

# Broulee Housing Study

## Key findings



### Low housing stock availability

- Very low stock on market rate at 0.2 per cent (indicating low supply)
- Long hold periods (greater than 6 year) indicating a tightly held market and limited opportunity
- 38% of dwellings unoccupied



### Unaffordable rental market

- **ZERO** very low income household can afford a dwelling of any size
- Renting dwellings of 2 or more bedrooms is unaffordable for low income households.



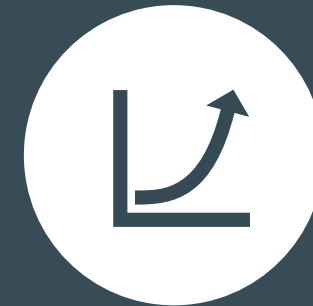
### Misaligned stock

- High demand for smaller dwellings to accommodate retirees
- High demand for family housing being generated by nearby schools
- Need for key workers and affordable housing



### Limited rental vacancy

- Vacancy rates in Broulee and surrounding suburbs consistently below 1 per cent triggering price inflation.



### Escalating rent and sales prices

- 20% growth in sales prices over the past year
- A growth of \$305,000 over 2016 median
- 7% growth in rental prices



### Demand outpacing supply

- Limited new supply entering the market placing increased pressure on existing stock



### Increasing population

- Population is increasing at a faster rate than anticipated
- More than 2,080 people will need houses by 2041
- There's a need for a minimum of 24 dwellings to be delivered per year to meet the conservative projections



### Limited land availability

- Only 9.9 hectares of unconstrained and undeveloped land exists within the Broulee – Tomakin SA2
- If developed, this would equate to 144 new dwellings – over 330 short of the conservative projected dwelling need

## The proposal



- Aligns with housing need
  - 50% downsizers
  - 35 % family dwellings
  - 15% key worker/affordable housing
- Targets owner occupiers
- Contributes to affordable and key worker housing
- Aligns with strategic planning
- Addresses housing crisis
- Provides an alternative to substantial vegetation clearing
- Retains agriculture lifestyle with 'agrihood' clusters
- Increases the needed provision of smaller dwellings.







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# 207 Broulee Road, Broulee NSW – Aboriginal and Historic Heritage Constraints Assessment

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**Brightlands Living**

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## DOCUMENT TRACKING

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Template 2.8.1



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# 1. Introduction

## 1.1 Project background

Freedom Development Group, on behalf of Brightlands Living, engaged Eco Logical Australia Pty Ltd (ELA) to undertake a desktop Aboriginal and Historic Heritage Constraints Assessment for the proposed development of 207 Broulee Road (Lot 1 DP1256287) Broulee, NSW (hereafter referred to as 'the study area'; Figure 1). ELA understands that the proposed works would include changing the zoning of the land from R2 to C4, the construction of a 900 to 950 environmental living housing subdivision and providing enhanced natural landscaping through additional planting.

The aim of this constraints assessment is to provide preliminary advice about any heritage items in the study area or its vicinity and include recommendations for further assessment and approvals under the Heritage Act 1977. ELA will also provide advice about whether recorded Aboriginal objects are present and whether additional Aboriginal objects are likely to be located within study area in order to determine whether any further assessment will be required (see Section 4).

## 1.2 Assessment process – Historic Heritage

The methodology of the desktop heritage assessment includes:

- Review of relevant background literature and databases, including the Australian Heritage Database, NSW State Heritage Register (SHR) and Eurobodalla LEP 2012.
- Review of aerial photography to determine land use.
- Provide mapping of heritage items and curtilage in the vicinity of the proposed work.
- Provide initial advice about any heritage constraints and any further assessments that may be required before works commence.

## 1.3 Assessment process – Aboriginal Heritage

The methodology of the desktop Aboriginal heritage assessment includes:

- Undertake a search of the Aboriginal Heritage Information Management System (AHIMS) register maintained by Heritage NSW, Department of Premier and Cabinet (Heritage NSW) to establish if there are any previously recorded Aboriginal objects or places within the study area;
- Undertake a search of the Eurobodalla Local Environmental Plan (LEP) 2012 Schedule 5 (Environmental Heritage), the NSW State Heritage Inventory and the Australian Heritage Database in order to determine if there are any sites of archaeological significance or sensitivity located within the study area;
- Review historic aerial photographs, if available, to determine past land use and any historic disturbances to the study area;
- Undertake a desktop review of relevant previous archaeological assessments to understand the local archaeological context and assist in predicting the likely occurrence of unrecorded archaeological sites or objects, and
- Provide advice about whether further archaeological investigation, including a visual inspection, will be required.





Figure 1: The Study Area



## 2. Assessment process – Historic Heritage

### 2.1.1 Local, State and National heritage registers

Searches of the Australian Heritage Database, the State Heritage Inventory (SHI) and the Eurobodalla LEP 2012 utilising the terms “Broulee” were conducted on 15 August 2022 in order to determine if any places of historic significance are located within the study area.

The study area is located within the curtilage of the ‘Site of Mount Oldrey Homestead’, an archaeological site listed on the LEP (item number I46) (Figure 2). Eurobodalla Council were contacted for the inventory sheet for this item, however this was not made available at the time of this assessment.

The site appears to be of heritage significance as the original homestead of Captain William Oldrey, an officer in the Royal Navy and one of the most prominent early settlers in the town of Broulee. William Oldrey arrived in Sydney in 1839 as a serving naval officer, after being given two years of leave to go to New South Wales as a bearer of dispatches. It is presumed that Oldrey retired after his two years of leave had ended in September 1840, and by then he had already begun to acquire land in the relatively new and remote town of Broulee. The census of 1841 recorded that Broulee contained 6 buildings and 46 people, 40 of whom, including convicts, were working for Oldrey (Gibney, 1980; p. 5). By 1843, Oldrey had acquired 4010 acres of land, in four lots of up to 1110 acres, along the southern, western and north-western boundaries of Broulee and had built his home, the Mt Oldrey Estate, along the western slopes of Broulee and on both sides of Broulee Road down to the beach.

The Mount Oldrey Estate was the only large homestead in Broulee and was listed for sale unsuccessfully in 1840, with the advertisement describing the land as *‘consisting of about eleven hundred acres of land ....with seventy Town Allotments in section 33, 34, 41, and 42. The Homestead is situate on the crest of Mt Oldrey which forms a splendid amphitheatre....commanding the Township and Harbour of Broulee, Scarborough and the Glorious Pacific. The cottage is sixty feet in length with verandah. It contains five rooms and three skilling rooms, plastered and colored. There is a store house, slabbed and shingled, twenty four feet by eighteen with three rooms – a store, an office and a bedroom. There is also a detached kitchen and servants’ bedroom of the same material, In addition to these there are six men’s huts, a four stalled stable and a saddle room built of bark’* (The Australian: 29 December 1840, cited in Sewell, 2017).

Following a flood in 1841 which devastated the economy and prospects of Broulee as a prominent port town, and the subsequent bankruptcy of Oldrey, his estate was placed under *‘under sequestration in the hands of the Chief Commissioner of Insolvent Estates’* in January 1844 (Gibney, 1980; p. 5).



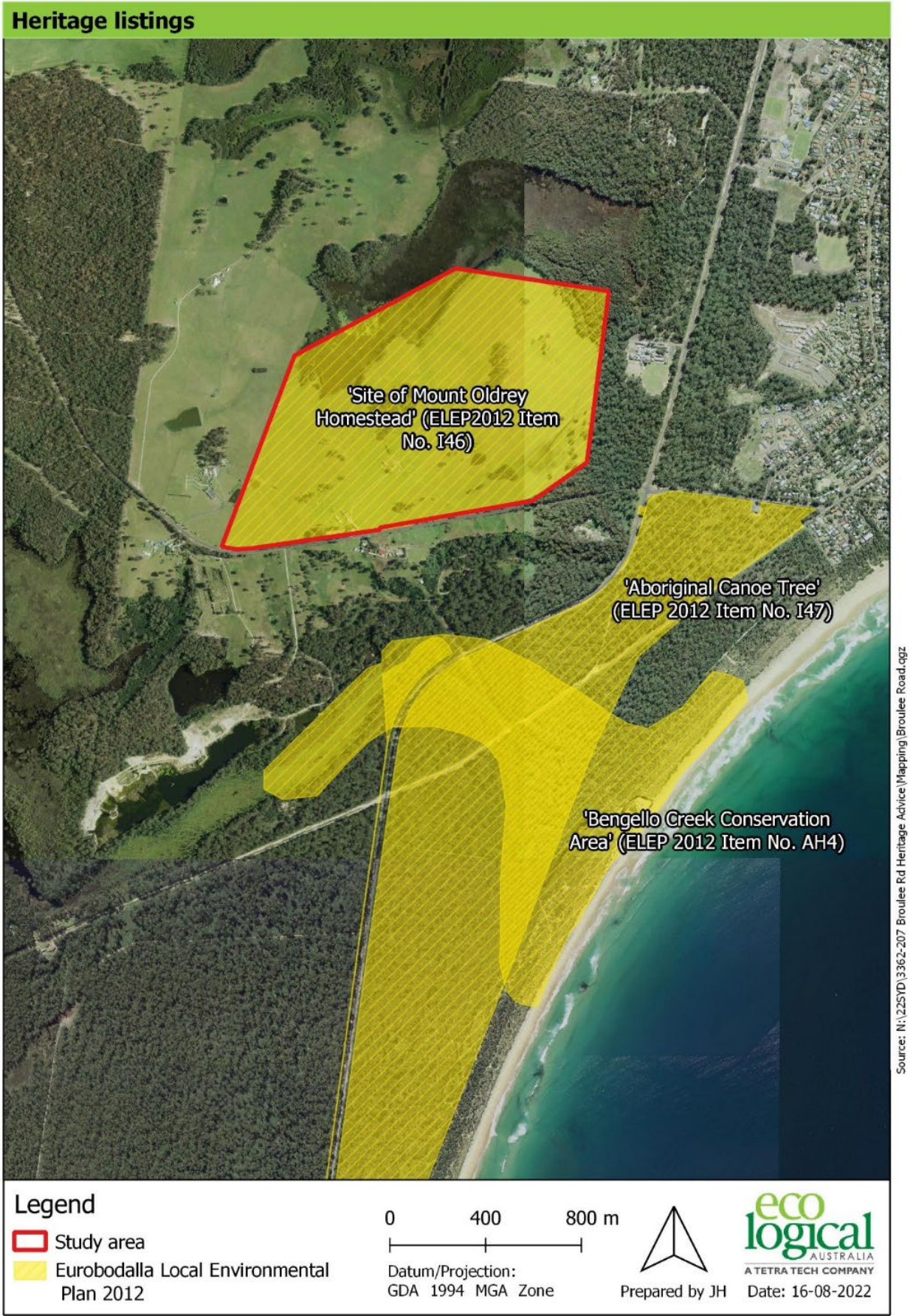


Figure 2: Heritage items within the vicinity of the study area listed on the LEP



### 3. Assessment process – Aboriginal Heritage

#### 3.1 Database searches and known information sources

##### 3.1.1 AHIMS search

The AHIMS database is maintained by Heritage NSW and regulated under Section 90Q of the *National Parks and Wildlife Act 1974*. The AHIMS database holds information and records regarding the registered Aboriginal archaeological sites (Aboriginal objects, as defined under the Act) and declared Aboriginal places that exist in NSW.

A search of the AHIMS database was conducted on 12 August 2022 to identify if any registered Aboriginal sites were present within, or adjacent to, the study area (**Appendix A**). This represents 4km around the study area.

The AHIMS database search was conducted within the following coordinates:

**Table 1: Search Parameters for the AHIMS database search**

Search Parameters	
GDA Zone	56
Eastings	238414 - 2464414
Northings	6024704 - 6032704
Buffer	0m

The AHIMS search result showed:

**Table 2: Search results for the AHIMS database search**

Search Results	
Aboriginal sites recorded	76
Aboriginal places declared	0

AHIMS ID 58-4-1361 has been listed as 'not a site'. Two sites, AHIMS ID 58-4-1313 and AHIMS ID 58-4-1296, have been listed as 'restricted sites'. AHIMS confirmed that these restricted sites are not located within the study area.

