

Affordable Housing Action Taskforce

Meeting Date: Monday, 15 June, 2026
Location: Jervis Bay Room, City Administrative Centre, Bridge Road, Nowra
Time: 4.00pm

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Agenda

1. **Meeting Conduct Statement**
2. **Acknowledgement of Country**
3. **Apologies**
4. **Confirmation of Minutes**
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7. **General Business**

Membership

Voting

Mayor White - Chairperson

Clr Casmiri

Clr Tribe

Clr Dunn

Ron Silberberg – Community Representative

Peter Wells – Community Representative

Paul Mitchell – Community Representative

Craig Hadfield – Community Representative

Graham Sweet – Community Representative

Jenayah Gunson - Youth Representative

Kahlia Miller – Aboriginal Representative

Alex Pontello - Southern Cross Housing

Rachel Foster - The Housing Trust

Sue Brown - Homes NSW

Nathan Boulous - Urban Development Institute of Australia

Jennifer Macquarie - Property Council of Australia

Peter Dover - Salt Care

Penny Hood - Care South

Sarah Date - Safe Waters

Non-voting

All other Councillors

CEO (or Nominee)

State and Federal Members

Additional representatives of relevant Government Agencies, Community Organisations, Community Housing Providers, Service Providers, and the development industry.

Relevant Shoalhaven City Council staff required to support or inform the Taskforce's considerations, for example representatives of Strategic Planning, Development Assessment, Strategic Property, and Community Connections.

Quorum - Seven (7) provided that a minimum of one (1) Councillor, two (2) community representatives, and two (2) voting agency representatives are in attendance.

Purpose

The purpose of the Affordable Housing Action Taskforce (the Taskforce) is to support Shoalhaven City Council's implementation of its *Affordable Housing Strategy 2024*. Council recognises the benefits of working with others to implement its Strategy. The Taskforce will lead work to execute the actions set in the Strategy by leveraging the knowledge, skills, and connections of its members in the planning and delivery of affordable housing (for rent or purchase) and related industries.

The purpose of the Taskforce aligns with Council's:

- Community Strategic Plan, supporting *Key Priority 1.1 Support inclusive, safe, and connected communities*
- Local Strategic Planning Statement, supporting *Planning Priority 1 Providing homes to meet all needs and lifestyles*

Role

- Provide Council with advice on the implementation of the Strategy, guided by its members skills, expertise, and experience.
- Use network, government, and industry connections to inform and drive the implementation of actions set in the Strategy.
- Utilise networks and connections to promote the Taskforces awareness raising, education, and advocacy campaigns.
- Advise on the development, review and implementation of the Strategy.
- Monitoring and evaluation of the effectiveness of the Strategy.

Delegations

The Taskforce may make recommendations to Council on all matters within the role outlined above. These recommendations may be submitted via the minutes of each meeting to Council for consideration. This does not include substantial issues and recommendations (possibly including expenditure) which will be reported to Council by a separate report prepared by Manager – Strategic Planning. The Committee does not have the power to incur expenditure (directly or indirectly), or the power to bind Council.

MINUTES OF THE AFFORDABLE HOUSING ACTION TASKFORCE

Meeting Date: Monday, 9 March 2026
Location: Jervis Bay Room, City Administrative Centre, Bridge Road, Nowra
Time: 4.00pm

The following members were present:

Mayor Patricia White - Chairperson
Clr Luciano Casmiri
Clr Jemma Tribe – left at 5:30pm
Clr Brett Steele
Clr Selena Clancy
Mr Ron Silberberg
Mr Peter Wells (Remotely)
Mr Paul Mitchell (Remotely)
Mr Craig Hadfield
Mr Graham Sweet (Remotely)
Ms Rachel Foster – The Housing Trust (Remotely)
Mr Nathan Boulous – Urban Development Institute of Australia
Ms Natalie Allan – Southern Cross Housing (Remotely)
Ms Jennifer Macquarie – Property Council of Australia
Mr Peter Dover – Salt Care
Mr Ben Folkard – Member for Gilmore Representative (Remotely)
Mr Hunter Meaney – Member for Kiama Representative (Remotely)
Mr Andrew Constance – Chief Executive Officer
Ms Emma Struys – Director – City Development
Ms Oyshee Iqbal – Homes NSW (Remotely) – joined at 4:11pm

Others present:

Ms Amanda Yeung – Astrolabe – left at 4:37pm
Mr Glen Royal (Observer)
Mr Gordon Clark – Section Manager - Strategic Planning
Mr Matthew Rose – Coordinator - Strategy Planning Team
Ms Kristy O’Sullivan – Strategic Planner
Ms Grace Walker – Strategic Planner
Ms Kat Fischer – Governance Officer (Minute taker)
Mr Ben Fischer – Governance Officer

Apologies / Leave of Absence

Apologies were received from Alex Pontello and Sue Brown.

Confirmation of the Minutes

RESOLVED (By Consent)

That the Minutes of the Affordable Housing Action Taskforce held on Monday 08 December 2025 be confirmed.

CARRIED

Declaration of Interests

Nil

REPORTS

AH26.1 Update Overview - Nowra Precinct Renewal Strategy

HPERM Ref:
D26/47381

Council staff and a representative of Astrolabe (Council's Consultant) provided an overview of a Council-led project funded through the NSW Government's Regional Housing Strategic Planning Fund. The Project focusses on renewal of the State-owned housing estate at the former East Nowra site. The project is being delivered in partnership with Homes NSW and Southern Cross Housing, with Astrolabe engaged to prepare a precinct-level strategy.

Astrolabe Presentation – Master Planning Overview and Project Status

A representative from Astrolabe, Ms Amanda Yeung, presented an overview of the master planning work and current project status. The project focuses on the Nowra (East Nowra) Precinct, which contains the largest concentration of State owned housing in the Shoalhaven, much of which is ageing and no longer suited to contemporary housing needs. The purpose of the project is to develop an evidence based strategy to guide future planning, investment and redevelopment decisions, including renewal of existing housing stock, increased housing supply with no net loss of social housing, improved housing diversity, and staged renewal outcomes.

The information presented will be made available with these minutes on Councils website.

Questions and Discussion

The Chairperson enquired about the timeframe for completion of the project. Council staff advised the renewal and delivery package is currently being finalised and reviewed by the project partners, with completion expected before the end of the current financial year.

