



SOUTHERN CROSS  
HOUSING

# Affordable Housing Project

Coomea Street, Bomaderry

Administered by a collaborative steering group between Southern Cross Housing,  
Shoalhaven City Council, and NSW Department of Communities & Justice

building

real

community

futures

## DRAWING SCHEDULE

COMMUNITY CONSULTATION  
ARCHITECTURAL DRAWINGS 21-0012

- S4/08 ARTIST IMPRESSION
- S4/0 COVER COMMUNITY CONSULTATION
- S4/01 SITE CONTEXT ANALYSIS
- S4/02 SITE ANALYSIS
- S4/03 PROJECT HISTORY
- S4/04 DESIGN PRINCIPLES
- S4/05 SITE PLAN
- S4/06 STREET ELEVATION + SECTION (FRONT TO BACK)
- S4/07 ARTIST IMPRESSION
- S4/09 LANDSCAPE PART PLAN - COS 2
- S4/10 INDICATIVE PLANTING SCHEDULE & PLANTING PALETTE



SITE LOCATION MAP  
(Image obtained from google earth. Not to scale)

Providing much needed Affordable Housing in the Shoalhaven. At the same time providing job opportunities and helping to revitalize the Bomaderry town centre.

Proposed Affordable Housing  
Development

for Southern Cross Housing

at 44-52 Coomea Street,  
Bomaderry



Edmiston  
Jones

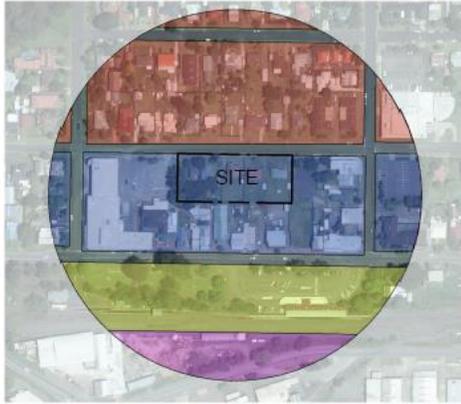
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# Contextual design principles with careful considerations to urban and natural environment



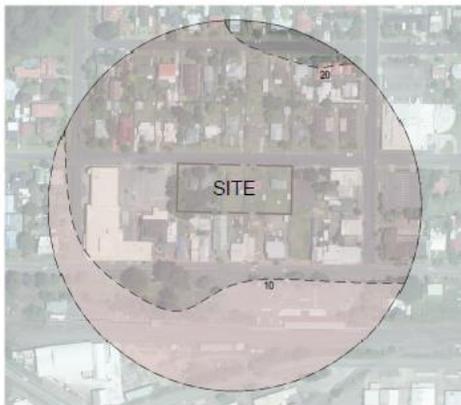
- R3 - MEDIUM DENSITY RESIDENTIAL
- B4 - MIXED USE
- SP2 - INFRASTRUCTURE
- GENERAL INDUSTRIAL

LAND ZONING



- PEDESTRIAN
- TRAIN
- MEROO STREET
- COOMEA STREET

OPEN SPACES / MOVEMENT



- 10m AHD
- 20m AHD
- 30m AHD

CONTOURS



- BOMADERY PLAZA
- BOMADERY TRAIN STATION
- VARIOUS COMMERCIAL STORES
- BOMADERY RSL
- WARATAH MEMORIAL PARK
- WALSH MEMORIAL PARK
- HERITAGE SITE

KEY SITES / HERITAGE

Deliver an 'exemplar' affordable housing project focusing on design, construction, performance and functional innovation to create new homes.

The development will contribute positively to the streetscape and neighbourhood as well as recognise needs for amenity, security, privacy and safety.

Proposed Affordable Housing Development for Southern Cross Housing at 44-52 Coomea Street, Bomaderry