One Aboriginal midden site, 'Longvale Site 3' (duplicate site AHIMS ID 58-4-0894/AHIMS ID 58-4-0918) has previously been recorded as being within the study area (Figure 4).

Three sites have also been recorded within the vicinity of the study area:

- AHIMS ID 58-4-0893, an artefact site, is located approximately 90m to the south-east of the study area
- AHIMS ID 58-4-0892 is located approximately 110m to the south-east of the study area
- AHIMS ID 58-4-002 is located approximately 300m to the south-east of the study area



The distribution of recorded Aboriginal sites within the vicinity of the study area is shown in Figure 3 and Figure 4. The frequencies of site types recorded within the AHIMS database search area are listed below. Recorded sites do not represent the number or type of all sites likely to be located in a landscape but are only those that have been surveyed and recorded.

**Table 3: Frequencies of site types**

Site Features	Number	%
Artefact	32	42.67
Burial	1	1.33
Modified Tree (Carved or Scarred)	4	5.33
Modified Tree (Carved or Scarred); Artefact	5	6.66
Non-Human Bone and Organic Material; Shell	2	2.67
Potential Archaeological Deposit (PAD)	2	2.67
PAD; Artefact	1	1.33
PAD; Shell	2	2.67
Shell	2	2.67
Shell; Artefact	22	29.33
Restricted Site	2	2.67
<b>Total</b>	<b>75</b>	<b>100</b>

### 3.1.2 Local, State and National heritage registers

Searches of the Australian Heritage Database, the State Heritage Inventory (SHI) and the Eurobodalla LEP 2012 utilising the terms “Broulee” were conducted on 15 August 2022 in order to determine if any places of archaeological significance are located within the study area.

No Aboriginal archaeological sites or heritage items were recorded on these databases within the study area.

There are two Aboriginal heritage items within the vicinity of the study area:

- ‘Aboriginal Canoe Tree’ (item number I47 on the Eurobodalla LEP) is located approximately 300m to the south-east of the study area (Figure 2). The Canoe Tree is a mature eucalyptus species with a large elliptic scar and is believed to be around 200 years old. It is listed as it is ‘*a rare example of an Aboriginal Canoe Tree occurring within the Eurobodalla Shire: the tree and the manner by which it has been protected is representative of an early appreciation of the practices of the area's indigenous inhabitants by descendants of European settlers*’ (State Heritage Inventory, 2022).
- ‘Bengello Creek Conservation Area’ (item number AH4 on the Eurobodalla LEP) is located approximately 300m to the south of the study area (Figure 2). According to the statement of significance, ‘*The heritage significance of Bengello Creek relates to burial, camping, meeting, spiritual, travelling, teaching and resource collection values. The significance of Bengello Creek interconnects with areas of social and cultural heritage values to the north [Broulee] and south [Garlandtown and Moruya]. The Creek itself holds spiritual significance as well as providing foods and natural resources for the families who have lived there. The area continues to be used today*



as teaching and resource collection place and the area continues to be revered for its spiritual qualities' (State Heritage Inventory, 2022).

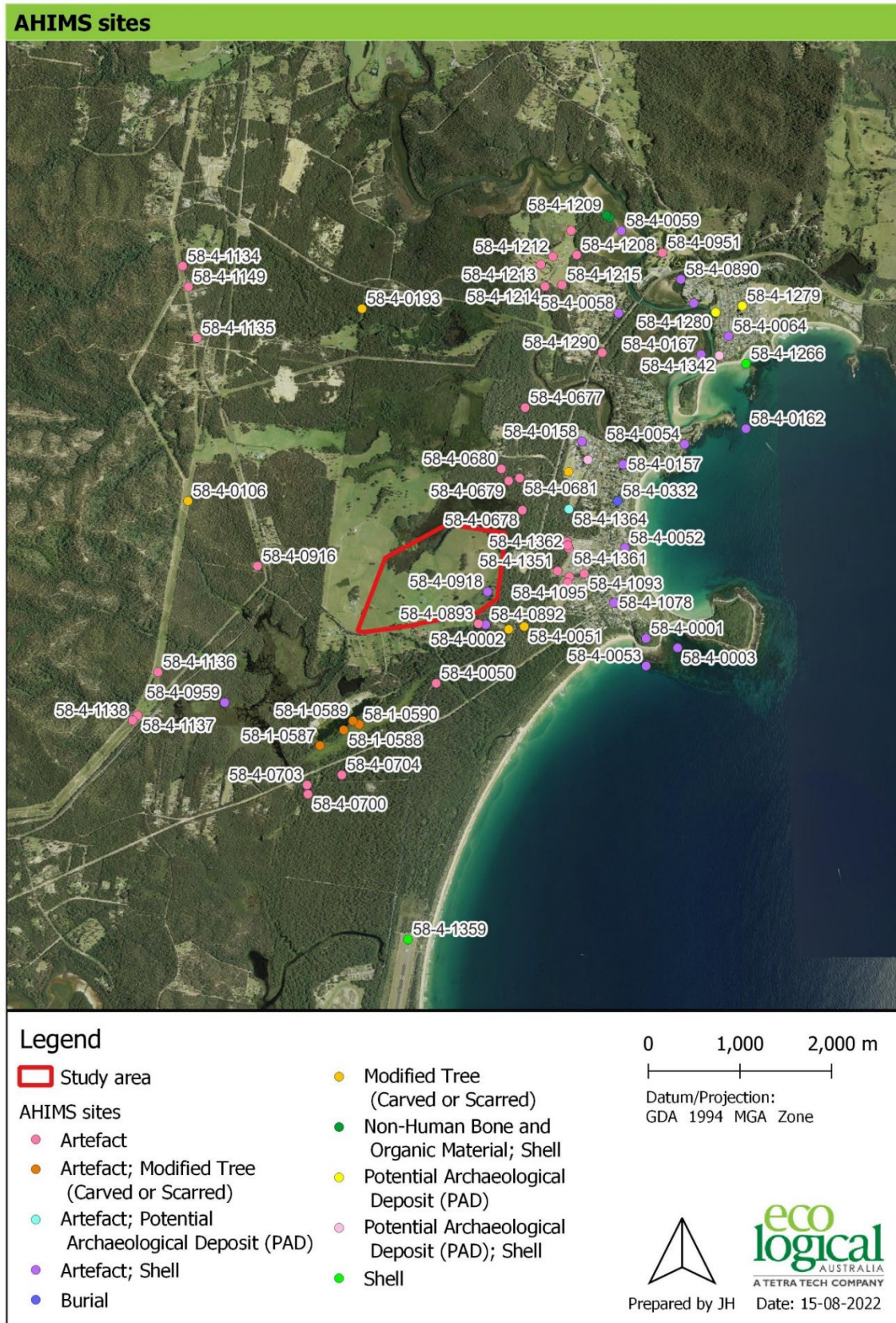


Figure 3: AHIMS registered sites within the vicinity of the study area





Figure 4: AHIMS registered sites in the study area



### 3.1.3 Previous archaeological investigation

Lampert's (1971) excavation of the Burrill Lake, South Coast, rock shelter has provided some of the earliest evidence for the occupation of south-eastern coastal New South Wales. Radiocarbon dates derived from wood charcoal present in the lowest occupation layers of the rock shelter yielded dates of  $20,820 \pm 810$  and  $20,760 \pm 800$  years Before Present (Lampert 1971:9; B.P.). The faunal remains from the site indicate that the local population were subsisting on a mixed coastal-bushland diet: whilst marine shell was present in not inconsiderable quantities, there was a heavy emphasis on the faunal species available in the immediate vicinity of the shelter (Lampert 1971:12). Archaeological investigations of the South Coast have found that the majority of sites have been identified within close proximity to the coastline, with only a small number being recorded in the wetlands and riverine plains set back from the shoreline.

Hughes, P, 2002. *An Archaeological Assessment of 22-24 (Lots 9 and 10) Massey Street, Broulee NSW.* Prepared for Ralph Hammill.

Heritage Consultant Phillip Hughes conducted an archaeological assessment on two adjacent blocks of land, located at 22 and 24, Massey Street Broulee NSW. In relation to the current study area, this assessment was undertaken approximately 2km to the east.

A search of the NPWS Aboriginal sites register found that 24 previously recorded Aboriginal sites were located within the vicinity of their study area. These sites included five modified trees, 10 shell middens, seven stone artefacts and one burial site. Previous investigations within the Broulee Region indicated that Aboriginal sites tended to occur in the form of artefact scatters along the western margin of the beach ridge plain, adjacent to the resource rich wetlands and swamps. Sites commonly occurred on the sand ridges and on the footslopes of hills, with few sites previously recorded along the beach ridge plain. Wider investigations in the Eurobodalla region identified common site types occurring within sandy coastal contexts included shell middens and burials.

A field survey of their study area was undertaken which did not identify any archaeological materials. The study area was found to be situated on the landward side of a sand dune complex, with the base of the dune having been completely modified by extensive cut and fill earthworks. The earthworks had produced a bench on which the back of the existing house rested and where the driveway was located. The only shell seen was attributed to the imported estuarine fill and all identified bone was noted to be sheep bone. Archaeological visibility was good due to the high levels of ground disturbance. This disturbance was largely related to the modification of the sand dune complex, driveway, rabbit scrapes and residence. Overall, the survey found that the likelihood of archaeological material, including shell middens and stone artefacts, was very low. The possibility for burials to occur was also considered to be low, however it was noted that the possibility for burials could not entirely be dismissed.

As a result of this investigation, no further archaeological assessment was recommended. However, the Mogo LALC expressed concerns about burials occurring within the dune system and recommended monitoring for the footing excavations.

Kelleher Nightingale Consulting, 2017. *Batemans Bay Bridge Replacement – Aboriginal Cultural Heritage Assessment.* Prepared for Aurecon on behalf of NSW Roads and Maritime Services.



Kelleher Nightingale Consulting (KNC) was previously engaged by Aurecon, on behalf of NSW Roads and Maritime Services, to undertake an Aboriginal Cultural Heritage Assessment (ACHA) to support an AHIP for the proposed construction of a new bridge on the Princes Highway over the Clyde River in Batemans Bay, NSW. In relation to the current study area, this assessment was undertaken approximately 19km to the north.

A previous archaeological report of the proposed study area found that archaeological sites within the region generally occurred as shell middens, surface artefact scatters and isolated artefacts on relatively elevated landforms along the margins of the Clyde River and its tributaries. The assessment identified that three shell middens and an artefact scatter had previously been recorded within their study area and that a test excavation had been undertaken which confirmed the presence of subsurface archaeological deposits at all four previously recorded sites. An archaeological survey was undertaken which identified one area of PAD, in a suitable landform and in an area that displayed minimal signs of disturbance. A program of test excavation on the area of PAD was recommended, with the assessment determining that the majority of the study area contained no archaeological potential for subsurface archaeological deposits due to disturbance related to modern land practices, bulk earthworks and natural erosional processes.

A test excavation of the area of PAD was undertaken which identified the presence of artefacts within a disturbed fill overlying natural sands. The natural sands did not contain any artefacts. The test excavation identified a total of two artefacts from one of the fifteen test pits, comprising of a flake of medium grained siliceous material and a quartz bipolar core. The artefacts were recovered from the top 15cm of a fill deposit, which also contained inclusions of granite and small bivalve shell. No in situ deposits were identified and a low archaeological significance was assigned to the site.

As a result of this assessment, an AHIP was to be sought for the proposed impacts to the recorded Aboriginal sites within their study area, and a salvage was recommended for the two previously recorded sites presenting a moderate archaeological potential.

### 3.2 Landscape assessment

The study area is situated within the Bateman subregion of the South Eastern Corner bioregion of NSW and comprises of Kraznozems, Yellow Earths and Solonchaks (Figure 5). A summary of the geology, landforms, soils and vegetation that is typical within this subregion is provided in Table 4 below.