The Chairperson also enquired as to the likelihood and timing of NSW Government implementation. Council staff advised that the strategy will be used as an advocacy tool with the NSW Government and local Members of Parliament and supports staged implementation subject to funding availability, rather than reliance on a single funding commitment.

Mr Craig Hadfield asked about the number of households on the social housing waiting list in the Nowra region, the implications of increased density of similar households within the precinct, including social impacts, and whether building height and redistribution of housing to other areas had been considered.

In response, Ms Amanda Yeung – Astrolabe and Council staff advised that potential dwelling yield scenarios are indicative only and intended to test planning and infrastructure capacity. It was confirmed that the strategy considers social infrastructure needs and adopts a mixed tenure approach, including social, affordable and market housing, with no net loss of social housing. Privately owned land within the precinct has also been included in planning considerations.

Council staff advised that more than 2,000 households across the Shoalhaven, and over 1,000 households in Nowra alone, are in need of social or lower cost housing, reinforcing the focus on this precinct.

Ms Natalie Allan – Southern Cross Housing advised that the East Nowra project forms part of a broader housing renewal program across Nowra, including the Riverfront Precinct, supporting staged redevelopment, tenant relocation from ageing housing stock, and reinvestment through mixed tenure outcomes.

The Chairperson asked whether consultation had occurred with private property owners within the precinct. Council staff confirmed that letterbox notification was undertaken across the precinct and advised that further, more detailed engagement will occur as individual projects progress, including any future rezonings or infrastructure works.

Recommendation (Item to be determined under delegated authority)

That the Taskforce accept this report and associated presentation for information.

RESOLVED (By Consent)

That the Taskforce accept this report and associated presentation for information.

CARRIED

AH26.2	Overview - NSW Affordable Housing Ministerial Guidelines	HPERM Ref: D26/44520
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Ms Rachel Foster – The Housing Trust provided a presentation on NSW Ministerial Guidelines for Affordable Housing. The presentation clarified the definition of affordable housing and its position on the housing continuum, noting that affordable housing sits between social housing and the private rental market. It was advised that, in this context, the focus is on affordable rental housing, which is available to low, very low- and moderate-income households and is distinct from social housing, which is limited to low and very low-income households.

The information presented will be made available with these minutes on Councils website.

Questions and Discussion

Ms Jennifer Macquarie - Property Council of Australia raised concerns regarding complexity and uncertainty in affordable housing rent setting from a private sector investment perspective and queried landlord influence over tenant selection.

Ms Rachel Foster - The Housing Trust advised that landlords retain final approval over tenants and that the Guidelines permit selection of higher income eligible households.

Mr Craig Hadfield asked whether average income levels in the Shoalhaven mean that a large proportion of residents would be eligible for affordable housing. Ms Rachel Foster - The Housing Trust advised that income data, largely based on census information, could be provided following the meeting.

Council staff advised that eligibility does not equate to entitlement and that affordable housing supply in the Shoalhaven is limited relative to demand. Council staff further advised that Council’s key levers in this space are planning controls, land assets and advocacy, noting that delivery requires coordinated action across all levels of government and the private sector.

Mr Graham Sweet raised concerns regarding the impacts of regulatory changes on private rental investment and noted declining investor participation in the rental market, placing added pressure on government responses to housing demand.

Ms Natalie Allan – Southern Cross Housing noted that increased affordable housing supply reduces rental stress, supports broader economic outcomes and provides pathways for households to move from social housing.

Mr Peter Wells asked how affordable housing is allocated given high demand. Ms Rachel Foster – The Housing Trust advised that dwellings are generally advertised publicly, with tenant selection managed by the housing provider, taking into account dwelling suitability, tenancy mix and funding requirements.

Recommendation (Item to be determined under delegated authority)

That the Taskforce accept this report and associated presentation for information.

RESOLVED (By Consent)

That the Taskforce accept this report and associated presentation for information.

CARRIED

AH26.3 Strategy Action 1.4 - Developing Strategic Principles for Affordable Housing	HPERM Ref: D26/76815
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Council staff presented a summary of the report and provided an overview of the proposed next action identified by the Taskforce, being Action 1.4: the development of a set of strategic principles for affordable housing.

The information presented will be made available with these minutes on Councils website.

Council staff advised that feedback from the Taskforce is being sought on the draft principles. Members were invited to provide initial comments at the meeting, with further written feedback to be submitted via email over the following weeks, consistent with previous Taskforce processes.

Questions and Discussion

Council staff suggested that, given time constraints, members be provided the opportunity to consider the report in detail and submit feedback following the meeting. The Chairperson requested that any feedback received, and Council’s responses, be circulated to all Taskforce members. Council staff confirmed this would be undertaken.

The Chairperson sought clarification regarding the timeframe referenced in the report. Council staff clarified that the timing refers to the relevant calendar quarter and advised that future reports will reference specific dates rather than quarters.

Council staff outlined the proposed next steps, advising that once feedback is received and the principles are finalised, community and industry consultation would be undertaken through a public exhibition process prior to incorporation into the Local Strategic Planning Statement (LSPS). An indicative timeframe of approximately six months was noted.

The Chief Executive Officer queried whether the process could be expedited, noting that the proposed principles were largely non-contentious. Council staff advised that opportunities to shorten the timeframe would be explored, with a preference to report back to Council earlier if feasible.

Council staff confirmed that the principles do not directly amend planning or development controls but provide overarching strategic guidance within the LSPS.

Recommendation (Item to be determined under delegated authority)

That the Affordable Housing Taskforce:

1. Acknowledge the work required to implement Action 1.4 of the Affordable Housing Strategy to *Develop strategic principles for affordable housing.*
2. Consider and provide feedback on the proposed strategic principles presented in this report.
3. Receive a further report on the status of the implementation of the Action in Quarter 3 of 2026.

RESOLVED (By Consent)

That the Affordable Housing Taskforce:

1. Acknowledge the work required to implement Action 1.4 of the Affordable Housing Strategy to *Develop strategic principles for affordable housing.*
2. Consider and provide feedback on the proposed strategic principles presented in this report.

3. Receive a further report on the status of the implementation of the Action in Quarter 3 of 2026.

CARRIED

AH26.4 Outcomes - NSW Legislative Assembly Select Committee on Essential Worker Housing

HPERM Ref: D26/45152

Council staff provided a brief overview of the report, advising that it is presented for information only. Council previously made a submission to the Parliamentary Inquiry into Essential Worker Housing, and representatives of Council also appeared before the Inquiry. The report summarises the Inquiry’s key findings and the NSW Government’s response.