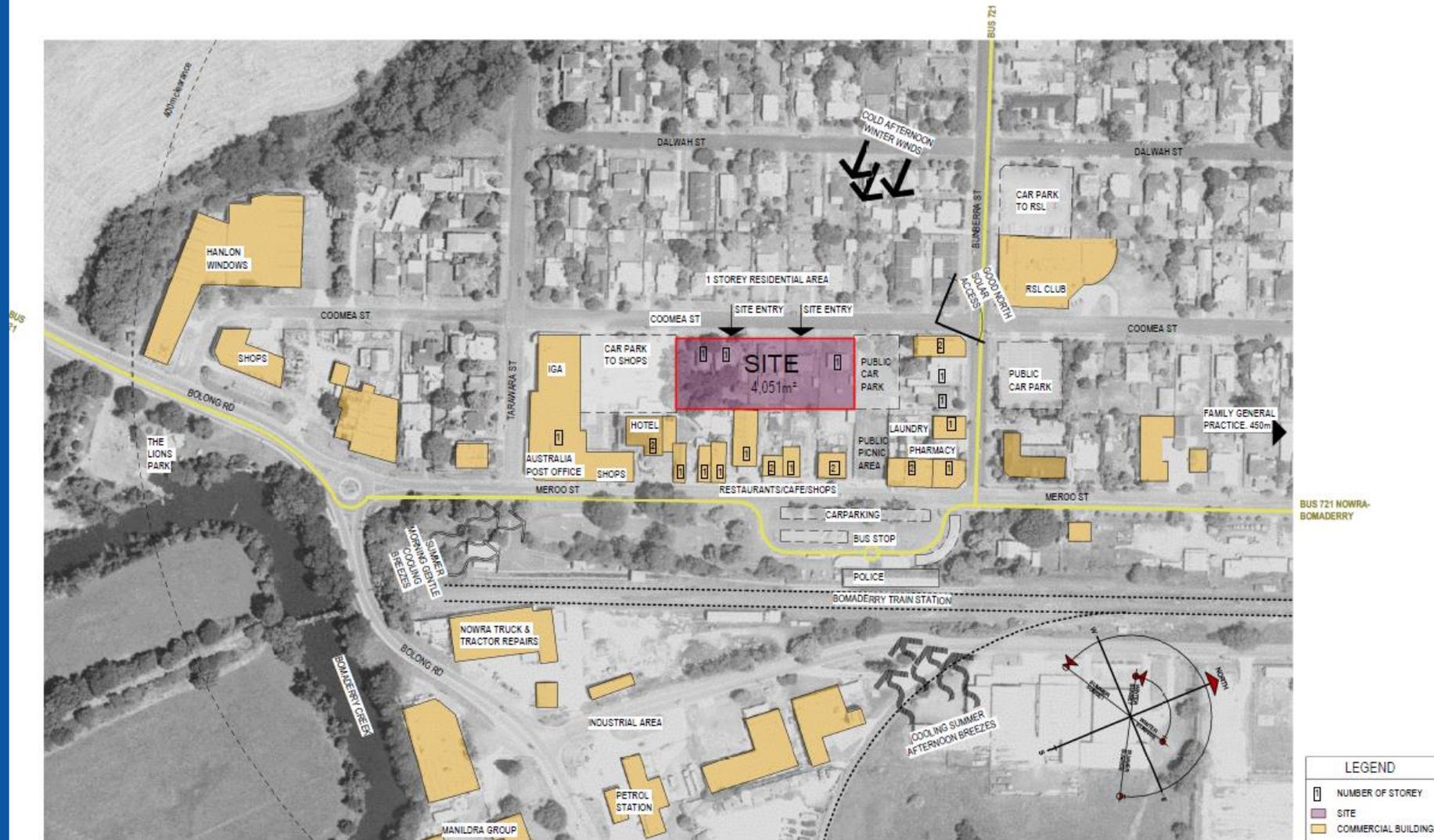


REV	DESCRIPTION	DATE
1	ISSUE FOR TENDERS	21/09/21
2	FOR REVISION	20/09/21
3	COMMUNITY CONSULTATION	11/09/21

DRAWING TITLE
SITE CONTEXT ANALYSIS

PROJECT # 21-0012	SCALE: 1:3500 @ A3
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DRAWING NO. S4/01	REVISION B

The Shoalhaven Affordable Housing Strategy recognised that this site is extremely well located within close proximity to transport, shops, medical services, and educational facilities.



Proposed Affordable Housing Development for Southern Cross Housing at 44-52 Coomea Street, Bomaderry



REV	DESCRIPTION	DATE	DRAWING TITLE
1	SCALE FOR PRELIMINARY REVIEW	31/03/21	SITE ANALYSIS
2	SCALE FOR CLIENT	29/07/21	
3	COMMUNITY CONSULTATION	11/09/21	

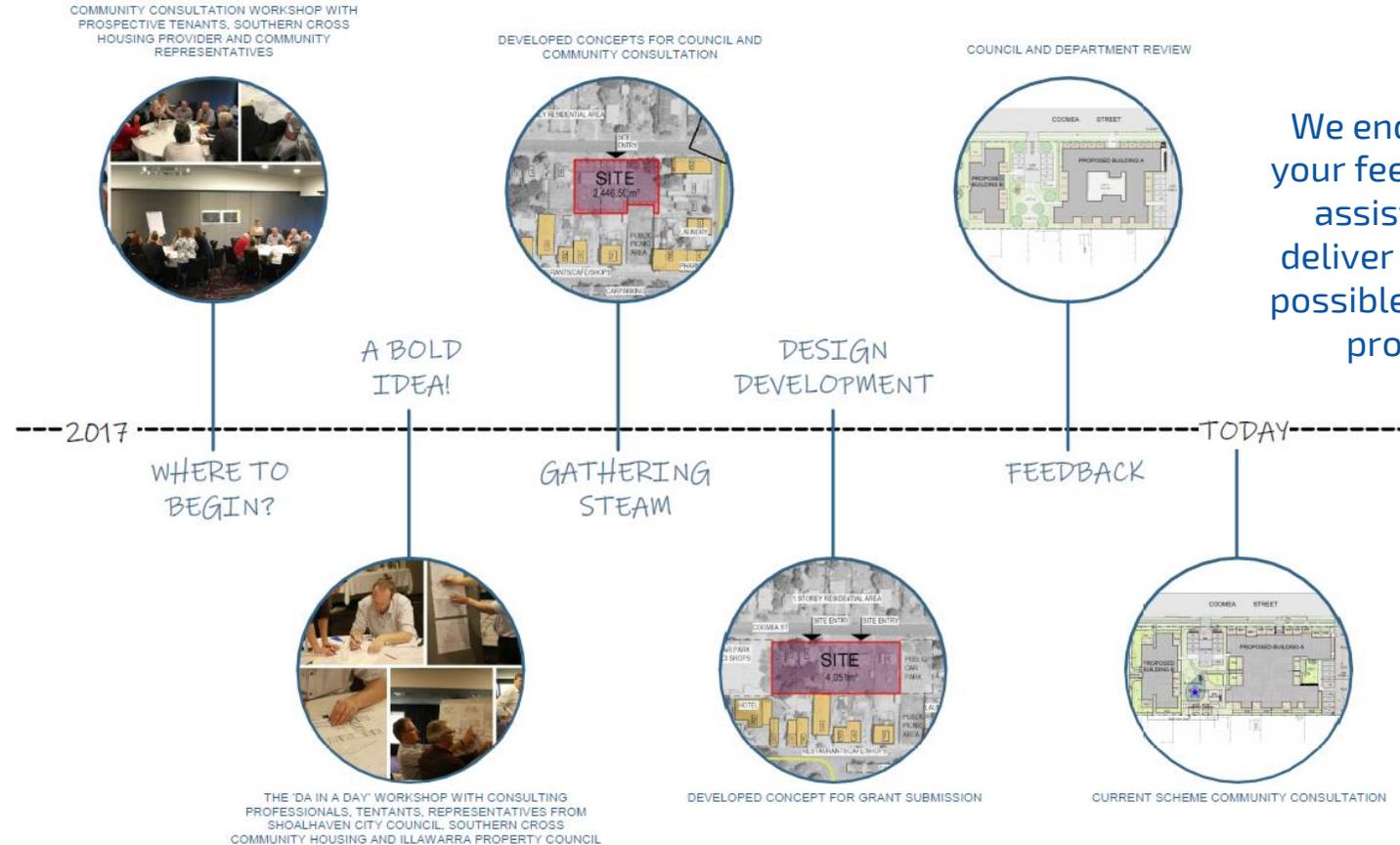
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# An extensive and lengthy consultation process to deliver the ultimate design outcome