**Table 4: Bateman subregion located within the study area (source: NSW Department of Planning and Environment)**

Bateman	
Geology	Tightly folded fine grained Ordovician metamorphic rocks with several intrusions of granite. Western margin is a tight synclinal fold in Devonian sandstone and siltstone. Small areas of Tertiary basalt and quartz sands behind the coastal headlands. Quaternary alluvium on main valley floors and in the estuaries
Characteristic Landforms	Steep hills below the Great escarpment orientated north-south and controlled by rock structure. Lines of hills become lower toward the coast with a slight up turn along the coastal margin. Coastal barrier systems are small and estuarine fills limited.
Typical Soils	Mostly texture contrast soils. Red clay subsoils with thin topsoil on metamorphic rocks, deeper coarser grained profiles on granite. Red brown structured loams on basalt and deep siliceous sands with some podsol development on Tertiary sands and coastal dunes.



Bateman	
Vegetation	Hakea, melaleuca, coast rosemary and dwarfed red bloodwood and spotted gum forests to 300m. Yellow stringybark, grey ironbark and woollybutt to 550m. Brown barrel, black ash, Sydney peppermint, large-fruited red mahogany, Sydney blue gum and monkey gum to 900m, then snow gum.

### 3.2.1 Hydrology

Ephemeral drainage lines run through the east and west of the study area. Tributaries associated with Bengello Creek run to the south of the study area, with tributaries associated with Candlagan Creek running to the north and north-west (Figure 5). These creeks feed into the two coastal beaches located within the vicinity of the study area; Broulee Beach, located approximately 1.5km to the south-east of the study area, and Bengello Beach, located approximately 1.2km to the south.

## 3.3 Predictive model

The traditional owners of the wider Eurobodalla region are members of the Yuin Nation, whose custodianship of the land can be understood as a culturally engrained care and concern for the natural world. The regions surrounding the study area would have provided rich and diverse natural resources for these Aboriginal people, and would have been utilised for fishing, hunting and as a source of freshwater (Donaldson, 2007).

The Bugelli-Manji clan occupied the area in and around Moruya and Broulee. They lived in shelters organised by family units, though the concept of 'family' was flexible. Anthropologist A.W. Howitt noted how these family units were controlled by a headman (Gommerera) who was wise and had magical powers and spiritual connections (Moruya District Historical Society, 2021). According to Howitt, these headmen presided over justice:

*"An instance is known to me of an expiatory meeting in the Yuin tribe in consequence of a Moruya man being killed by a man from Bodalla, but I am not aware whether by violence or by magic. The Bodalla Gommerera sent a Jirri (messenger) to the Bodalla man, telling him he must come to a certain place and stand out. Meanwhile the men of Moruya were preparing their spears and heating their boomerangs in hot ashes to make them tough. At the time fixed, the man appeared, armed with two shields. As he was charged with killing someone, he had to stand out alone; but if he had been only charged with injuring him, or with having used Joias, that is, magical charm, without actually killing the person, he would have been allowed to have a friend to help him. His friends with their Gommerera stood at one side, a little out of spear range, while the Moruya men and their Gommerera were at one side of the friends of the dead man" (Howitt, 1883 cited in Moruya District Historical Society).*

Based on the material evidence and range of archaeological sites across the region, it is clear that Aboriginal people have been utilising the land and resources across the South Coast of NSW for thousands of years. The predictive model outlined in Table 5 below has been developed for the study area based on the AHIMS search results, landscape assessment and regional and local Aboriginal archaeological context outlined above.



**Table 5: Predictive model**

Site Type	Description	Likelihood to occur
Open camp sites/stone artefact scatters/isolated finds	<p>Open camp sites represent past Aboriginal subsistence and stone knapping activities and include archaeological remains such as stone artefacts and hearths. This site type usually appears as surface scatters of stone artefacts in areas where vegetation is limited and ground surface visibility increases.</p> <p>Isolated finds may represent a single item discard event or be the result of limited stone knapping activity. The presence of such isolated artefacts may indicate the presence of a more extensive, in situ buried archaeological deposit, or a larger deposit obscured by low ground visibility.</p>	Moderate to high - there are registered artefact sites in the study area and in the vicinity indicating this is likely to occur.
Potential Archaeological Deposit	Potential Archaeological Deposits (or PADs) are areas where there is no surface expression of stone artefacts, but due to a landscape feature there is a strong likelihood that the area will contain buried deposits of stone artefacts.	Moderate - there are registered PADs within proximity to the study area indicating this could occur.
Shell Midden Deposits	Are commonly made up of the molluscs fragments and remains of shellfish. A midden may also contain fish and animal bones, stone tools, or charcoal. They can vary in size and depth. Middens are sometimes associated with burials. Middens can be found on headlands, sandy beaches and dunes, around estuaries, swamps and tidal stretches of creeks and rivers, and along the banks of inland rivers, creeks and lands. Middens may also be found in the open or in rock shelters. Middens can indicate that a place was, and may continue to be, a key meeting place of significance. Middens can also provide information about the environment that existed when Aboriginal people collected the shellfish, such as changes in species, and tools or raw materials that were used. Middens which contain burials are particularly significant.	Moderate to high – There are known midden sites within the study area and wider region, indicating this is likely to occur.
Scarred or carved trees	Tree bark was utilised by Aboriginal people for various purposes, including the construction of shelters (huts), canoes, paddles, shields, baskets and bowls, fishing lines, cloaks, torches and bedding, as well as being beaten into fibre for string bags or ornaments (sources cited in Attenbrow 2002: 113). Trees may also have been scarred in order to gain access to food resources (e.g. cutting toe-holds so as to climb the tree and catch possums or birds), or to mark locations such as tribal territories. Such scars, when they occur, are typically described as scarred trees.	Low – scarred trees are registered on the AHIMS database as being within the vicinity of the study area, however the study area appears to have largely been cleared of vegetation, indicating this is unlikely to occur.
Axe grinding grooves	Grinding grooves are the physical evidence of tool making or food processing activities undertaken by Aboriginal people. The manual rubbing of stones against other stones creates grooves in the rock; these are usually found on flat areas of abrasive rock such as sandstone.	Low – no grinding grooves are registered on the AHIMS database as being located within the vicinity of the study area and no sandstone outcrops are located in the study area
Bora/ceremonial	Aboriginal ceremonial sites are locations that have spiritual or ceremonial values to Aboriginal people. Aboriginal ceremonial sites may comprise natural landforms and, in some cases, will also have archaeological material. Bora grounds are a ceremonial site type, usually consisting of a cleared area around one or more raised earth circles, and often comprised of two circles of different sizes, connected by a pathway, and accompanied	Low - there is no evidence to suggest this site type occurs within the study area.



Site Type	Description	Likelihood to occur
	by ground drawings or mouldings of people, animals or deities, and geometrically carved designs on the surrounding trees.	
Burial	Mortuary practices often took place in proximity to camp sites, as most people tended to die in or close to camp and it is difficult to move a body over a long distance. Soft, sandy soils on or close to rivers and creeks allowed for easier removal of earth for burial. Similarly, rock shelters or middens also provided accessible burial places. Burial sites may be marked by stone cairns, modified trees, or a natural landmark. They may also be identified through historic records or oral histories.	Low - there is no evidence to suggest this site type occurs within the study area.
Contact/historical sites	Artefacts located at such sites may involve the use of introduced materials such as glass or ceramics by Aboriginal people or be sites of Aboriginal occupation in the historical period.	Low – there is no evidence to suggest this site type occurs within the study area.



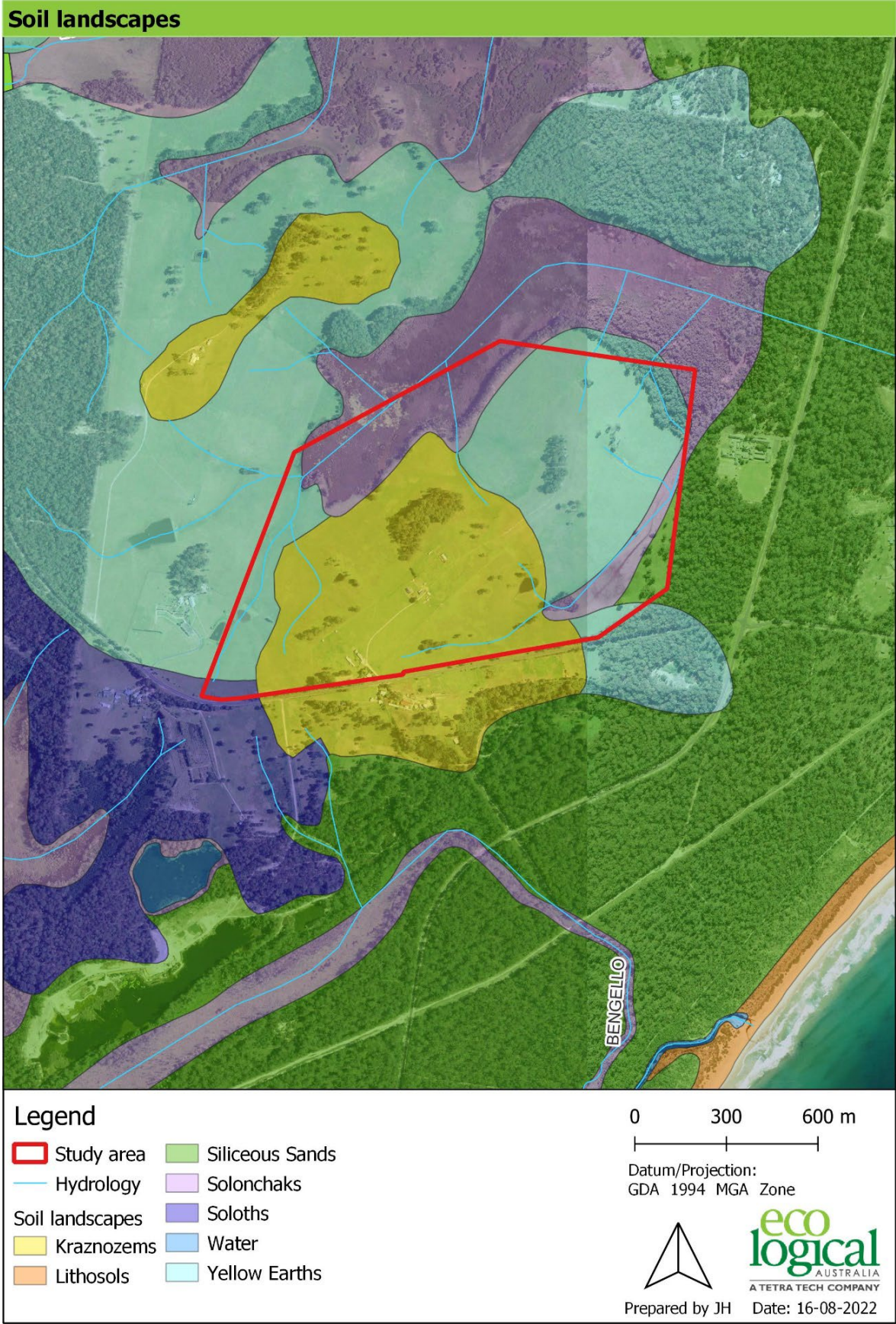


Figure 5: Soil landscapes and hydrology of the study area



## 4. Conclusions and Recommendations

### 4.1 Conclusions

#### HISTORICAL HERITAGE

The study area is located within the curtilage of the heritage listed 'Mount Oldrey Homestead', an archaeological site listed on the Eurobodalla Local Environmental Plan (LEP) 2012 (Item No. I46). Under Section 5.10 of the Eurobodalla LEP, the submission of a Statement of Heritage Impact (SoHI) is required for works to heritage listed items, items in conservation areas, and items in the vicinity of heritage items. As such, a SoHI must be undertaken prior to any future development within the study area. The SoHI will assess the impacts to any historical heritage items on the property and assess the potential for a historical archaeological resource. If impacts to historical archaeology cannot be avoided further assessments and permit application under section 140 of the Heritage Act will be required. This will include preparation of a full archaeological assessment and an archaeological research design as well as salvage excavation.

#### ABORIGINAL HERITAGE

The desktop constraints assessment has identified one Aboriginal midden site (AHIMS ID 58-4-0894/AHIMS ID 58-4-0918) within the study area. Several sites have also been recorded within the close vicinity of the study area, indicating that there is a moderate potential for further archaeological objects to be present within the study area. If impacts to the known archaeological site cannot be avoided further assessments and permit application under Section 90 of the National Parks and Wildlife Act will be required. This will include preparation of an Aboriginal Cultural Heritage Assessment in consultation with Aboriginal stakeholders and test excavation.