Council staff noted that the matters addressed in the report are largely within the NSW Government’s remit and are not directly influenced by Council. However, the report acknowledges the importance of addressing housing issues for essential workers. Members were referred to the Government’s commitments outlined in the report.

Discussion

Mr Graham Sweet expressed concern regarding the ability to staff the new Nowra Hospital due to housing availability, noting that the provision of housing for essential workers is critical to securing and retaining staff. Mr Sweet emphasised the need to progress “shovel-ready” housing initiatives without delay.

Council staff provided advice on the NSW Government’s proposals to support the hospital upgrade. This included the State-led rezoning of the Nowra Riverfront Precinct to deliver 900 new homes, including 120 affordable rental housing dwellings; and NSW Health’s \$21m investment into securing accommodation for workers (22) in Bomaderry and determining the most appropriate delivery model for further accommodation.

Mr Paul Mitchell referred to findings in the Inquiry report that major employment-generating projects are not consistently required to assess essential worker housing impacts. Mr Mitchell raised concerns that major infrastructure projects, such as the Milton–Ulladulla Bypass, may result in an influx of temporary workers competing for rental accommodation, potentially displacing vulnerable households. He suggested that Council advocate strongly to the NSW Government for tender and contracting requirements that mandate appropriate worker accommodation solutions.

The Chairperson noted previous examples where major construction projects accommodated workers through temporary or dedicated accommodation, such as leasing entire motels, and observed that similar approaches could be applied locally.

Council staff advised that Council consistently raises worker accommodation issues as part of its submissions and advocacy on major State-led projects. It was noted that Council has strongly advocated for the assessment of both short- and long-term accommodation impacts as part of State Government project approvals, including through environmental impact assessment processes. Council staff acknowledged that these issues are occurring across multiple regions and reiterated that Council’s role is primarily advocacy, as project delivery decisions sit with State Government.

Mr Paul Mitchell supported Council’s advocacy efforts and suggested that tender and contract specifications could also be used to secure local employment, vocational training outcomes and longer-term community benefits, including reuse of worker accommodation for affordable housing.

Mr Ron Silberberg commented that the Inquiry report and Government response placed significant emphasis on State Government subsidy, noting that the public sector is a major employer of essential workers. Mr Silberberg suggested that public sector agencies and unions could work more collaboratively to identify and address essential worker housing needs, including through the use of underutilised or surplus government land assets.

Recommendation (Item to be determined under delegated authority)

That the Taskforce accept this report for information.

RESOLVED (By consent)

That the Taskforce accept this report for information.

CARRIED

AH26.5 Update Report: Advocacy Efforts - Affordable Housing**HPERM Ref:**
D26/50310

Ms Rachel Foster – The Housing Trust representative congratulated the team involved in the Coomea Street, Bomaderry project, noting that it is not only a strong example for the Shoalhaven but also a leading example for the broader community housing sector.

The Chairperson noted the project as a positive outcome and observed that its delivery timeframe highlighted opportunities for improvement in future projects.

Council staff advised that discussions will be undertaken with project partners in the coming weeks to document lessons learned from the Coomea Street, Bomaderry project. It was noted that while some delays were unavoidable, others present opportunities for improvement. Council staff acknowledged the government's role as a project partner and advised that the experience has identified aspects of the process that could be approached differently in future projects. Emphasis was placed on capturing these learnings to support improved delivery timeframes and outcomes for similar initiatives moving forward.

Recommendation (Item to be determined under delegated authority)

That the Taskforce receives this report for information.

RESOLVED (By Consent)

That the Taskforce receives this report for information.

CARRIED

GENERAL BUSINESS

Council staff provided an update on:

- The NSW Office of Local Government's Guide to *Council-led Affordable Housing on Operational Land in NSW*.
- Business Illawarra's *Homes for Workers 2026* Advocacy Report.
- Answers to Peter Well's questions about the current audit of Council's landholdings, confirming they would be presented to the Taskforce at its June 2026 meeting.

There being no further business, the meeting concluded, the time being 5:53pm.

Mayor Patricia White
CHAIRPERSON

AH26.6 Urban Development Institute of Australia Research Findings: From Approvals to Apartments

HPERM Ref: D26/236918

Department: Strategic Planning

Approver: Emma Struys, Director - City Development

Purpose:

To allow representatives of the Urban Development Institute of Australia and the Astrolabe Group to share findings from their research report: *From Approvals to Apartments*.

Recommendation (Item to be determined under delegated authority)

That the Taskforce accept this report and the associated presentation for information.

Community Strategic Plan:

- 3 Resilient local economies and enabling infrastructure
 - 3.3 Housing for all

Delivery Program / Operational Plan:

- 3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

The Urban Development Institute of Australia collaborated with the Astrolabe Group to research the effectiveness of the NSW Government's range of policy mechanisms to improve housing affordability. These include the Housing Delivery Authority, the Housing State Environmental Planning Policy, and various incentives to deliver affordable housing. The findings report "From Approvals to Apartments" focuses on the Infill Affordable Housing Bonus Scheme, examining the gap between policy intent and delivery. A full copy of the report is available online: [From Approvals to Apartments](#)

Risk Implications

There are no immediate risk implications generated by this report.

Internal Consultations

No internal consultations were required or undertaken to prepare this report.

External Consultations

No external consultations were required or undertaken to prepare this report as the research was not conducted or commissioned by Council.

Community Consultations

No community consultations were required or undertaken to prepare this report as the research was not conducted or commissioned by Council.

Policy and Statutory Implications

There are no policy or statutory implications for Council related to this report. The findings may influence changes to the NSW Government's current policy initiatives to increase the supply of affordable housing. Updates on any policy changes will be presented to the Taskforce as they occur.

Financial Implications

There are no financial implications for Council related to this report.

AH26.7 Release of Homes for NSW Strategy 2025-2035

HPERM Ref: D26/245348

Department: Strategic Planning

Approver: Judy Clark, Section Manager - Strategic Planning

Purpose:

To provide information on the NSW Government's *Homes for NSW Strategy 2025-2035* that is focussed on improving the non-market housing and homelessness system in NSW.

The *Homes for NSW Strategy 2025-2035* was published on 22 October 2025. The Ministerial Media Release, summary document, and a copy of the Strategy are available online:

- [Ministerial Media Release](#)
- [Summary Document](#)
- [Homes for NSW Strategy 2025](#)

A presentation will be provided at the meeting by representatives of Homes NSW and will cover key points from the Strategy and potential outcomes for Shoalhaven.

