA.

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HillPDA
CONSULTING

SYDNEY

Level 3, 234 George Street

Sydney NSW 2000

GPO Box 2748 Sydney NSW 2001

t: +61 2 9252 8777

f: +61 2 9252 6077

e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street

Docklands VIC 3008

t: +61 3 9629 1842

f: +61 3 9629 6315

e: melbourne@hillpda.com

WWW.HILLPDA.COM