### 4.2 Recommendations

While a visual inspection has not been undertaken, the study area has potential for both historical and Aboriginal archaeological sites to be present which will require further investigation prior to any future development.



## 5. References

Donaldson, 2007. *Eurobodalla Aboriginal Heritage Study Stage Three – Understanding and Managing Aboriginal Cultural Heritage*. Prepared for The Eurobodalla Aboriginal Heritage Steering Committee and Eurobodalla Shire Council.

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## Appendix A AHIMS Search Results



AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 22SYD3362


Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
58-4-0892	Longvale Site 2	AGD	56	243450	6028150	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Mr.Allan Lance							
	AGD	56	243370	6028160	Open site	Valid	Artefact : -	Open Camp Site	98117	
58-4-0893	Longvale site 1	AGD	56	243370	6028160	Open site	Valid	Artefact : -	Open Camp Site	98117
	Contact	Recorders	Mr.Allan Lance							
	AGD	56	243470	6028510	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
58-4-0894	Longvale Site 3	AGD	56	243470	6028510	Open site	Valid	Shell : -, Artefact : -	Midden	98117
	Contact	Recorders	Mr.Allan Lance							
	AGD	56	245580	6031920	Open site	Valid	Shell : -, Artefact : -	Midden	1324,1548	
58-4-0901	Broulee (Island);	AGD	56	245200	6028000	Open site	Valid	Shell : -, Artefact : -	Midden	98117
	Contact	Recorders	Phil Hughes							
	AGD	56	243700	6028100	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	98117	
58-4-0902	Broulee (Island);	AGD	56	243700	6028100	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	98117
	Contact	Recorders	P.D.Cope							
	AGD	56	245544	6027897	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
58-4-0903	Broulee Point 1 (Island);	AGD	56	245544	6027897	Open site	Valid	Shell : -, Artefact : -	Midden	98117
	Contact	Recorders	ASRSYS							
	AGD	56	245544	6027897	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
58-4-0904	Broulee Point 2 (Island);	AGD	56	245544	6027897	Open site	Valid	Shell : -, Artefact : -	Midden	98117
	Contact	Recorders	ASRSYS							
	AGD	56	244890	6029500	Open site	Valid	Burial : -	Burial/s	98117	
58-4-0332	BROULLEE; Smith St	AGD	56	244890	6029500	Open site	Valid	Burial : -	Burial/s	98117
	Contact	Recorders	P.D.Cope, Eldridge, Keith Smith, Graham White							
	AGD	56	241640	6026830	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442	
58-1-0587	Ilawong 1a	AGD	56	241640	6026830	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442
	Contact	Recorders	Mr. John Appleton							
	AGD	56	241900	6027000	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442	
58-1-0588	Ilawong 1b	AGD	56	241900	6027000	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442
	Contact	Recorders	Mr. John Appleton							
	AGD	56	242070	6027060	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442	
58-1-0590	Ilawong 1d	AGD	56	242070	6027060	Open site	Valid	Modified Tree (Carved or Scarred) : -, Artefact : -	Open Camp Site, Scarred Tree	3442
	Contact	Recorders	Mr. John Appleton							
	AGD	56	244950	6029900	Open site	Valid	Shell : -, Artefact : -	Midden	815,98117	
58-4-0157	Mossy Point;Candalagan Creek 1;	AGD	56	244950	6029900	Open site	Valid	Shell : -, Artefact : -	Midden	815,98117
	Contact	Recorders	Mr.Allan Lance							
	AGD	56	244500	6030150	Open site	Valid	Shell : -, Artefact : -	Midden	815	
58-4-0158	Mossy Point;Candalagan Creek 2;	AGD	56	244500	6030150	Open site	Valid	Shell : -, Artefact : -	Midden	815
	Contact	Recorders	Mr.Allan Lance							
	AGD	56	246290	6030290	Open site	Valid	Shell : -, Artefact : -	Midden		
58-4-0162	Tomakin, Melville Pt;	AGD	56	246290	6030290	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Miss. Marjorie Sullivan							
	AGD	56	246290	6030290	Open site	Valid	Shell : -, Artefact : -	Midden		

Report generated by AHIMS Web Service on 12/08/2022 for Kate Storan for the following area at Datum :GDA, Zone : 56, Eastings : 238414.0 - 246414.0, Northings : 6024704.0 - 6032704.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 76

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AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 22SYD3362

Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports	
58-4-0167	Sumpatch;Tomago River; (Tomakin/Mossy Pt 18/181)	AGD	56	245800	6031100	Open site	Valid	Shell : -, Artefact : -	Midden		
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0064	Tomakin 18/183b;	AGD	56	246100	6031300	Open site	Valid	Shell : -, Artefact : -	Midden		
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-5-0001	Broulee_ (Island);	AGD	56	245200	6028000	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
	Contact	Recorders	Unknown Author							Permits	
58-4-0106	Longvale Swamp;	AGD	56	240200	6029500	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree		
	Contact	Recorders	David Bell							Permits	
58-4-0005	Broulee Point 3 (Island);	AGD	56	245544	6027897	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
	Contact	Recorders	ASRSYS							Permits	
58-4-0193	Bimbimbie;	AGD	56	242100	6031600	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree		
	Contact	Recorders	J.P. Simms							Permits	
58-4-0050	Broulee 18/212;	AGD	56	242910	6027510	Open site	Valid	Artefact : -	Open Camp Site	451,98117	
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0051	Broulee 18/201;	AGD	56	243870	6028130	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	98117	
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0052	Broulee 18/214;	AGD	56	244970	6028990	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0053	Longvale Swamp 18/193b;	AGD	56	245200	6027700	Open site	Valid	Shell : -, Artefact : -	Midden	98117	
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0054	Mossy Point 18/193a;	AGD	56	245620	6030120	Open site	Valid	Shell : -, Artefact : -	Midden		
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	
58-4-0058	Tomakin 18/240;	AGD	56	244900	6031530	Open site	Valid	Shell : -, Artefact : -	Midden	103580	
	Contact	Recorders	Miss.Marjorie Sullivan							Permits	3996
58-4-0059	Tomakin 18/101c;	AGD	56	244930	6032450	Open site	Valid	Shell : -, Artefact : -	Midden		
	Contact	Recorders	ASRSYS							Permits	
58-4-0140	Tomakin 18/180;	GDA	56	245719	6031639	Open site	Valid	Shell : -, Artefact : -	Midden		
	Contact	Recorders	Miss. Marjorie Sullivan,DPIH - Armidale, Ms Sarah Robertson							Permits	
58-4-0700	Waldrons Swamp 3;	AGD	56	241510	6026300	Open site	Valid	Artefact : -	Isolated Find		
	Contact	Recorders	Doctor Julie Dibden							Permits	
58-4-0703	Waldrons Swamp 2;	AGD	56	241500	6026400	Open site	Valid	Artefact : -	Open Camp Site		
	Contact	Recorders	Doctor Julie Dibden							Permits	

Report generated by AHIMS Web Service on 12/08/2022 for Kate Storan for the following area at Datum :GDA, Zone : 56, Eastings : 238414.0 - 246414.0, Northings : 6024704.0 - 6032704.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 76

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## AHIMS Web Services (AWS)

### Extensive search - Site list report

Your Ref/PO Number : 22SYD3362  
Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
58-4-0704	Waldrons Swamp 1;	AGD	56	241880	6028510	Open site	Valid	Artefact :-	Isolated Find	
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-0677	Broulee 1	AGD	56	243880	6030520	Open site	Valid	Artefact :-	Open Camp Site	98608
	<b>Contact</b>	<b>Recorders</b>		Mr.Peter Kuskie				<b>Permits</b>		
58-4-0678	Broulee 2	AGD	56	243850	6029400	Open site	Valid	Artefact :-	Open Camp Site	98117,98608
	<b>Contact</b>	<b>Recorders</b>		Mr.Peter Kuskie				<b>Permits</b>		
58-4-0679	Broulee 4	AGD	56	243700	6029720	Open site	Valid	Artefact :-	Isolated Find	98117,98608
	<b>Contact</b>	<b>Recorders</b>		Mr.Peter Kuskie				<b>Permits</b>		
58-4-0680	Broulee 3	AGD	56	243620	6029850	Open site	Valid	Artefact :-	Isolated Find	98117,98608
	<b>Contact</b>	<b>Recorders</b>		Mr.Peter Kuskie				<b>Permits</b>		
58-4-0681	Broulee 5	AGD	56	243820	6029750	Open site	Valid	Artefact :-	Isolated Find	98117,98608
	<b>Contact</b>	<b>Recorders</b>		Mr.Peter Kuskie				<b>Permits</b>		
58-4-0916	MM1	AGD	56	240960	6028790	Open site	Valid	Artefact :-		
	<b>Contact</b>	<b>Recorders</b>		Navin Officer Heritage Consultants Pty Ltd				<b>Permits</b>		
58-4-0918	Longvale Site 3	AGD	56	243470	6028510	Open site	Valid	Artefact :-, Shell :-		98117
	<b>Contact</b>	<b>Recorders</b>		Heritage Consulting Australia				<b>Permits</b>		
58-4-0951	Moorings/1	AGD	56	245380	6032210	Open site	Valid	Artefact :-		
	<b>Contact</b>	<b>Recorders</b>		Philip Boot				<b>Permits</b>		
58-4-0921	Candlagan Creek Scarred Tree	AGD	56	241354	6029820	Open site	Valid	Modified Tree (Carved or Scarred) :-		98117
	<b>Contact</b>	<b>Recorders</b>		Philip Boot,Danielle Towers				<b>Permits</b>		
58-4-0922	Candlagan Creek Midden	AGD	56	241566	6029950	Open site	Valid	Potential Archaeological Deposit (PAD) :-, Shell :-		98814,99365
	<b>Contact</b>	<b>Recorders</b>		Philip Boot,Danielle Towers				<b>Permits</b>	1751,1752,1821,2236,2842,2918	
58-4-0959	MS3	AGD	56	240600	6027300	Open site	Valid	Shell :- 6, Artefact :- 15		96574
	<b>Contact</b>	<b>Recorders</b>		Phil Hughes				<b>Permits</b>	1513,1510,1652,1653	
58-4-1093	Broulee Beach Estate - BB E 4	AGD	56	244525	6028707	Open site	Valid	Artefact :-		99524,99702
	<b>Contact</b>	<b>Recorders</b>		Navin Officer Heritage Consultants Pty Ltd				<b>Permits</b>	2253,2254,2791	
58-4-1094	Broulee Beach Estate - BB E 1	AGD	56	244363	6028672	Open site	Valid	Artefact :-		99524,99702
	<b>Contact</b>	<b>Recorders</b>		Navin Officer Heritage Consultants Pty Ltd				<b>Permits</b>	2253,2254,2791	
58-4-1095	Broulee Beach Estate - BBE2	AGD	56	241342	6028610	Open site	Valid	Artefact :-		99524,99702
	<b>Contact</b>	<b>Recorders</b>		Navin Officer Heritage Consultants Pty Ltd				<b>Permits</b>	2253,2254,2791	
58-4-1096	Broulee Beach Estate - BBE3	AGD	56	244293	6028522	Open site	Valid	Artefact :-		99524,99702
	<b>Contact</b>	<b>Recorders</b>		Navin Officer Heritage Consultants Pty Ltd				<b>Permits</b>	2253,2254,2791	

Report generated by AHIMS Web Service on 12/08/2022 for Kate Storan for the following area at Datum : GDA, Zone : 56, Eastings : 238414.0 - 246414.0, Northings : 6024704.0 - 6032704.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 76

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## AHIMS Web Services (AWS)