Recommendation (Item to be determined under delegated authority)

That the Taskforce accept this report and the associated presentation for information.

Community Strategic Plan:

3 Resilient local economies and enabling infrastructure

3.3 Housing for all

Delivery Program / Operational Plan:

3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

The *Homes for NSW Strategy 2025-2035* provides the NSW Government's 10-year plan for the social housing and homelessness system to guide the delivery of new homes and fairer system for people to access housing. The Strategy sets a vision, priorities and outcomes to improve Homes NSW's customer service, build more and better homes, increase maintenance activities, and create a viable system based on safety, collaboration, and coordinated responses. The Strategy also sets targets to monitor the implementation of the Strategy.

In terms of housing provision, the Strategy proposes to use the \$6.6 billion *Building Homes for NSW* program announced in the 2024/25 NSW Budget to deliver:

- 8,400 new social homes by 2031 for people in need.
- 1,200 affordable homes by 2031
- 33,500 upgraded public and Aboriginal homes.

Council provided feedback on the Discussion Paper that was exhibited during December 2024 to January 2025 as part of the preparation of the Strategy. The submission provided feedback on a range of matters including the guiding principles and priorities for a Strategy, challenges and opportunities, and potential targets.

Risk Implications

There are no immediate risk implications generated by this report.

Internal Consultations

No internal consultations were required or undertaken to prepare this report.

External Consultations

No external consultations were required or undertaken to prepare this report as the *Homes for NSW Strategy 2025-2035* is not a Council document.

Community Consultations

No community consultations were required or undertaken to prepare this report. The *Homes for NSW Strategy 2025-2035* is not a Council document.

Homes NSW released a Discussion Paper for consideration during December 2024 and January 2025. The [‘what we heard’](#) document that is available on the Strategy website provides an overview of the feedback provided on the Discussion Paper.

Policy and Statutory Implications

There are no policy or statutory implications for Council related to this report, but these could emerge as work on the Strategy outcomes commences/progresses.

Financial Implications

There are no direct financial implications for Council at this point related to this report.

AH26.8 Implementing Action 1.5 of Affordable Housing Strategy - Development Application Concierge Service

HPERM Ref: D26/219552

Department: Strategic Planning
Approver: Emma Struys, Director - City Development

Purpose:

To provide an update on implementation of Action 1.5 of Council's Affordable Housing Strategy which recommends the introduction of a dwelling assessment support service for affordable and high-density residential development applications. This report also seeks the Taskforce's feedback on potential industry requirements of the proposed service.

Recommendation (Item to be determined under delegated authority)

That the Affordable Housing Taskforce:

1. Accept this report for information, and
2. Provide industry and practitioner feedback on the requirements of the proposed Dwelling Assessment Support Service.

Community Strategic Plan:

- 3 Resilient local economies and enabling infrastructure
 - 3.3 Housing for all

Delivery Program / Operational Plan:

- 3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

Action 1.5 of Council's Affordable Housing Strategy recommends the provision of a dwelling assessment support service for applications seeking Council's development consent for affordable and high-density residential outcomes. The overarching aim of the recommended service is to reduce the development risk and determination timeframes incurred by Community Housing Providers and developers.

Council has identified the need to balance a thorough application assessment and determination process to ensure good planning outcomes with the demand for efficient and timely development. Council has the policy and regulatory role to ensure development contributes and reflects the needs of Shoalhaven's communities. The development industry has stated multiple times of its preference for efficient and timely decisions to improve certainty, reduce risk, and reduce costs (holding costs, interest on loans etc.).

The Strategy identified possible initiatives to increase assessment efficiency, including:

- Hiring additional development assessment planners.

- Providing examples of acceptable variations to various development standards and controls (often referred to Clause 4.6 variations in reference to the City-wide Local Environmental Plan).
- Designating specific officers or teams to assess applications for affordable housing and high-density residential development.
- Confirming locations where high-density development is supported by current land use planning strategies.

Council has commenced work on its Advanced Development Assessment Project aimed to shape the development assessment process to improve outcomes for all users. The work has the support of the NSW Department of Planning, Housing, and Infrastructure and Council is collaborating with Newcastle City Council, which already operates an *Accelerated Development Application* initiative.

The aim of Newcastle City Council's initiative and Council's project is to fast-track the determination of well-prepared development proposals through several possible pathways including the use of authorised consultants or accelerated pre-lodgement processes. Newcastle City Council is achieving determination timeframes of between 5-25 days. Further information on Newcastle City Council's initiative is available online ([link](#)).

Council's project could result in the faster determination of simpler, low risk applications which would, in turn, free up planners to focus on more complex development proposals. It may also include more direct support for affordable housing and high-density residential development proposals. Members of the Taskforce, especially Community Housing Providers and Development Industry Peak Bodies, have a unique opportunity to provide feedback on their needs and requirements of the development assessment process to inform Council's project.

Council's creation of its Accelerated Development Application pathway is programmed for a 12-month period. Further updates on this work will be provided at future Taskforce meetings.

Risk Implications

There are no immediate risk implications generated by this report.

Internal Consultations

Several teams within Council will collaborate on the Advanced Development Assessment Project.

External Consultations

The Advanced Development Assessment Project is being delivered in collaboration with the NSW Department of Planning, Housing, and Infrastructure and Newcastle City Council.

Community Consultations

No community consultations were required or undertaken to prepare this report.

Policy and Statutory Implications

There are no policy or statutory implications for Council related to this report.

Financial Implications

There are financial implications related to this report, but funding and resourcing decisions form part of the Advanced Development Assessment Project.

AH26.9 Stage One Preliminary Outcomes - Action 1.1 - Audit of Council-owned Land

HPERM Ref: D26/234071

Department: Strategic Planning

Approver: Emma Struys, Director - City Development

Attachments: 1. Site Criteria - Audit of Council Owned Land [↓](#)

Purpose:

The purpose of this report is to update the Taskforce on the preliminary outcomes of Action 1.1 – Audit of Council-owned Land.