This project has a long history. Design workshops back in October 2017 involved Southern Cross Housing residents, community members, architects, Shoalhaven City Council, and Property Council of Australia.

Lessons learned and the initial design concepts from the workshops laid the foundations of what we believe to be an exemplar affordable housing development.

We encourage your feedback to assist us to deliver the best possible housing project.



Proposed Affordable Housing Development  
for Southern Cross Housing  
at 44-52 Coomea Street, Bomaderry

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REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT # 21-012
1	COMMUNITY CONSULTATION	1/10/2017	PROJECT HISTORY	SCALE: 1:1 @ A3
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				DRAWING NO. REVISION
				S4/03 -
				6/08/2021 4:27:00 PM

# Design quality for environmental performance, operational effectiveness and resident well-being, within cost parameters.

Contextual design underpins the creation of better places that support the physical, social, cultural, environmental, and economic wellbeing of the community.

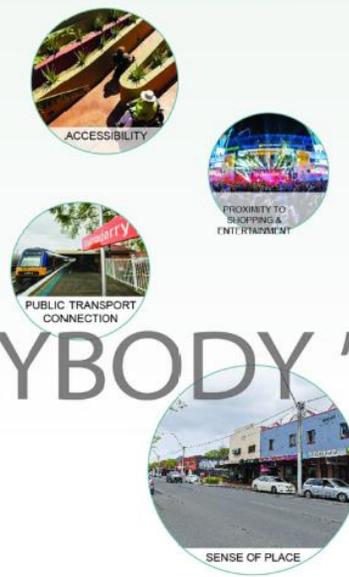
**PHILOSOPHY**  
 - TO CREATE A MEDIUM DENSITY RESIDENTIAL COMMUNITY THAT IS CONNECTED TO ITS NEIGHBOURHOOD



**VISION**  
 - TO CREATE AN AFFORDABLE COMMUNITY DEVELOPMENT THAT IS CLOSE TO ALL SERVICES AND PROVIDES OPPORTUNITIES FOR NEIGHBOUR TO NEIGHBOUR ENGAGEMENT



**DESIGN DRIVERS**  
 - FACTORS THAT WILL MAKE AN IMPACT ON THE DESIGN



## “ A PLACE FOR EVERYBODY ”

The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community well-being.

Ensuring affordable housing is indistinguishable from private housing and is well integrated within diverse communities.

Proposed Affordable Housing Development for Southern Cross Housing at 44-52 Coomea Street, Bomaderry