### Extensive search - Site list report

Your Ref/PO Number : 22SYD3362  
Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
58-4-1078	GSB1 (44 Grant St, Broulee)	GDA	56	244850	6028390	Open site	Valid	Shell :-, Artefact :-		
	<b>Contact</b>	<b>Recorders</b>		Professor Jim Allen				<b>Permits</b>	1967	
58-4-1134	MRDC Site 4	AGD	56	240142	6032064	Open site	Valid	Artefact :- 1		99505
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1135	MRDC Site 6	AGD	56	240300	6031278	Open site	Valid	Artefact :- 6		99505
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1136	MRDC Site 7	AGD	56	239873	6027632	Open site	Valid	Artefact :- 1		99505
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1137	MRDC Site 8	AGD	56	239650	6027160	Open site	Valid	Artefact :- 10		99505
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1138	MRDC Site 9	AGD	56	239596	6027105	Open site	Valid	Artefact :- 1		99505
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1149	MRDC Site 5	AGD	56	240205	6031838	Open site	Valid	Artefact :- 1		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden				<b>Permits</b>		
58-4-1207	Oaks Ranch Site 7	GDA	56	244801	6032594	Open site	Valid	Non-Human Bone and Organic Material :-, Shell :-		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1208	Oaks Ranch SU14	GDA	56	244444	6032186	Open site	Valid	Artefact :- 18		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1209	Oaks Ranch Site 6	GDA	56	244766	6032622	Open site	Valid	Non-Human Bone and Organic Material :-, Shell :-		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1212	Oaks Ranch SU16	GDA	56	244183	6032169	Open site	Valid	Artefact :- 2		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1213	Oaks Ranch SU5	GDA	56	244052	6032082	Open site	Valid	Artefact :- 1		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1214	Oaks Ranch SU3	GDA	56	244097	6031842	Open site	Valid	Artefact :- 5		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-4-1215	Oaks Ranch SU17	GDA	56	244283	6031860	Open site	Valid	Artefact :- 4		
	<b>Contact</b>	<b>Recorders</b>		Doctor Julie Dibden,NSW Archaeology Pty Ltd,NSW Archaeology Pty Ltd				<b>Permits</b>		
58-1-0589	Illawong 1c	AGD	56	242000	6027100	Open site	Valid	Artefact :-, Modified Tree (Carved or Scarred) :-	Open Camp Site, Scarred Tree	3442
	<b>Contact</b>	<b>Recorders</b>		Mr John Appleton				<b>Permits</b>		
58-4-1266	Tonakin/Mossy Pt 18/182B	AGD	56	246290	6031000	Open site	Valid	Shell :-		
	<b>Contact</b>	<b>Recorders</b>		Miss Marjorie Sullivan				<b>Permits</b>		

Report generated by AHIMS Web Service on 12/08/2022 for Kate Storan for the following area at Datum : GDA, Zone : 56, Eastings : 238414.0 - 246414.0, Northings : 6024704.0 - 6032704.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 76

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## AHIMS Web Services (AWS)

### Extensive search - Site list report

Your Ref/PO Number : 22SYD3362  
Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
58-4-1279	Red Hill Parade	GDA	56	246250	6031630	Open site	Valid	Potential Archaeological Deposit (PAD) :-		
	<b>Contact</b>			<b>Recorders</b>	Navin Officer Heritage Consultants Pty Ltd			<b>Permits</b>		
58-4-1280	Yarralumla Crescent/Ainslie Parade Intersection	GDA	56	245960	6031560	Open site	Valid	Potential Archaeological Deposit (PAD) :-		
	<b>Contact</b>			<b>Recorders</b>	Navin Officer Heritage Consultants Pty Ltd			<b>Permits</b>		
58-4-1290	Mossy Point SU1/L1	GDA	56	244721	6031120	Open site	Valid	Artefact :-		
	<b>Contact</b>			<b>Recorders</b>	Doctor Rebecca Parkes			<b>Permits</b>	3186	
58-4-1313	Restriction applied. Please contact ahimsa@environment.nsw.gov.au.					Open site	Valid			
	<b>Contact</b>			<b>Recorders</b>	Mr. Graham Moore			<b>Permits</b>		
58-4-1296	Restriction applied. Please contact ahimsa@environment.nsw.gov.au.					Open site	Valid			
	<b>Contact</b>			<b>Recorders</b>	Mr. Graham Moore			<b>Permits</b>		
58-4-1342	Tomakin Boat Ramp PAD	GDA	56	246000	6031088	Open site	Valid	Potential Archaeological Deposit (PAD) :- Shell :-		103357,103358
	<b>Contact</b>			<b>Recorders</b>	Doctor Julie Dibden			<b>Permits</b>	3813,3940,3946	
58-4-1359	Moruya Airport 5	GDA	56	242602	6024714	Open site	Valid	Shell :-		
	<b>Contact</b>			<b>Recorders</b>	Onsite Cultural Heritage Management - Narooma, Mr. Gerard Niemoller			<b>Permits</b>		
58-4-1364	Broulee SPS PAD	GDA	56	244358	6029411	Open site	Valid	Potential Archaeological Deposit (PAD) :- Artefact :-		104049
	<b>Contact</b>			<b>Recorders</b>	Doctor Julie Dibden, Doctor Julie Dibden, NSW Archaeology Pty Ltd, NSW Archaeology Pty Ltd			<b>Permits</b>	4179	
58-4-1351	BBE5	GDA	56	241234	6028736	Open site	Destroyed	Artefact :-	15	103540,103719,104278
	<b>Contact</b>			<b>Recorders</b>	Doctor Julie Dibden, NSW Archaeology Pty Ltd, NSW Archaeology Pty Ltd			<b>Permits</b>	3971,4120,4740	
58-4-1361	Banksia Extension 3	GDA	56	244356	6028986	Open site	Not a Site	Artefact :-		103693,103694,104308
	<b>Contact</b>			<b>Recorders</b>	DPH - Armidale, Access Archaeology and Heritage Pty Ltd, Ms. Sarah Robertson, Mr. J			<b>Permits</b>	4102,4712	
58-4-1362	Banksia Extension 1	GDA	56	244339	6029055	Open site	Valid	Artefact :-		103694,104308
	<b>Contact</b>			<b>Recorders</b>	Access Archaeology and Heritage Pty Ltd, Mr. Douglas Williams			<b>Permits</b>	4306	
58-4-1363	Banksia Extension 2	GDA	56	244346	6029016	Open site	Valid	Artefact :-		103694,104308
	<b>Contact</b>			<b>Recorders</b>	Access Archaeology and Heritage Pty Ltd, Mr. Douglas Williams			<b>Permits</b>	4306	
58-4-1470	Oaks Ranch SU11	GDA	56	244382	6032452	Open site	Valid	Artefact :-		

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## AHIMS Web Services (AWS)

### Extensive search - Site list report

Your Ref/PO Number : 22SYD3362  
Client Service ID : 707757

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	<b>Contact</b>			<b>Recorders</b>	Doctor Julie Dibden, NSW Archaeology Pty Ltd			<b>Permits</b>		

#### \*\* Site Status

**Valid** - The site has been recorded and accepted onto the system as valid

**Destroyed** - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

**Partially Destroyed** - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

**Not a site** - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 12/08/2022 for Kate Storan for the following area at Datum :GDA, Zone : 56, Eastings : 238414.0 - 246414.0, Northings : 6024704.0 - 6032704.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 76

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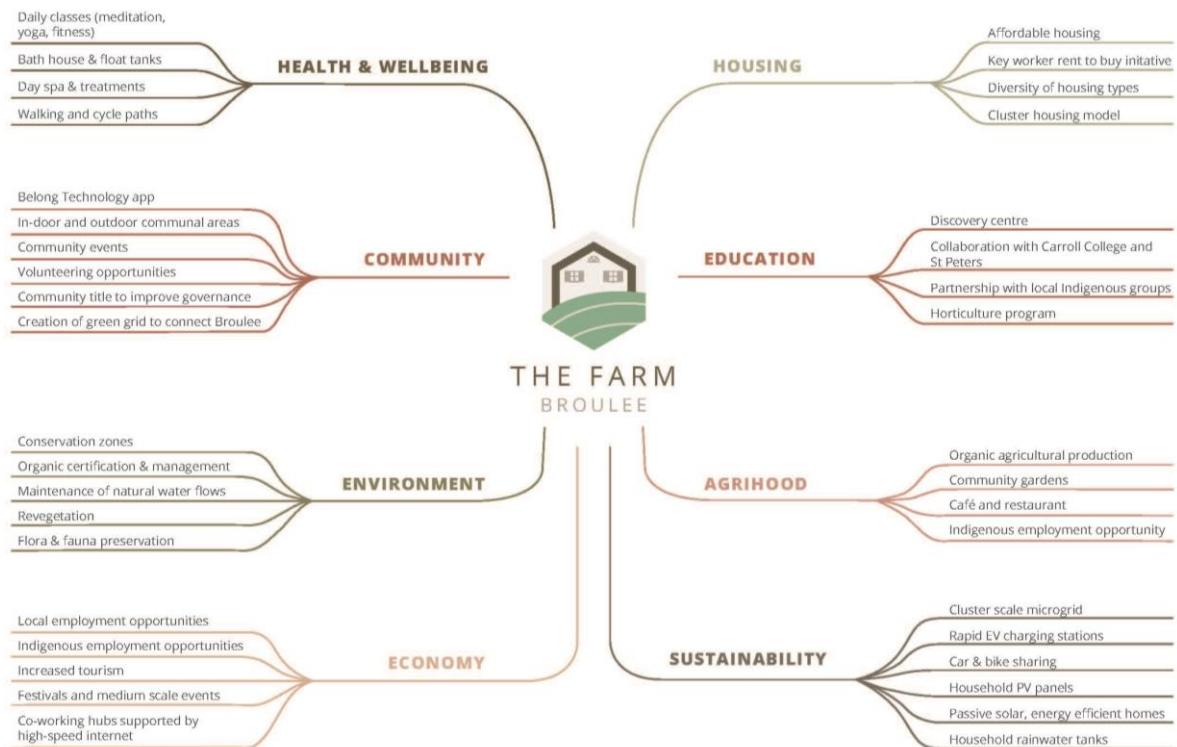






# BROULEE HOUSING STUDY

## 207 Broulee Road



Prepared for Brightlands Living



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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

### Reviewer

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Signature



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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.

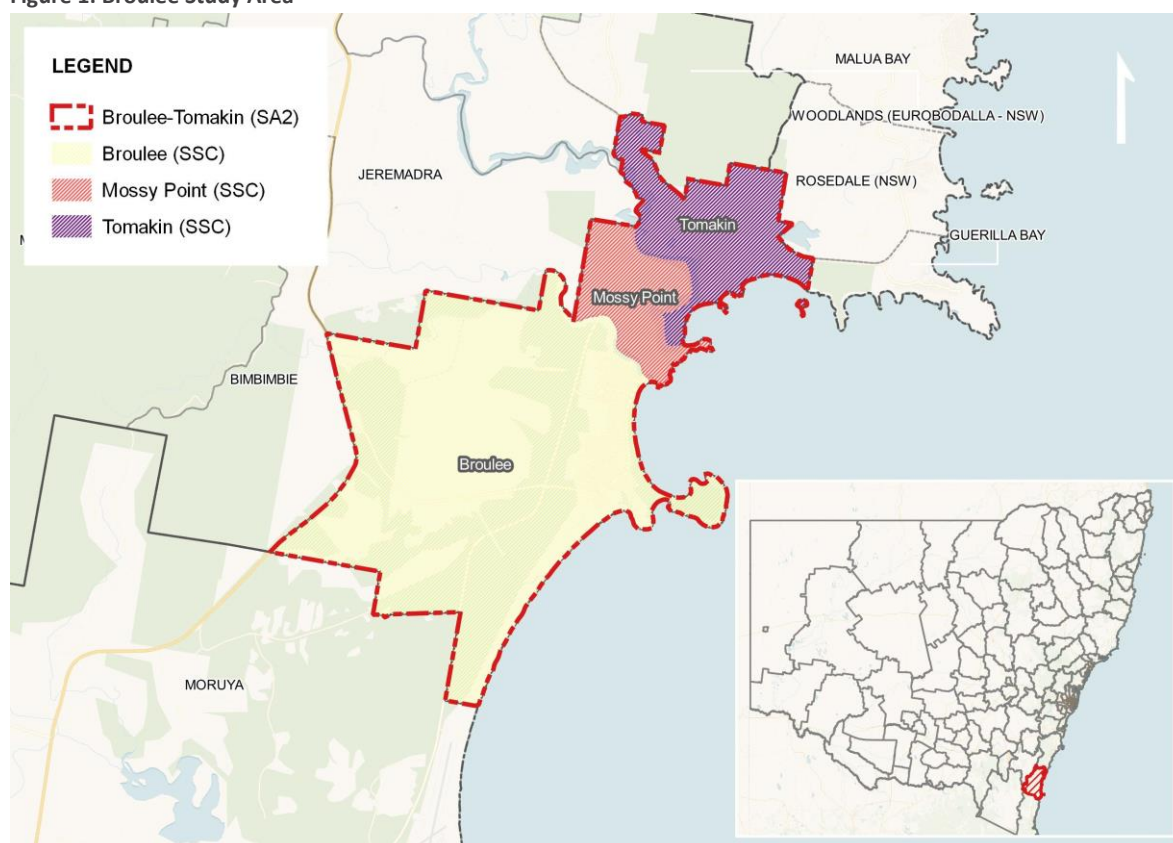
The study seeks to consider how the alternative cluster housing model being proposed by Brightlands Living would complement housing supply in the area and relieve pressure on the housing market. HillPDA has undertaken reviews of strategic documents, local demographics, the property market, housing affordability, 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 <b>Sustainable Building Design Guideline</b> .	The Ecovillage serves an <b>educational role</b> , with links to numerous local schools.
12 tourism cottages are offered in a dedicated strata cluster.	<b>14 commercial lots</b> are offered in the village.	<b>360 lots</b> 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)