Recommendation (Item to be determined under delegated authority)

That the Taskforce:

1. Receives this report for information.
2. Note that further work (Stage 2) is needed to complete the Audit and will focus on:
 - a. Further review of potential sites identified in Stage One following the progression and/or outcomes of Council's other strategic property projects, including:
 - i. The update of the Shoalhaven Community Infrastructure Strategic Plan.
 - ii. Council's Property Sales Program.
 - b. Closer examination of the history and constraints of potential sites.
 - c. Identifying and engaging with relevant stakeholders for potential sites.
 - d. Review of other appropriately located Council-owned land that was initially excluded from Stage One due to unsuitable zoning.
 - e. Consideration of opportunities for other community uses on Council-owned land.
3. Receive a further update on the status and/or outcomes of Stage Two by the end of 2026.

Community Strategic Plan:

- 3 Resilient local economies and enabling infrastructure
 - 3.3 Housing for all

Delivery Program / Operational Plan:

- 3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

Action 1.1 of the Strategy requires Council to complete a desktop audit of Council-owned land to identify opportunities for future affordable housing utilisation. The aim is to find opportunities to replicate the collaboration project with Southern Cross Housing at Coomea

Street, Bomaderry, which recently delivered 39 social and affordable housing dwellings in a multi-unit complex ([link to project](#)).

The Taskforce resolved to prioritise this Action at its inaugural meeting in September 2025 and feedback from the Taskforce was used to inform a set of selection criteria. A copy of the criteria is provided as **Attachment 1** for reference.

Audit Methodology

The criteria were used to create a long list of sites:

- Zoned to permit residential development under current planning controls.
- Within 1200m of larger centres (Nowra, Bomaderry and Ulladulla) and 800m of smaller towns/localities.
- Of an appropriate size to accommodate development.
- Connected (or able to be connected) to essential infrastructure, incl. roads, water and sewer.

Land that was mapped as potentially contaminated or with a slope greater than 20% was expressly excluded, noting the inherent challenges and additional costs that would come with developing these sites.

Land that was zoned for non-residential uses was also excluded from the initial search (for example, Public Recreation, Special Uses, and Employment Land), as these sites would require rezoning and consequently could not be considered Tier 1 priority sites. However, these land zones can be considered in Stage Two of the Audit, particularly as the Community Infrastructure Strategic Plan (CISP) Review is finalised, and its recommendations confirmed, towards the end of the year.

Outcomes

A total of **158** individual lots were identified that met the initial site criteria. A desktop assessment was then undertaken to categorise each lot against the criteria. Many of the 158 individual lot were adjoining, collectively forming a larger site (for example, recreation areas, car parks, and the like). In these instances, the lots were assessed and categorised as a single site.

In total:

- **8 sites** were categorised as **Tier 1**
- **40 sites** were categorised as **Tier 2**
- **67 sites** were categorised as **Tier 3**

These categorisations may change over the coming months as Council continues to review the feedback on the recently exhibited CISP, and as the Property Sales Program (PSP) team implement recent decisions of the elected Council. Both projects are running concurrently with the Audit and are being managed by different teams within Council. Strategic Planning will continue to collaborate with these teams as each project progresses to achieve organisational alignment wherever possible.

Site Summary

Tier 1 Sites: Sites were categorised as Tier 1 where it was demonstrated that:

- Current zoning and site dimensions allowed for residential development outcomes.
- There were no active leases or licences over the site.
- Sites were potentially surplus to Council's requirements and/or did not require reclassification.

- Sites were well-located in existing towns/centres with access to essential infrastructure and services.
- There were no (or minimal) environmental constraints affecting the site.
- There were opportunities to provide appropriately located housing for key workers in the area.

The Tier 1 sites will be presented for information in confidence during the Taskforce meeting. These sites are not presented in the report at this point as, at the time of writing, internal consultation is still occurring, and further research needs to be undertaken on the suitability of the sites before broader external and community consultation can occur.

Tier 2 Sites: Sites were categorised as Tier 2 where they did not meet Tier 1 criteria, but may be:

- Zoned appropriately but require reclassification before they can be considered for development.
- Currently leased or licenced or is being actively used for community purposes (e.g. community halls, public administration, public recreation, and the like).
- Subject to known environmental constraints that may impact development feasibility (e.g. flood or bushfire liability, or potential biodiversity impacts).
- Used for operational purposes and contain Council infrastructure to support this use.
- Dedicated to Council as a public reserve through a previous subdivision.
- In need of infrastructure upgrades to accommodate development of the site.

Many of the Tier 2 sites will be considered as work on the CISP and PSP progresses. There may be opportunities for some of these sites to be recategorised and/or reconsidered. Further updates on Tier 2 sites will be provided, as needed, as part of Stage Two of the Audit.

Tier 3 Sites: Approximately 60% of sites were classified as Tier 3. These sites are more challenging and are affected by matters that cannot be resolved or will be difficult to overcome to achieve any meaningful affordable housing development outcomes. Tier 3 sites may be:

- Subject to planning restrictions prohibiting residential development outcomes (for example, zoning, land classification, restrictions on title, and the like).
- Irregularly shaped and not able to physically accommodate meaningful development outcomes.
- Subject to known environmental constraints significantly impacting development feasibility and/or could not be resolved through building design (e.g. significantly flood liable or water-logged land, high bushfire affectation, acid sulphate soils, biodiversity impacts).
- Used for operational purposes and contain substantial Council infrastructure to support this use (e.g. large centrally located car parks, significant sewer infrastructure, recently upgraded public infrastructure and buildings, and the like).
- Located in isolated settlements with no easy access to services for everyday needs.
- In need of significant infrastructure upgrades to accommodate development.

Given these constraints, it is not proposed to reconsider any of the Tier 3 sites in Stage Two of the Audit.

Next Steps

Further work is required to accurately determine the suitability of identified Tier 1 and 2 sites. This will include consultation with Council's CISP and PSP teams to ensure alignment with their work, along with other teams in Council responsible for asset and infrastructure management.

Additional sites not currently zoned for residential development (for example, sites that are zoned for public recreation) will also be reviewed using the same methodology as Stage One. These sites will then be cross-referenced against the CISP and PSP to identify potential divestment opportunities and alignment with the Audit outcomes.

Given the timing of Council's current programmed work across the organisation, it is anticipated that outcomes of Stage Two of the Audit may be known towards the end of the year. A further update will be provided to the Taskforce by the end of 2026.

Risk Implications

There are no risks generated by this report.

Internal Consultations

Internal consultation will continue, as required, as the land Audit progresses. This will include collaboration with Council's Community Infrastructure Planning and Strategic Property teams to identify opportunities to align (or any conflicts) between the Audit and their work.