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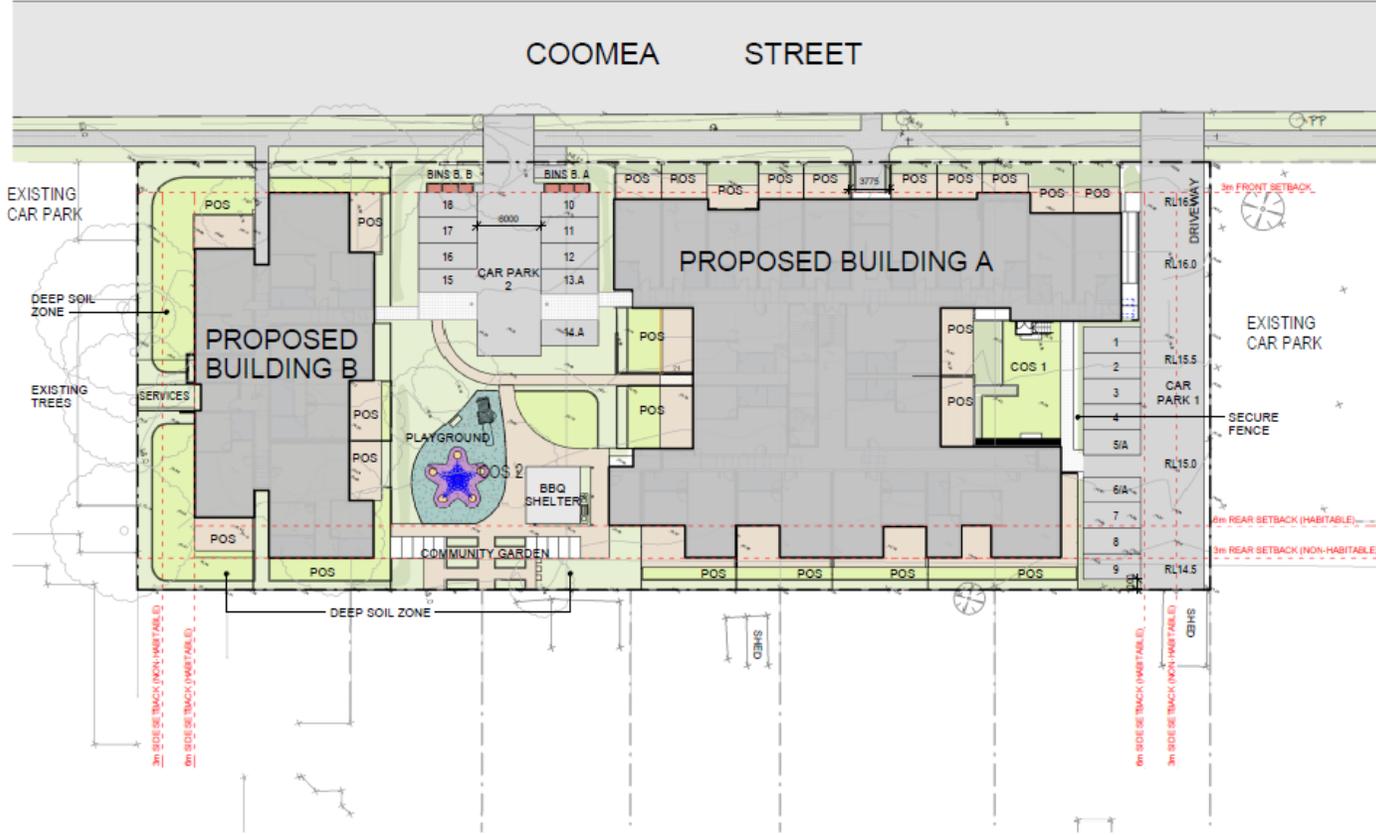
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		CONSENT CODE NUMBER	100007	DESIGN PRINCIPLES	SCALE 1:1 @ A3
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					DRAWING NO. REVISION
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Separate buildings ensure better design integration, dispersed density, and increased spatial provisions for vehicles.  
Foyer entry with onsite management presence

External site and gardens enabling passive surveillance for security, while providing an accessible and safe outdoor environment.

Front entry is a well designed, welcoming arrival point.

Integrated native gardens to create a peaceful environment, natural outlook for dwellings and improve bird habitat.



SCHEDULE OF AREAS	
SITE AREA (5 Lots)	4,051m <sup>2</sup>
LANDSCAPE AREA (MIN.35m <sup>2</sup> REQ'D)	1395m <sup>2</sup>
DEEP SOIL ZONE (MIN.607m <sup>2</sup> REQ'D)	610m <sup>2</sup>
COMMUNAL OPEN SPACE (MIN.1012m <sup>2</sup> REQ'D AS PER SEPP 65 ADG)	1015m <sup>2</sup>
BUILDING A (TOT. GF + UF)	2,060m <sup>2</sup>
BUILDING B (TOT. GF + UF)	850m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,910m<sup>2</sup></b>
CAR PARKING	
* CARPARKING REQUIRED BUILDING A & B (AS PER AHSEPP)	17.9
PROPOSED ON SITE (INC. 4 ADAPTABLE)	18
LEGEND	
A	ADAPTABLE
COS	COMMUNAL OPEN SPACE
POS	PRIVATE OPEN SPACE
UNITS - BUILDING A	
STUDIO (ST)	10
1 BED ROOM (1B)	12
2 BED ROOM (2B)	7
	29
UNITS - BUILDING B	
1 BED ROOM	4
2 BED ROOM	4
3 BED ROOM	2
	10

Parking design aimed for best practice livability, enhanced pedestrian safety and reduce parking related conflict. Well positioned private open courtyards and balconies. Passive design principles significantly impact overall thermal comfort and reduce artificial heating and cooling loads.