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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
<b>Draft South East and Tablelands Regional Plan 2041</b>		
<p>Theme 3: Leveraging diverse economic identities</p> <ul style="list-style-type: none"> <li>Objective 13: Promote innovation and sustainability in agriculture and aquaculture industries.</li> </ul>	<p>The Regional Plan calls for sustainable agriculture, suggesting the placement of farmland close to settlements, and the cultivation of innovative farming practices.</p>	<p>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.</p>
<p>Theme 4: Planning for fit for purpose housing and services</p> <ul style="list-style-type: none"> <li>Objective 17: Plan for a supply of housing in appropriate locations</li> <li>Objective 18: Plan for more affordable, low-cost and social housing</li> <li>Objective 19: Manage rural living</li> <li>Objective 20: Provide efficient access to infrastructure and services.</li> </ul>	<ul style="list-style-type: none"> <li>The Regional Plan states that housing diversity is needed for a changing population, advocating for a particular supply of affordable and workers' housing</li> <li>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</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal directly responds to housing need incorporating affordable, key worker, seniors living and family-oriented housing.</li> <li>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.</li> <li>The clustered housing model of The Farm would maximise infrastructure efficiency, also allowing for shared rainwater and wastewater collection, and an electricity micro-grid.</li> <li>The proposal would contain facilities able to be used by local schools and communities, including a communal teaching hub building, amphitheatre, and education precinct.</li> </ul>
<b>Eurobodalla Local Strategic Planning Statement</b>		
<p>Planning Priority 1: Encourage greater housing diversity and affordability</p>	<p>The LSPS calls for research into housing diversity needs. Affordability is also a key issue, leading to difficulties in both renting and purchasing homes.</p>	<p>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.</p>
<p>Planning Priority 3: Consolidate development within town and village centres</p>	<p>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.</p>	<p>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.</p>

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.
<b>Eurobodalla Settlement Strategy</b>		
5.1 Urban settlement hierarchy Directions: <ul style="list-style-type: none"> <li>settlements optimise the efficient use of land, services and infrastructure to minimise impacts on the surrounding environment</li> <li>settlements grow to accommodate a larger working, residential and retirement population whilst maintaining the qualities that make them sought after.</li> </ul>	<ul style="list-style-type: none"> <li>The Settlement Strategy categorises Broulee and Tomakin as coastal villages, and Mossy Point as a coastal hamlet.</li> <li>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.</li> </ul>	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: <ul style="list-style-type: none"> <li>provide opportunities for rural living and lifestyle choice</li> </ul>	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: <ul style="list-style-type: none"> <li>ensure that the aesthetic values of the rural landscape remain a major asset to residents and an important element of the nature coast backdrop</li> <li>ensure that planning processes and controls are not an impediment to emerging and diverse agricultural pursuits.</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	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.
<b>Rural Lands Strategy</b>		
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.



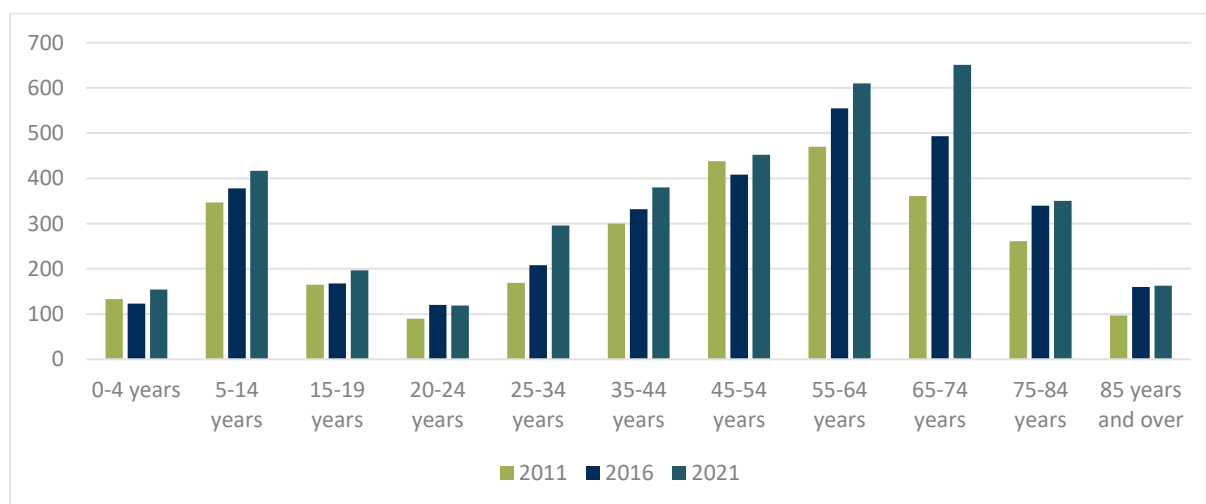
Item	Description	Alignment
<p>5.7.3 Supply of living Opportunities in the General Rural Area</p> <p>There has been no potential subdivision in the general rural areas since 1987. The recommendation to set new lot sizes based on a landscape approach will see a small increase in supply – particularly in the types of property more in demand such as small lot farms of 40 or less hectares.</p>	<p>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.</p>	<p>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.</p>

## 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.

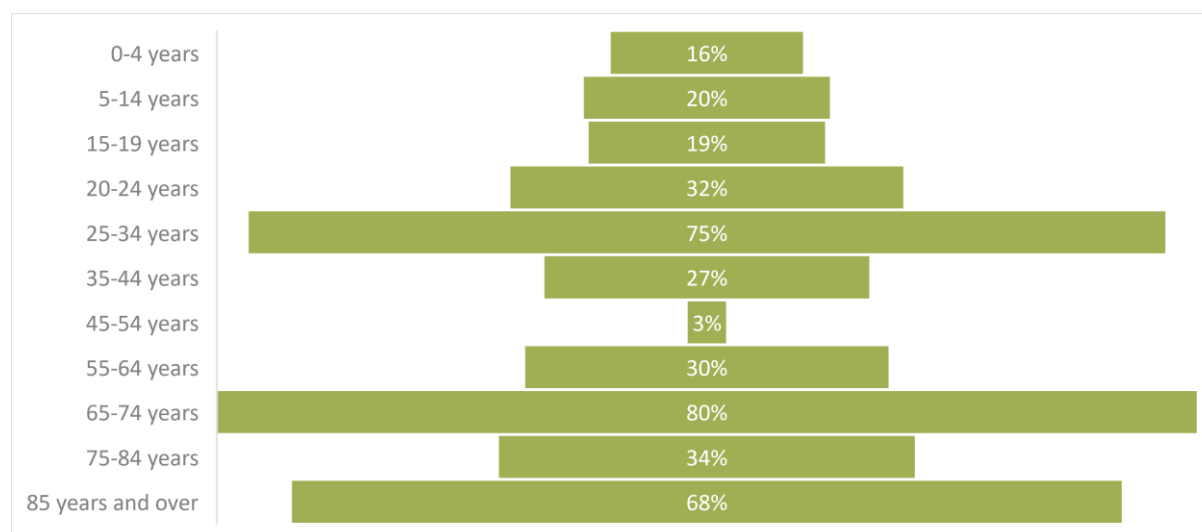
The proposed development would include designated affordable, worker, and over-55s housing, while simultaneously increasing overall supply. The following charts and paragraphs summarise the area’s demographic characteristics that generate needs for distinct housing types, these characteristics being 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.

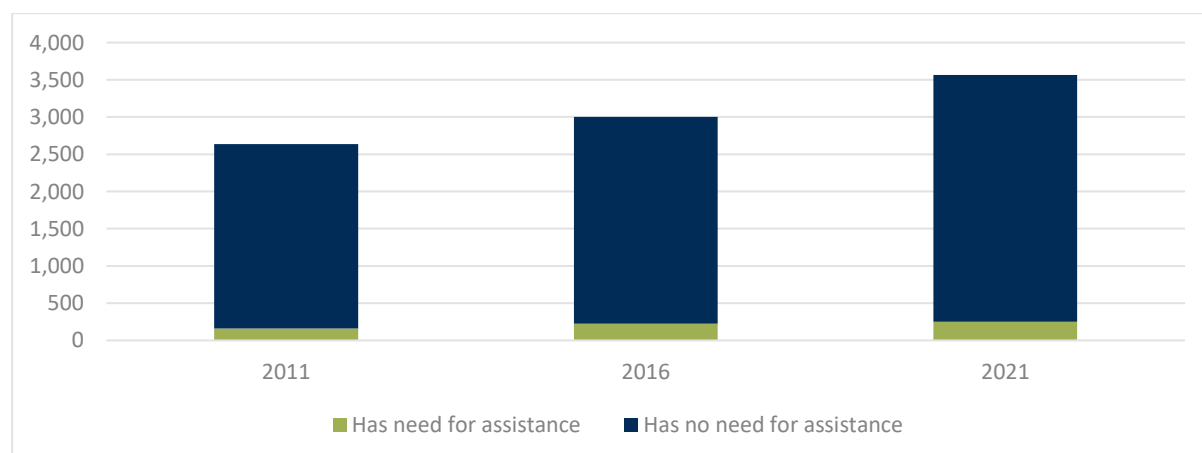


**Figure 3: Proportional growth in age groups, Broulee – Tomakin SA2, (2011 – 2021)**

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.