External Consultations

External consultation on identified sites has not been undertaken thus far; however, will occur at the appropriate time in the future in accordance with the Audit criteria and the requirements of the *Local Government (LG) Act*. Members of the Taskforce helped settle the criteria guiding the Audit.

Community Consultations

Community consultation has not been undertaken thus far; however, will occur at the appropriate time in the future in accordance with the requirements of the *LG Act*.

Policy and Statutory Implications

There are no policy or statutory implications directly related to this report.

Financial Implications

There are no direct financial implications related to this report. Financial implications related to the land Audit and any subsequent actions will be a future consideration for the Council.

Criteria for Audit of Council-owned Land for Affordable Housing Utilisation

Mandatory Criteria

- **Appropriate zoning and/or rezoning and approval pathways** (zoning and controls, including land classification, support housing at a feasible scale).
- **Constraints are known and manageable** (flood, bushfire, biodiversity, heritage, contamination, easements/title).
- **Services are available and affordable to connect** (water, sewer, power, stormwater, road access).
- **The site is practical to build on** (size, shape, slope, safe access, room for construction and accessible design).

Prioritising Potential Sites

Tier	Requirement
1 Ready to go - Highest Priority Sites likely to progress fastest and with least risk.	<ul style="list-style-type: none"> • In or near an established centre with strong access to everyday services. • Zones and planning controls support housing now (no rezoning or land reclassification needed). • No/low risks in relation to constraints (or known and manageable risks). • Existing infrastructure servicing to (or close to) the property boundary (including stormwater solutions and the ability to obtain drainage easements if required). • Appropriate size and shape for an efficient design and meaningful yield.
2: Feasible with some work – Medium-Term Delivery Sites which meet the aims of the audit but need more scoping or work to prepare.	<ul style="list-style-type: none"> • Generally well-located (even if not centrally located), with decent access to services. • Some constraints which can be resolved through design and approvals. • Moderate infrastructure upgrades may be needed (e.g. stormwater, sewer extension, road upgrades). • Requires planning processes (for example rezoning or reclassification) and greater community engagement (for example, if property has existing community uses) and more detailed design considerations.
3: Longer lead time due to potential risks - Lower Priority (but not excluded) Sites that may still be possible but need careful upfront assessment.	<ul style="list-style-type: none"> • High flood/bushfire risk or coastal hazard exposure that impacts design and cost. • Not serviced (or expensive to service). • Steep or difficult access, difficult to build, easement issues. • Rezoning or reclassification required with uncertain timing and outcome. • Likely contamination or other high-cost constraints.

Criteria for Audit of Council-owned Land for Affordable Housing Utilisation

Ranking Potential Sites - Other Considerations

- **Current or Proposed Use** (sites containing existing development, classified as operational land, restricted by easements or covenants, or required for future infrastructure projects).
- **Opportunities for diverse housing and tenure across site** (sites which can accommodate a mix of dwelling types or phased development to add additional units over time).
- **Existing demographic, socioeconomic, and built form composition** (localities which offer a range of housing types or which may benefit from more diverse housing options for very low-, low- and moderate-income households).
- **Public transport routes and networks** (localities that are serviced by rail or bus networks).
- **Walkability** (suburbs and neighbourhoods with good pedestrian connectivity for day-to-day needs).
- **Neighbourhood vacancy rates** (localities with lower vacancy - or “unoccupied dwelling” - rates to help foster a sense of community).
- **Opportunities for site amalgamation** (if individual site development or feasibility is limited).

Data Sources

The following data sources (at a minimum) will be used to inform the Audit:

- Council’s internal mapping database (GIS).
- Shoalhaven Housing Monitor: [Shoalhaven City Council | housing monitor](#).
- Shoalhaven Social Atlas: [Social atlas | Shoalhaven City | atlas.id](#).
- Shoalhaven Community Profile: [Home | Shoalhaven City Council | Community profile](#).
- Shoalhaven Population Forecast: [Home | Shoalhaven City Council | Population forecast](#).

Internal consultation will also occur to ensure the Audit aligns with Council’s other projects and functions concerned with the management of Council’s landholdings, including the Property Sales Program and update of the Community Infrastructure Strategic Plan.

Staff will consult with Shoalhaven Water to identify any sewer and water servicing constraints. Staff will also liaise with other State Government Agencies, including:

- Homes NSW
- NSW Government Land Audit Team
- Transport for NSW – to determine public transport networks and future infrastructure upgrades.

AH26.10 Update Report: Advocacy Efforts - Affordable Housing

HPERM Ref: D26/238417

Department: Strategic Planning
Approver: Emma Struys, Director - City Development

Attachments: 1. Attachment 1 - Summary of Housing Affordability Advocacy Activities and Projects [↓](#)

Purpose:

The purpose of this report is to provide an update to the Taskforce on Council’s advocacy activities relating to affordable housing.

Recommendation (Item to be determined under delegated authority)

That the Taskforce receives this report for information.

Community Strategic Plan:

- 3 Resilient local economies and enabling infrastructure
 - 3.3 Housing for all

Delivery Program / Operational Plan:

- 3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

Action 1.7 of the Shoalhaven Affordable Housing Strategy requires Council to advocate with the NSW and Federal Governments on affordable housing issues. This report outlines Council’s recent advocacy efforts and identifies opportunities for further or ongoing work.

Since the adoption of the Strategy, Council has been working consistently with various Government Agencies and other stakeholders on a range of affordable housing issues. As its meeting of 8 December 2024, the Taskforce supported the suggestion to receive updates on these advocacy activities via a brief report to be presented at its future meetings.

The following updates have been added to the attached advocacy summary table:

Table 1:

- Item 4: Submission to NSW Government’s Legislative Assembly Select Committee on Essential Worker Housing – A report was provided to the Taskforce in March 2026.
- Item 9: Nowra Precinct Renewal Strategy and Delivery Plan – Councils Land Use Planning and Development Advisory Committee recommended that Council presents the Nowra Precinct Renewal Strategy to three (3) Local Members of Parliament when appropriate and request funding assistance.