Proposed Affordable Housing Development for Southern Cross Housing at 44-52 Coomea Street, Bomaderry

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REV	DESCRIPTION	DATE
1	BASE FOR CLIENT MEETING	3/10/21
2	BASE FOR CLIENT	3/10/21
3	COMMUNITY CONSULTATION	11/02/21

DRAWING TITLE	
SITE PLAN	

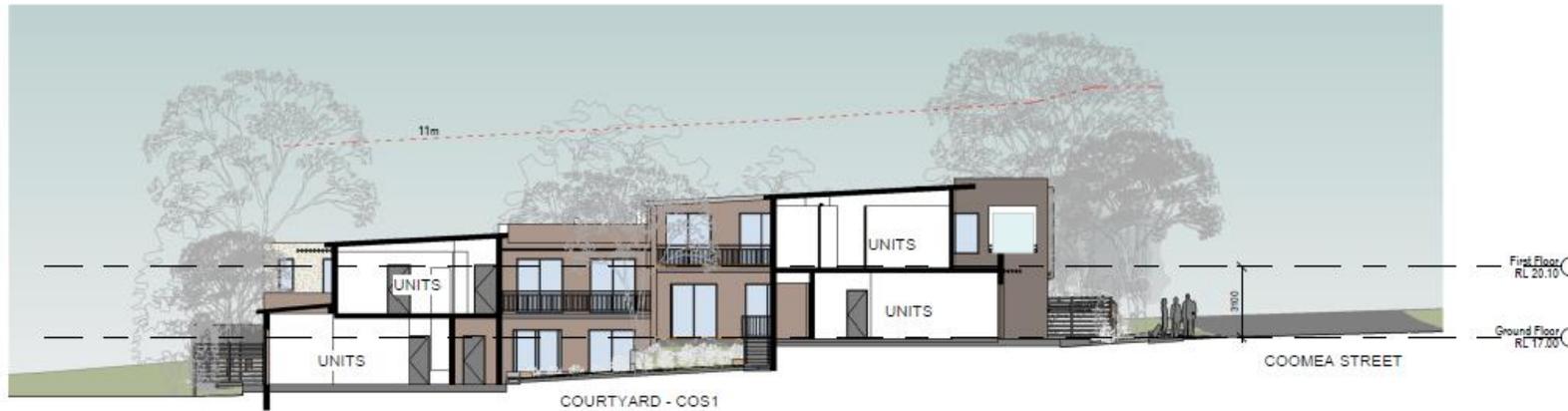
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Street Elevation (not to scale)

Southern Cross Housing retains assets for 40 years or more. Exterior wall and roof finishes should strive for long-term durability and low maintenance, while contributing to a dignified, contemporary appearance.



Section Building A (not to scale)

Proposed Affordable Housing Development  
for Southern Cross Housing  
at 44-52 Coomea Street, Bomaderry

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REV	DESCRIPTION	DATE
1	SCHEMATIC DEVELOPMENT	11/06/21

DRAWING TITLE
STREET ELEVATION + SECTION (FRONT TO BACK)

PROJECT # 21-0012	SCALE: As Indicated @ A3
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## Facade Option B

A mix of metal and weatherboard clad with rendered brick exterior finishes.

This combination provides a modern look whilst still being relatively easy to maintain ensuring a long-term quality presentation.



VIEW FROM COOMEA ST. - BUILDING B

Proposed Affordable Housing Development  
for Southern Cross Housing  
at 44-52 Coomea Street, Bomaderry

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REV	DESCRIPTION	DATE
	ISSUE FOR CLIENT MEETING	31/05/21
A	ISSUE TO CLIENT	30/05/21
B	COMMUNITY CONSULTATION	11/06/21

DRAWING TITLE
ARTIST IMPRESSION

PROJECT # 25-0012	
SCALE 1:4 @ A3	
DRAWN: SB CHECKED: GP	
DRAWING NO.	REVISION
S4/08	B
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## Facade Option C

A mix of metal portal roofing, metal cladding, and face brickwork. This provides an innovative modern design delivering more balcony protection, yet a more costly option and potentially a higher future maintenance concern



VIEW FROM COOMEA ST. - BUILDING A

Proposed Affordable Housing Development  
for Southern Cross Housing  
at 44-52 Coomea Street, Bomaderry