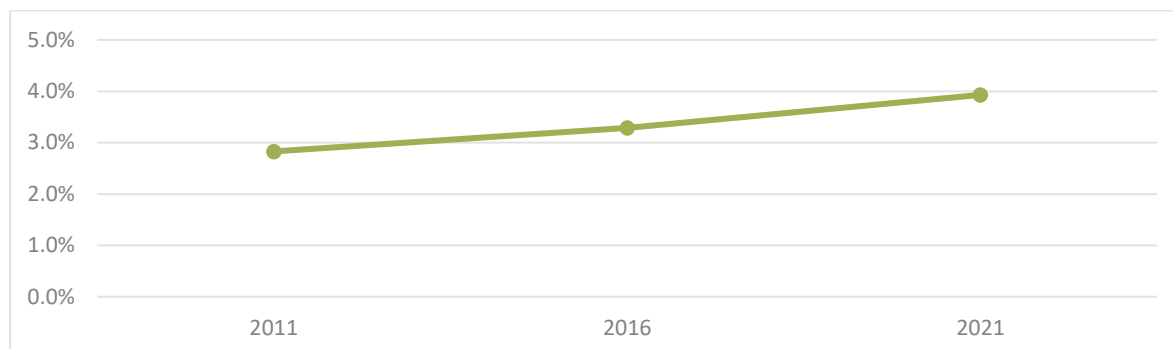


**Figure 4 Need for assistance in core activities, Broulee – Tomakin SA2**

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**

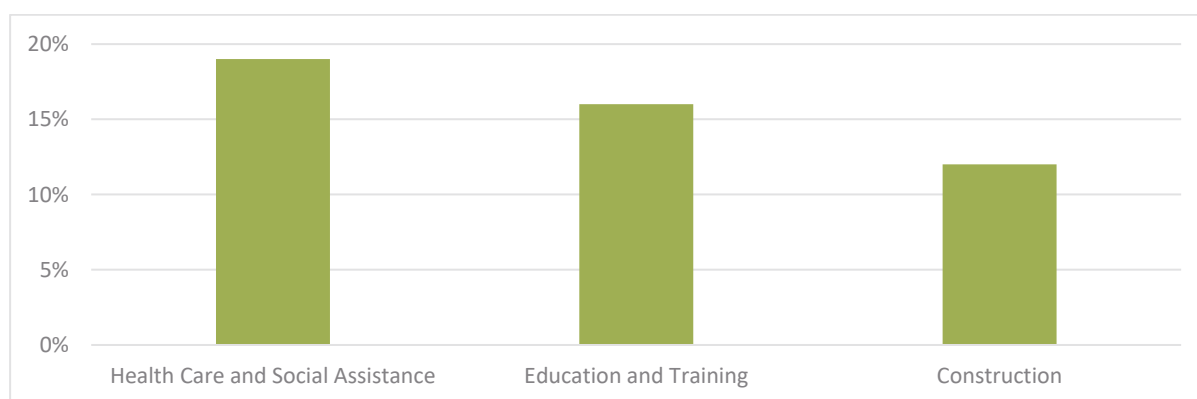
Source: Australian Bureau of Statistics, Time Series Profile, 2021

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



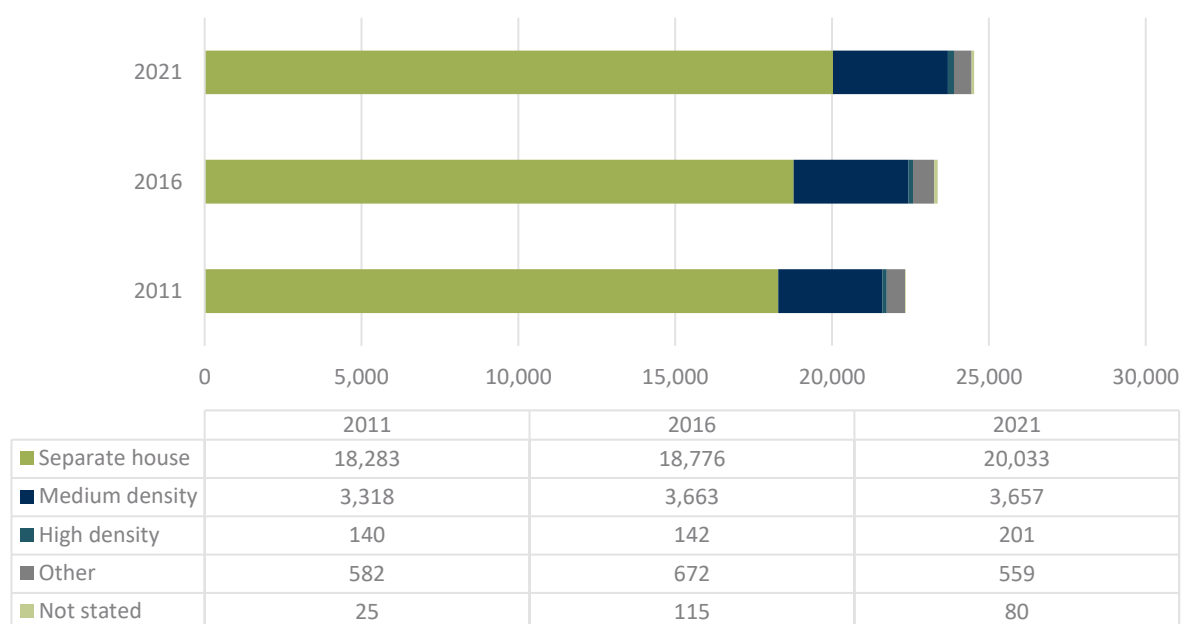
## Social housing

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.



**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.

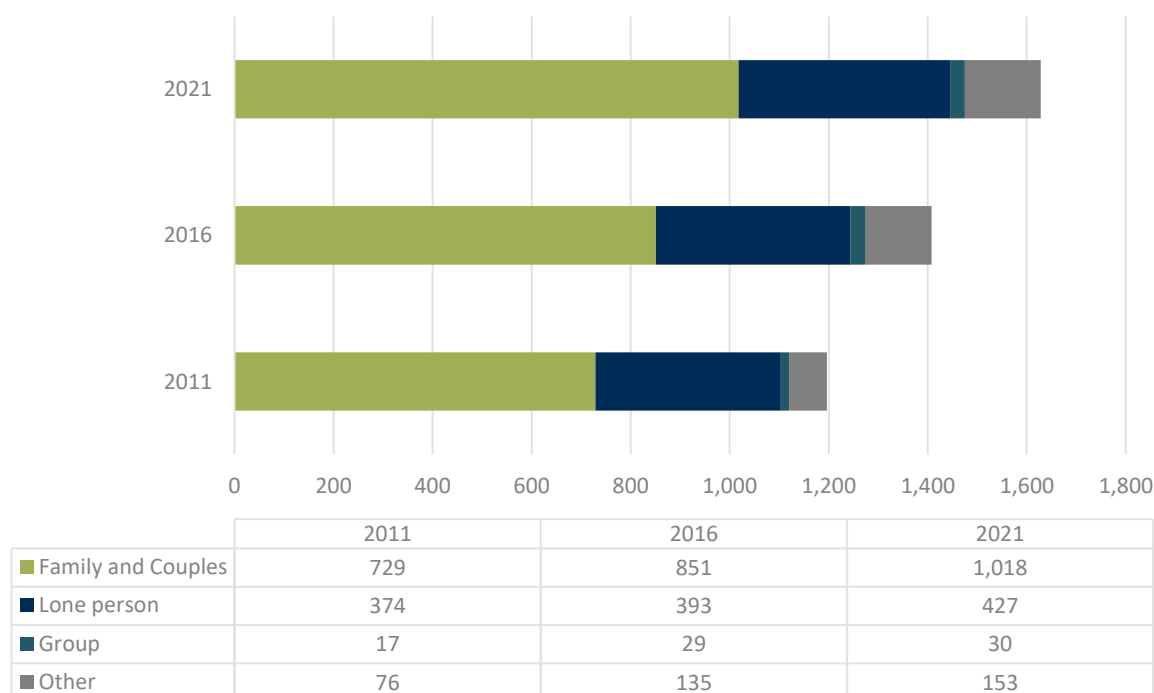
**Table 2: Change in size of households (%) in Broulee - Tomakin Study Area**

	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%
<b>Total dwellings</b>	<b>1,123</b>	<b>1,260</b>	<b>1,470</b>	<b>+347</b>

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**



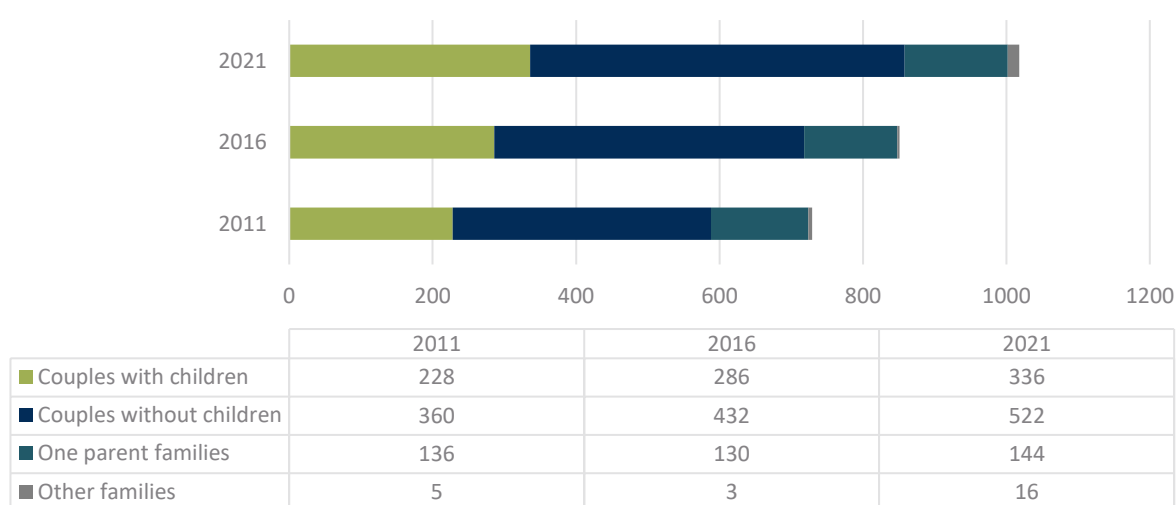
Source: Australian Bureau of Statistics, 2021



## 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 families 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.

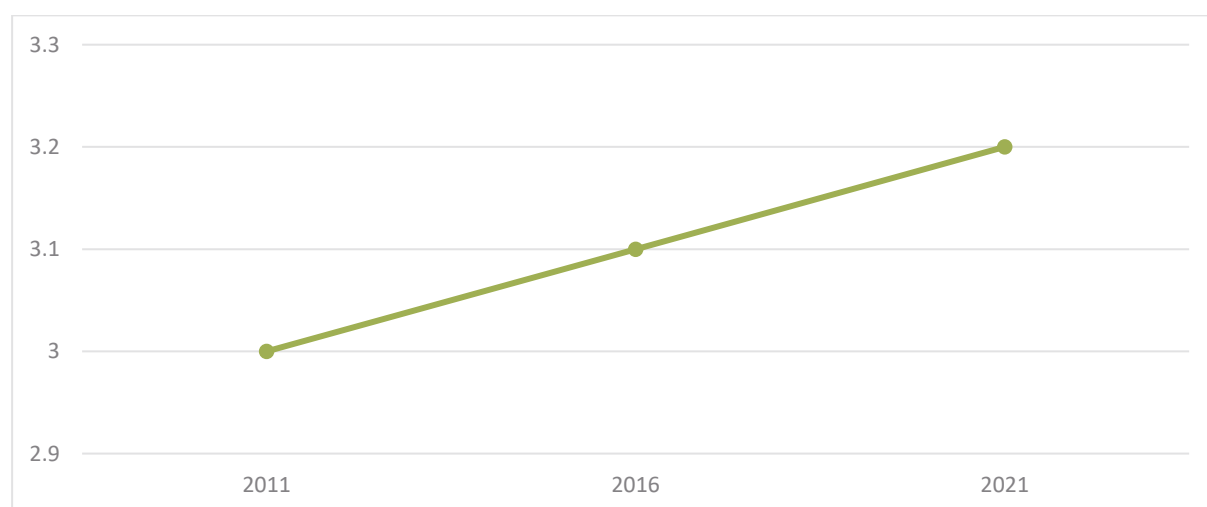
**Figure 9: Family composition in the Broulee Study Area**



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

## 4.6 Bedroom configuration

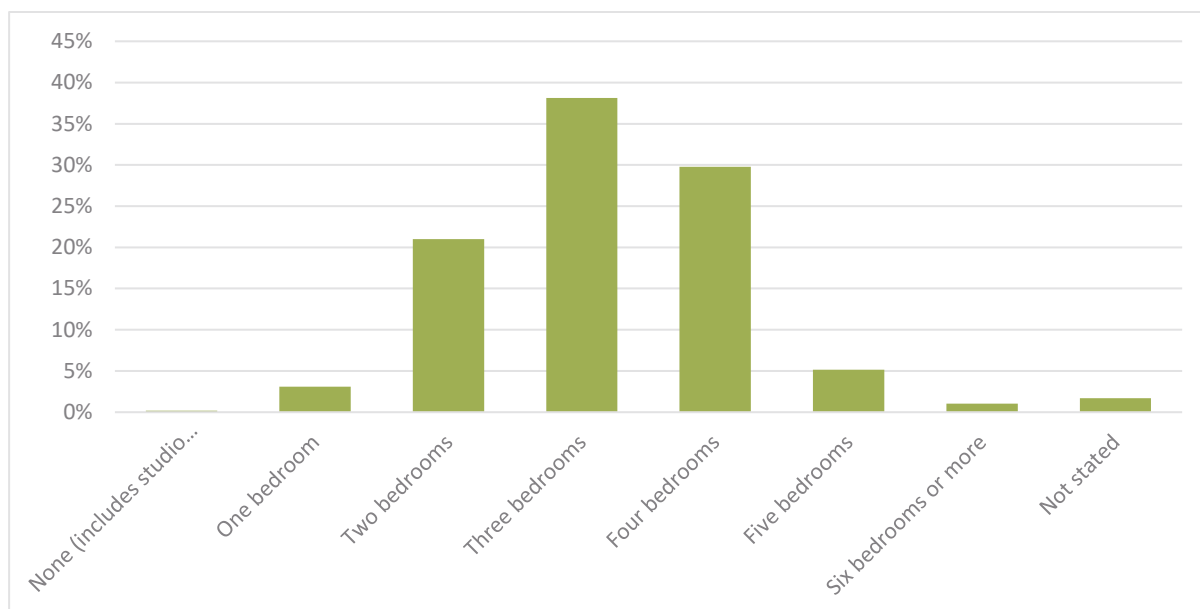
Dwellings within Broulee – Tomakin SA2 showcase bedroom configurations that currently contrast with the area's demographics. At the 2021 Census, dwellings within Broulee – Tomakin SA2 had an average of 3.2 bedrooms, a slight increase from previous years, as shown in Figure 10.