Table 2:

AH26.10

- Item 1: 44-52 Coomea Street, Bomaderry – The 39-unit complex opened in February 2026 and provides housing for 60 people.
- Item 2: Corner of Beinda Street and Bolong Road, Bomaderry – Landcom’s project website indicates construction is expected to be completed in late 2026. Structural works on both buildings are progressing to prepare for the external façade and internal fit outs.
- Item 5: Nowra Riverfront Rezoning Proposal – The anticipated new planning controls will be finalised mid-2026.
- Item 6: 7 Meroo Street, Bomaderry – An approved development application of the construction of a co-living housing development is currently under construction.
- Item 7: Nowra Precinct Renewal Strategy and Delivery Plan – This was completed in May 2026, noted that, subject to funding and commitment, the next stages will include investigations into precinct growth and planning control amendments.

Attachment 1 summarises Council’s advocacy activities (undertaken or underway), in relation to housing affordability and supply more broadly (Table 1) and identifies recent outcomes/successes in affordable housing delivery for Shoalhaven (Table 2). This attachment will be updated as required and presented to each Taskforce meeting.

Risk Implications

There are not known risk implications associated with this report.

Internal Consultations

No internal consultation has been undertaken or is required in this regard.

External Consultations

No external consultations have been undertaken or is required for this report. Any future advocacy activities requiring external consultation will be reported to the Taskforce as needed.

Community Consultations

No community consultation has been undertaken or is required for this report.

Policy and Statutory Implications

There are no policy or statutory implications arising directly from this report. However, current and future advocacy activities may result in potential amendments to local and state policies and legislation. Any updates in this regard will be reported to the Taskforce as needed.

Financial Implications

There are no financial implications arising directly from this report. All current advocacy activities are being managed within the Strategic Planning team as part of the implementation of the Affordable Housing Strategy. Any future financial implications arising from advocacy activities will be reported to the Taskforce as needed.

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

Table 1: Summary of Advocacy Activities

Advocacy Activity		Status/Comment	Outcome(s) & Timeframe
1	Promoting the use of Transport for NSW’s surplus land at Bomaderry Railway Station for an affordable housing development.	The site is well-located in Bomaderry Town Centre next to the train station and relatively close to the Shoalhaven Hospital, making it uniquely and ideally positioned to support and provide well-located affordable housing to meet the needs of our community, including essential workers. Council has been advocating with Transport for NSW since 2023, and consistently throughout 2025, to encourage the Agency to consider its potential use for an affordable housing development.	The Agency has yet to determine future outcomes for the Site. Advocacy continues.
2	Monitoring the NSW Government’s (Department of Planning Housing and Infrastructure) preparation of a proposed guidance framework for the preparation of Affordable Housing Contributions Schemes.	Council has corresponded with the Department’s Housing Policy Team throughout 2025. The recently exhibited Draft Sydney Plan includes a draft Action for the NSW Government to deliver an <i>Affordable Housing Contribution Scheme</i> toolkit to support Councils to prepare schemes. The Draft Plan also includes an action for councils to prepare and adopt a scheme. While the Draft Plan <u>does not</u> apply to Shoalhaven, a similar Action is anticipated in the updated Illawarra Shoalhaven Region Plan, which is currently scheduled for consultation in 2026 .	Awaiting guidance from DPHI. The Taskforce will be updated on the release of the draft Regional Plan and affordable housing actions and initiatives.
3	Submission: NSW Government’s (Department of Planning Housing and Infrastructure) Discussion Paper – <i>A New Approach to Strategic Planning</i> .	Council’s submission provides recommendations on a range of matters relating to housing, including: <ul style="list-style-type: none"> • Delivery of a policy and guidance framework to enable and support councils to prepare Affordable Housing Contribution Schemes. 	The Department’s consultation concluded on 27 February 2026. Outcomes of this consultation will be published on the NSW Planning Portal at: A New Approach to Strategic Planning: Discussion

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

		<ul style="list-style-type: none"> Supporting Council’s planning of residential growth areas with enabling infrastructure, through: <ul style="list-style-type: none"> The direct delivery and funding of infrastructure. An effective and sustainable local infrastructure development contributions framework. Assisting Council with preparing an evidence base to understand and respond to the community’s housing needs. Measuring and tracking “housing affordability” to monitor the success of its proposed policy framework for housing. 	Paper Planning Portal - Department of Planning and Environment
4	Submission: NSW Government’s Legislative Assembly Select Committee on Essential Worker Housing.	Council made a submission to the Inquiry in September 2024 and appeared before the Committee at the Public Hearing in December 2024. Council’s submission can be viewed online at: Submission 28 - Shoalhaven City Council.pdf . The Committee released the Options for Essential Worker Housing Report in June 2025. The NSW Government Response Report was published on 12 January 2026.	A report on this matter was provided to the Taskforce in March 2026.
5	Submission: NSW Government’s (Department of Planning Housing and Infrastructure) proposed policy reform for Caravan Parks, Manufactured Home Estates, and Moveable Dwellings.	Council made a submission on Phase 1 of the review in January 2024. The Department’s website provides an indicative timeframe for exhibition of a Discussion Paper for Phase 2 to occur in 2024: Caravan parks, manufactured home estates and moveable dwellings Planning . This is yet to occur.	Awaiting further advice from the Department.
6	Submission: NSW Government’s (Department of Planning Housing and Infrastructure) review of short-	Council made a submission in February 2024. The Planning Portal indicates the Department is considering the submissions received and are investigating options to help	Awaiting further advice from the Department.

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

	term rental accommodation policy framework.	unlock housing supply and improve housing affordability: Discussion paper on short and long-term rental accommodation Planning Portal - Department of Planning and Environment . The Department has not yet published its policy response.	
7	Submission: NSW Government’s proposed policy framework for “Meanwhile Use”.	“Meanwhile Use” describes the temporary use of vacant homes or buildings before they are sold, redeveloped or brought back into permanent use. Council made a submission in 2022, building on its 2021 submission to the NSW Government’s Committee on Community Services Inquiry looking at options to improve access to existing and alternate accommodation to address the social housing shortage (link to submission).	Amendments to the NSW Housing SEPP were made in December 2024. These changes simplified the process for Homes NSW and Community housing Providers to temporarily (5-years) repurpose vacant properties such as buildings formerly used for motels, hospitals, accommodation ancillary to places of public worship and education facilities for temporary housing.
8	Membership and participation in the NSW Government’s Illawarra-Shoalhaven Affordable Housing Roundtable	The Roundtable was established through an Action in the Illawarra-Shoalhaven Regional Plan 2041 . Its purpose was to bring together Councils, community housing providers, the NSW Government, and the housing development industry to collaborate, build knowledge, and identify barriers to increase the supply of affordable housing. While meetings were regularly held from late 2021, the Roundtable has not met since 2024.	No future meetings of the roundtable are proposed by the Department.
9	Nowra Precinct Renewal Strategy and Delivery Plan	At Council’s Land Use Planning and Development Advisory Committee 14 April 2026 meeting, the Committee recommended (LU26.1) Council presents the Nowra Precinct	Following the recent finalisation of the Nowra Precinct Renewal Strategy and Delivery Plan, a