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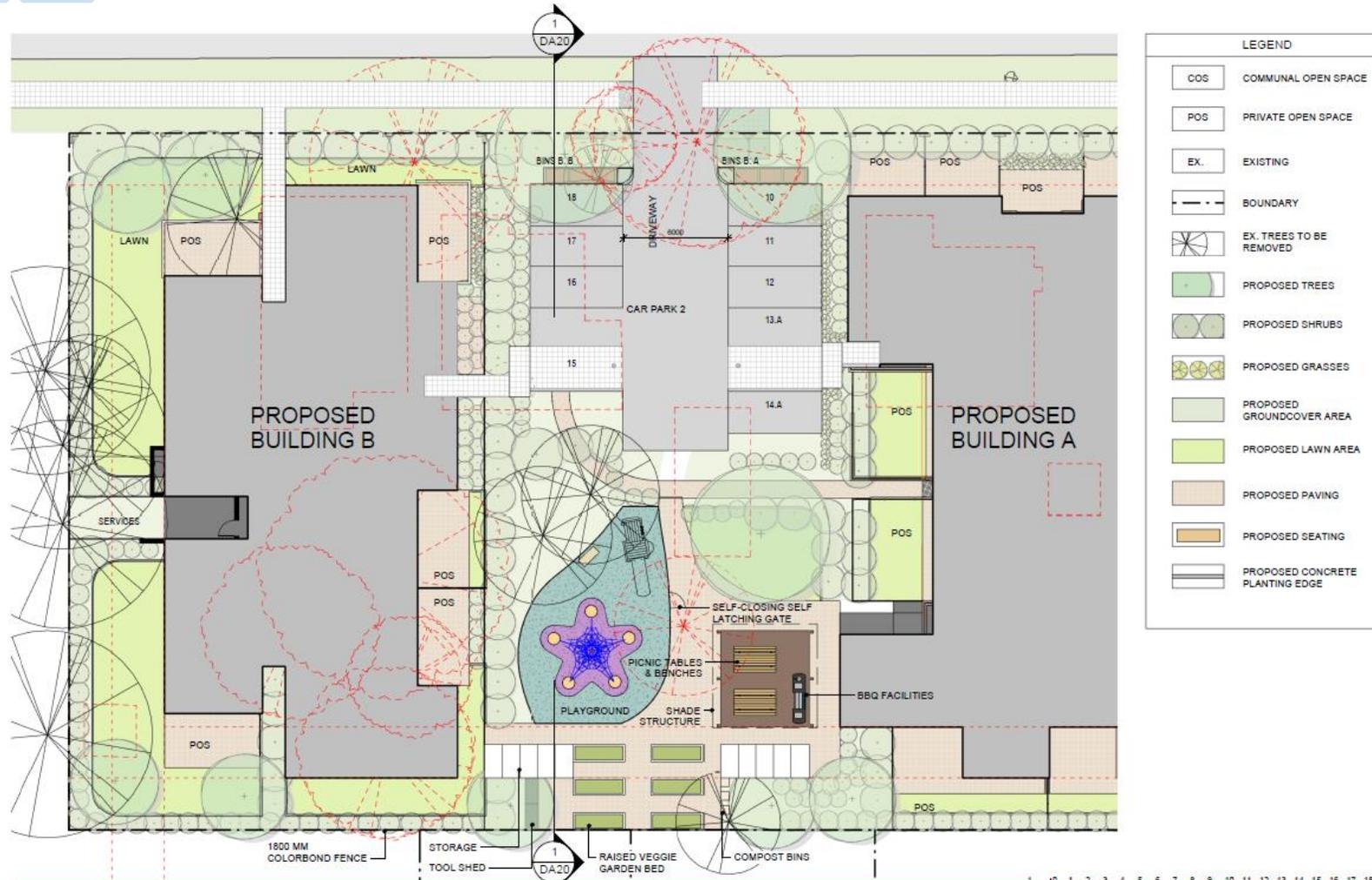
REV	DESCRIPTION	DATE
1ST	FINAL ISSUE	18/03/21

DRAWING TITLE
3D VIEW

PROJECT # 21-0012	
SCALE: NTS @ A3	
DRAWN: SS	CHECKED: GR
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USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE OFF DRAWINGS

# Integrated landscape, playground, picnic, and BBQ areas



LEGEND	
COS	COMMUNAL OPEN SPACE
POS	PRIVATE OPEN SPACE
EX.	EXISTING
- - -	BOUNDARY
(Circle with cross-hatch)	EX. TREES TO BE REMOVED
(Green circle)	PROPOSED TREES
(Green oval)	PROPOSED SHRUBS
(Yellow circle)	PROPOSED GRASSES
(Light green rectangle)	PROPOSED GROUNDCOVER AREA
(Light green rectangle)	PROPOSED LAWN AREA
(Tan rectangle)	PROPOSED PAVING
(Orange rectangle)	PROPOSED SEATING
(White rectangle with black border)	PROPOSED CONCRETE PLANTING EDGE

Provision for common area vegetable gardens. The gardens offer many benefits, from providing a place for those who otherwise would not have the space or opportunity to grow food to helping people reconnect with nature. Gardening in communities also encourages fitness, sharing of healthy seasonal fresh vegetables and fruit, increased social interaction and sense of community belonging

Proposed Affordable Housing Development  
for Southern Cross Housing  
at 44-52 Coomea Street, Bomaderry

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REV	DESCRIPTION	DATE
1	ISSUE FOR TENDER	30/07/21
2	FOR CONSULTATION	11/09/21

DRAWING TITLE	
LANDSCAPE PART PLAN - COS 2	

PROJECT # 21-0012	
SCALE: 1:200 @ A3	
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## A mixed tenure development with unit configurations to cater for increasing demand for lone persons or couples without children

“By far the most serious affordable housing issue facing the Shoalhaven LGA is among very low income renters, who currently make up 55% of all households in housing stress. This does not take into account the rapidly increasing number of older private renters and those in poorly located or more marginal housing in the LGA. These households will significantly increase demand for well-located low cost rental in the future. As such, it is likely that very low income renters would makeup at least 60% of those in housing stress over the coming decade or two”

Source: Shoalhaven City Council Affordable Housing Strategy

Table 1.1: Affordably priced housing required in 2011 and additional affordably priced housing required in 2031 by housing type and income group for the Shoalhaven LGA

		Renting Households		Purchasing Households	
		Suitable for Lone Persons or Couples without Children	Suitable for Families	Suitable for Lone Persons or Couples without Children	Suitable for Families
Total Currently Required (2011)	Affordable to Very Low Income Households	1,900	1,600	700	500
	Affordable to Low Income Households	100	100	400	600
	Affordable to Moderate Income Households	0	0	200	300
Additional Required 2011-2031 (1)	Affordable to Very Low Income Households	400	400	200	100
	Affordable to Low Income Households	0	0	100	100
	Affordable to Moderate Income Households	0	0	100	100
Total Required in 2031 (1)	Affordable to Very Low Income Households	2,300	2,000	900	600
	Affordable to Low Income Households	100	100	500	700
	Affordable to Moderate Income Households	0	0	300	400