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

		<p>Renewal Strategy to the three (3) Local Members of Parliament when appropriate and request their assistance in securing funding to support its implementation.</p>	<p>suitable time will be sought to brief the three Local MPs on the Strategy and Delivery Plan, and seek their assistance in securing funds to support its implementation.</p>
<p>Copies of Council’s submissions can be provided to Taskforce members on request. Please note that as these submissions have already been made, amendments are not possible.</p>			

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

Table 2: Successes in securing affordable housing development outcomes.

Site/Project	Status/Comment	Timeframe
<p>1 44-52 Coomea Street, Bomaderry 39-unit affordable housing development comprising 1-, 2-, and 3-bedroom units. Homes delivered as a mix of 25 social housing and 14 affordable rental housing units.</p>	<p>The development delivers much-needed homes for people in need of affordable housing and was delivered by Southern Cross Housing in partnership with the NSW Government and Council.</p>	<p>The 39-unit complex was opened in February 2026, providing 60-people with safe, accessible, and secure homes.</p>
<p>2 Cnr Beinda Street and Bolong Road, Bomaderry Landcom development delivering 60 build-to-rent apartments with a minimum of 20% to be affordable rental housing for households on very low-, low-, and moderate-incomes.</p>	<p>The project has commenced with construction work starting in March 2025. At the time of writing, foundation works were nearing completion. An update on this project will be provided to the Taskforce at a future meeting.</p>	<p>Landcom’s project website indicates construction will be completed in late 2026. The structural concrete works on both buildings are nearly finished and structural steel and external faade works will soon start. Internal fit-out works to install services and finishes will begin once the building façade is finished.</p>
<p>3 West Culburra Mixed-Use Development – Sealark Pty Ltd Affordable Housing outcomes secured via consent conditions.</p>	<p>Concept approval issued by the NSW Land & Environment Court in December 2021. The development consent conditions require the preparation of an Affordable Housing Strategy by Sealark to ensure the development can “accommodate a balance of affordable housing”.</p> <p>Sealark’s Affordable Housing Strategy was completed in November 2023 and promises dedication of land</p>	<p>Timing of construction is developer-dependent; however, consent conditions are being secured, and applications are currently under assessment for the delivery of essential infrastructure.</p>

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

		<p>“sufficient for the construction of a minimum of 40 dwellings for affordable rental housing in perpetuity”.</p> <p>Legal mechanisms will be implemented to ensure the identified land is secured for affordable housing, in accordance with consent conditions and Sealark’s Strategy.</p>	
4	<p>131 St Vincent Street, Ulladulla</p> <p>Affordable Housing requirements embedded within Council’s Local Environmental Plan (LEP) 2014.</p>	<p>Site rezoned in August 2025 to enable a mixed-use development across the site. A local clause embedded in the LEP requires future residential development to incorporate 50 dwellings, or 27% of the total dwellings in the development, to be used for affordable housing for at least 15 years from the date of completion.</p>	<p>The site was advertised for sale in late 2025; however, the listing is no longer visible online. Timing of development outcomes is currently unknown.</p>
5	<p>Nowra Riverfront Rezoning Proposal</p> <p>Homes NSW is leading a rezoning proposal for the Mandalay Sub-Precinct, on 2.7 hectares of adjacent riverfront land. The proposal intends to unlock approximately 530 new homes, including approximately 100 social and affordable homes.</p>	<p>The NSW Government is leading this project as part of the broader Nowra Riverfront revitalisation project. The overall Riverfront redevelopment includes:</p> <ul style="list-style-type: none"> • Mandalay Sub-precinct, with the potential for 530 new homes. • Nowra Riverfront Precinct rezoning, allowing for up to 377 new homes. <p>Further information is available in DPHI’s Fact Sheet and on the dedicated project webpages at:</p> <ul style="list-style-type: none"> • Mandalay Sub-precinct Planning Portal - Department of Planning and Environment • Nowra Riverfront Precinct Planning Portal - Department of Planning and Environment 	<p>NSW Government-led public exhibition concluded on 17 December 2025. DPHI are now reviewing submissions received during the public exhibition period for both precincts. DPHI will respond to feedback before a final proposal is progressed to the Minister for Planning and Public Spaces for consideration and determination.</p> <p>It’s anticipated new planning controls will be finalised by mid-June 2026.</p>

Attachment – Summary of Housing Affordability Advocacy Activities and Projects

6	<p>7 Meroo Street, Bomaderry</p> <p>Construction of a co-living housing development in accordance with State Environmental Planning Policy (Housing) 2021</p>	<p>The development was approved by Council 26 September 2024 to deliver 12 self-contained dwellings, where each will have a private kitchen, laundry and bathroom facilities, as well as the use and minor fit out of the existing church building to operate as a communal living room and managers office.</p>	<p>The development is currently under construction. Timing of completion of the development is unknown.</p>
7	<p>Nowra Precinct Renewal Strategy & Delivery Plan</p> <p>Collaborative project between Council, Homes NSW, and Southern Cross Housing, funded by NSW Government’s Regional housing Strategic Planning Fund (Round 3) to help guide development and investment in the NSW Government’s housing portfolio in the Nowra Precinct.</p>	<p>Homes NSW own approximately 500 residential properties of various ages across an area in the eastern part of Nowra. The majority of which are managed on their behalf by Southern Cross Housing.</p> <p>The Strategy and Delivery Plan will inform future planning and development control and investment and redevelopment decisions of these properties to facilitate new and renewed government, community and private housing stock.</p> <p>The Precinct long-term masterplan envisages the total number of dwellings to increase by 1,201 dwellings in the Precinct, including, social, affordable and private dwellings.</p>	<p>The Renewal Strategy and Delivery Plan were completed in May 2026.</p> <p>Subject to funding and commitment, next steps will include investigations to understanding works to support the Precinct growth (sewer, water and road network capacity), as well as amendments to planning controls to enable envisaged long-term development.</p>