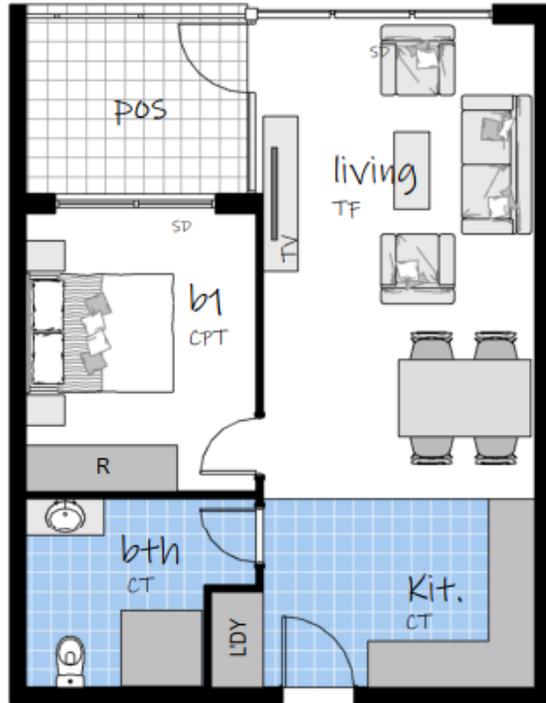
Source: JSA calculations, using data from ABS Census of Population and Housing 2011 and New South Wales Government Planning and Environment *New South Wales State and Local Government Area Household and Implied Dwelling Projections: 2014 Final*.

Older women have been recognised as the fastest-growing group of homeless people in Australia in recent years. Yet until now we have not known exactly how many older women are at risk of homelessness. New research, released, finds about 240,000 women aged 55 or older and another 165,000 women aged 45-54 are at risk of homelessness.

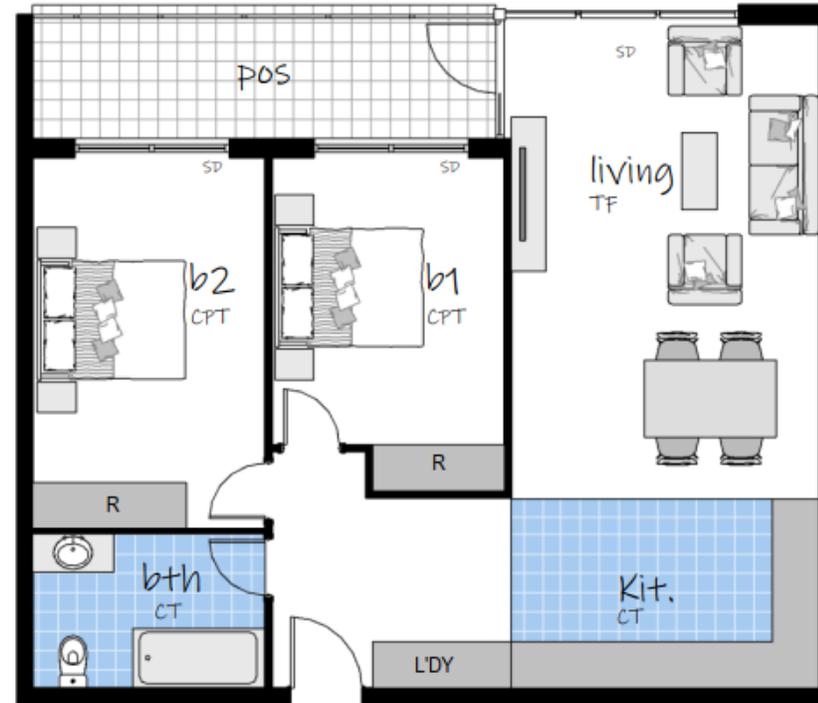
Source: theconversation.com

Typical apartment layouts throughout the proposed development. The complex will comprise a total of 39 units.

- Studio Units x 10
- 1 Bedroom Units x 16
- 2 Bedroom Units x 11
- 3 Bedroom Units x 2



1 BEDROOM UNIT



2 BEDROOM UNIT

INDICATIVE PLANTING SCHEDULE

TREES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
AL	<i>Allocasuarina littoralis</i>	Bleak Sheoak	8 x 4 m	300 mm
EP	<i>Eucalyptus punctata</i>	Grey Gum	20 x 8 m	300mm
LI	<i>Lagerstroemia indica</i> *	Crepe Myrtle	10 x 3 m	300 mm
MA	<i>Melia azedarach</i>	White Cedar	12 x 7 m	300 mm
SHRUBS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
CC	<i>Callistemon citrinus</i>	Lemon Scented Bottlebrush	3.5 x 2 m	200 mm
CE	<i>Crovea exalata</i>	Small Chowea	0.6 x 1.5 m	200 mm
GM	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	5 x 4 m	200 mm
LL	<i>Leptospermum laevigatum</i>	Coastal Tea Tree	4 x 3 m	200 mm
SAP	<i>Syzygium australe 'Pinnacle'</i>	'Pinnacle' Lilly Pilli	8 x 1.5 m	200 mm
TS	<i>Telopea speciosissima</i>	Waratah	3 x 2 m	200 mm
FERNS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
DA	<i>Doodia aspera</i>	Prickly Rasp Fern	0.4 x 0.6 m	200 mm
CLIMBERS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
BS	<i>Bougainvillea spectabilis</i> *	Bougainvillea	3 x 3 m	200 mm
GRASSES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
LM	<i>Liriope muscari</i> *	Liriope	0.3 x 0.5 m	TUBE
LT	<i>Lomandra 'Tanika'</i>	Tanika	0.6 x 0.5 m	TUBE
PP	<i>Poa poiformis</i>	Coast Tussock Grass	1 x 1 m	TUBE
GROUNDCOVERS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE
DRS	<i>Dichondra repens 'Silver Falls'</i>	Silver Falls	0.8 x 0.1 m	200 mm
GBR	<i>Grevillea 'Bronze Rambler'</i>	Bronze Rambler	3 x 0.5 m	200 mm
MP	<i>Myoporum parvifolium</i>	Creeping Boobialle	0.2 x 1 m	200 mm



A detailed landscape and tree planting specification.

Southern Cross Housing has an in-house Lawns & Grounds Team ensuring the complex is well presented and maintained at all times.

Proposed Affordable Housing Development for Southern Cross Housing at 44-52 Coomea Street, Bomaderry



REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT # 21-0012
1	ISSUE FOR CLIENT MEETING	31/08/21	INDICATIVE PLANTING SCHEDULE & PLANTING PALETTE	SCALE: A3
2	ISSUE TO CLIENT	30/07/21		DRAWN: HW CHECKED: BB
3	COMPLIANCE CONSULTATION	11/08/21		DRAWING NO. S4/10 REVISION B
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**Southern Cross Housing currently manage 3 Affordable Housing complexes in Bomaderry on behalf of BlueCHP. These projects were built and funded under the 2007 Stimulus Program. Although they provide good quality, safe, and secure accommodation, Southern Cross Housing was not involved in the design, however we use our learnings to ensure continuous design improvements.**



16-28 Ritchie St,  
Bomaderry.  
29 units with an  
average tenant  
age of 64 years.  
Approximately 5  
complaints per  
year.



33-37 Bunberra Street,  
Bomaderry.  
16 units with an  
average tenant age of  
51 years. Approximately  
4 complaints per year.



3-7 Karowa Street,  
Bomaderry.  
16 units with an  
average tenant age of  
49 years.  
Approximately 3  
complaints per year.

## Affordable Housing managed by Southern Cross Housing



Southern Cross Housing purchased a private hotel in 2017 for the provision of crisis accommodation. Initially over 30 local residents raised concerns regarding antisocial behavior, impact to neighbouring property values, and undesirables loitering. To date, we have not received any complaints from neighbours nor have property values been impacted.

Southern Cross Housing built a New Generation Boarding House in 2019 for the provision of housing homeless youth. Initially over 10 local residents raised concerns regarding antisocial behavior, impact to neighbouring property values, and undesirables loitering. To date, we have not received any complaints from neighbours nor have property values been impacted.



## Affordable Housing managed by Southern Cross Housing



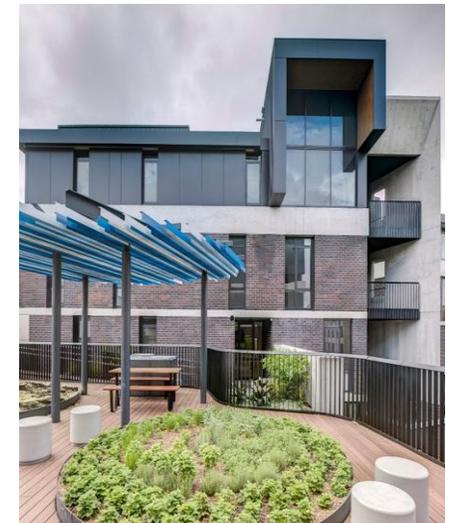
In 2001, Southern Cross Housing purchased a development site to build 25 dwellings in Worrigea. There was such a community backlash against affordable housing that the development was approved through the Land and Environment Court. The community raised concerns regarding antisocial behavior, impact to neighbouring property values, local safety, increase crime, and undesirables loitering. To date, we have not received any complaints from neighbours nor have property values been impacted.

Experience shows that expected issues (social or amenity) post construction do not often eventuate.

Affordable Housing complex in  
Yalwal Road, West Nowra



# Recent award winning Affordable Housing projects



# What Next?

1



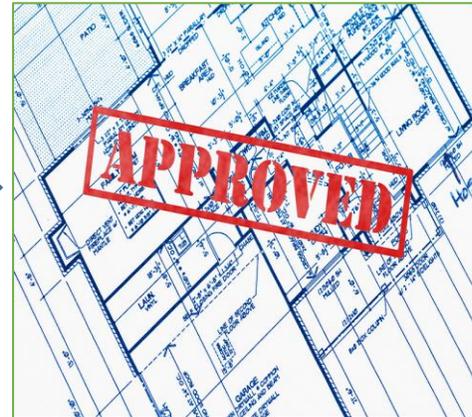
Southern Cross Housing will collate all submissions and feedback collected during the consultation process

2



Architects will consider all the information and incorporate within the final design where appropriate or possible

3



Once all plans and documents are finalised, a formal Development Application will be submitted to Shoalhaven City Council

4



Southern Cross Housing will tender out the project and construction will commence. A construction timeframe of 18-24 months is envisaged