**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.



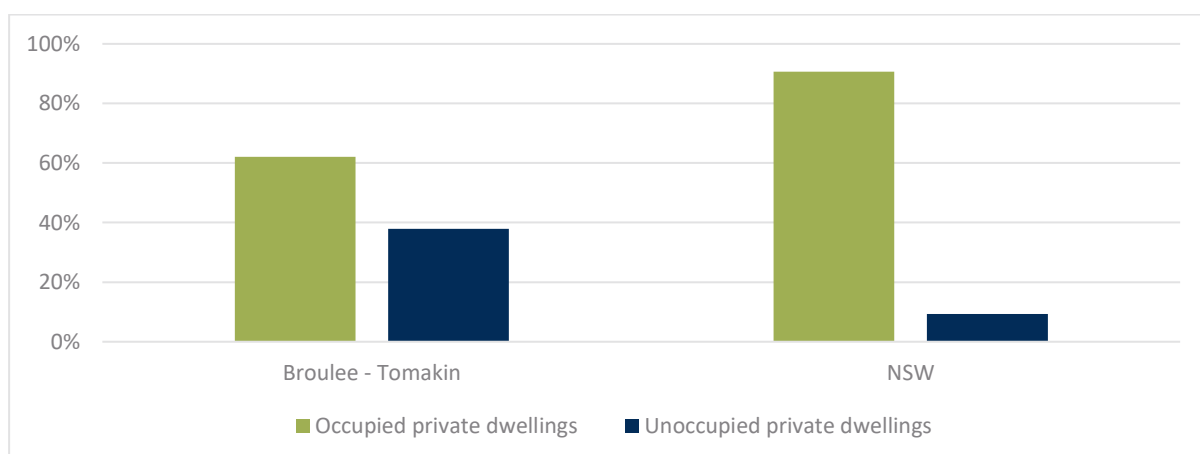
**Figure 11: Proportions of various bedroom configurations within Broulee – Tomakin SA2**

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

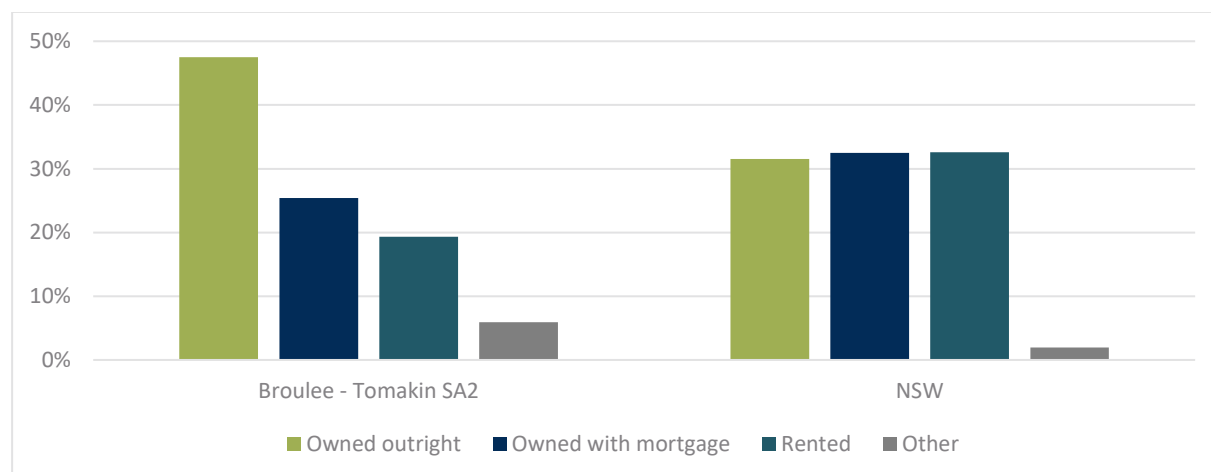


The high proportion of unoccupied private dwellings in Broulee – Tomakin SA2 suggests a high level of secondary holiday homes or short term rental accommodation stock. This high proportion of unoccupied dwellings would be adding to the housing pressures faced by the community.

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

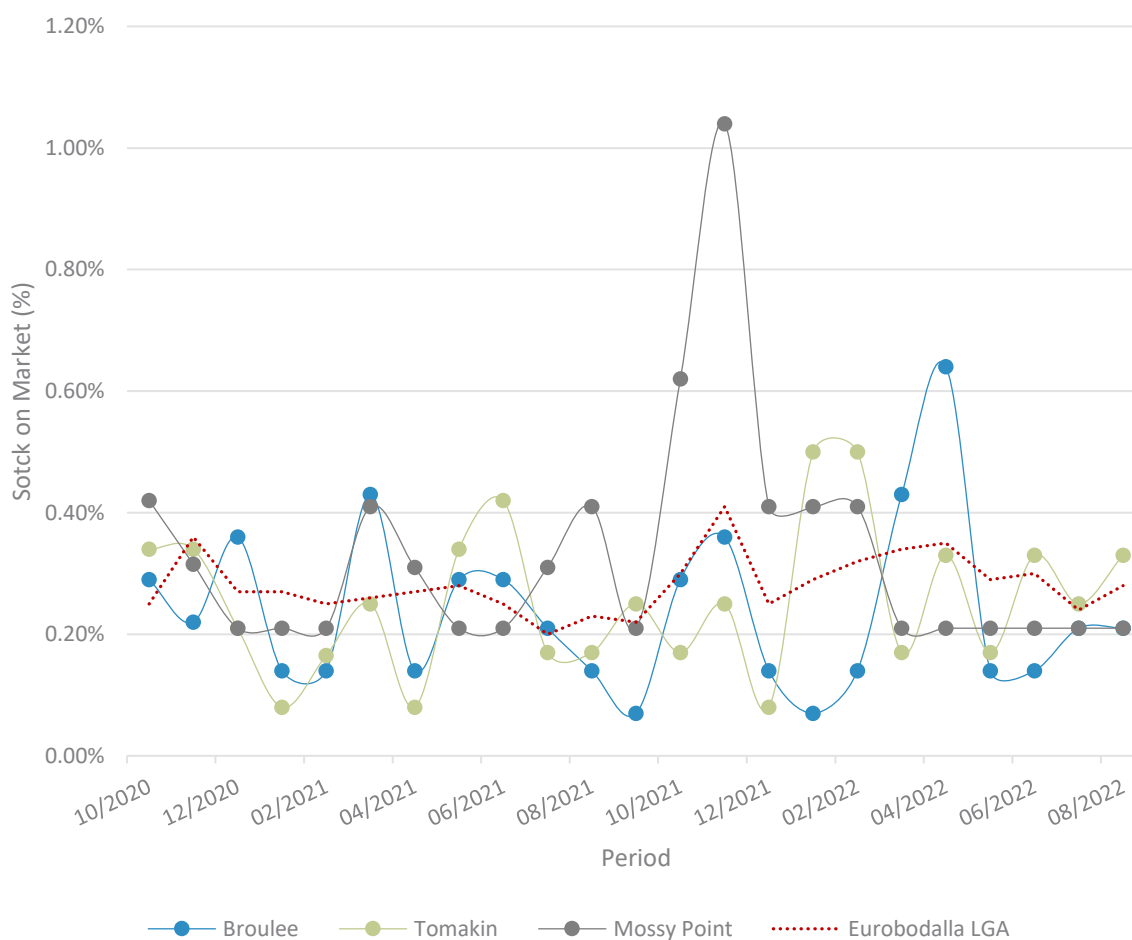
HillPDA has utilised data from HTAG to provide more detailed insights on the property market. HTAG collects Australian property market data via a web crawler which systematically browses real estate portals and agent sites indexing past sales, current 'for sale' and 'for rent' listings. The collected 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)**



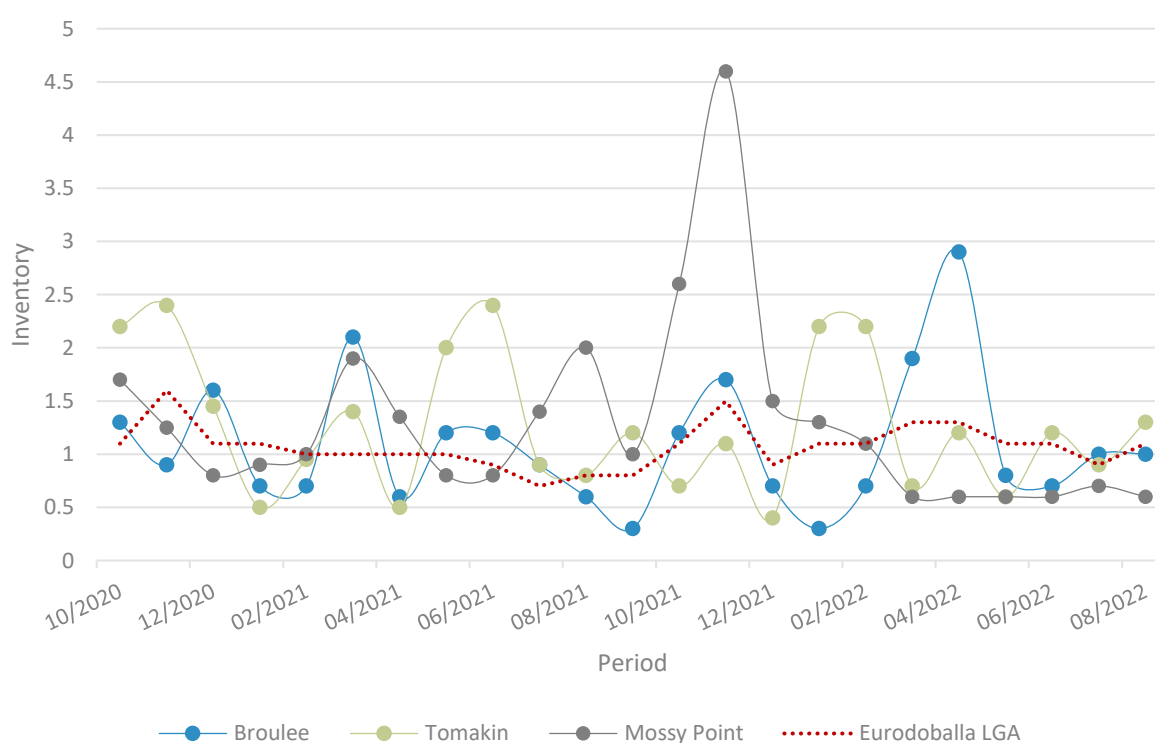
Source: HTAG, September 2022, cross-tabulated by HillPDA



## 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

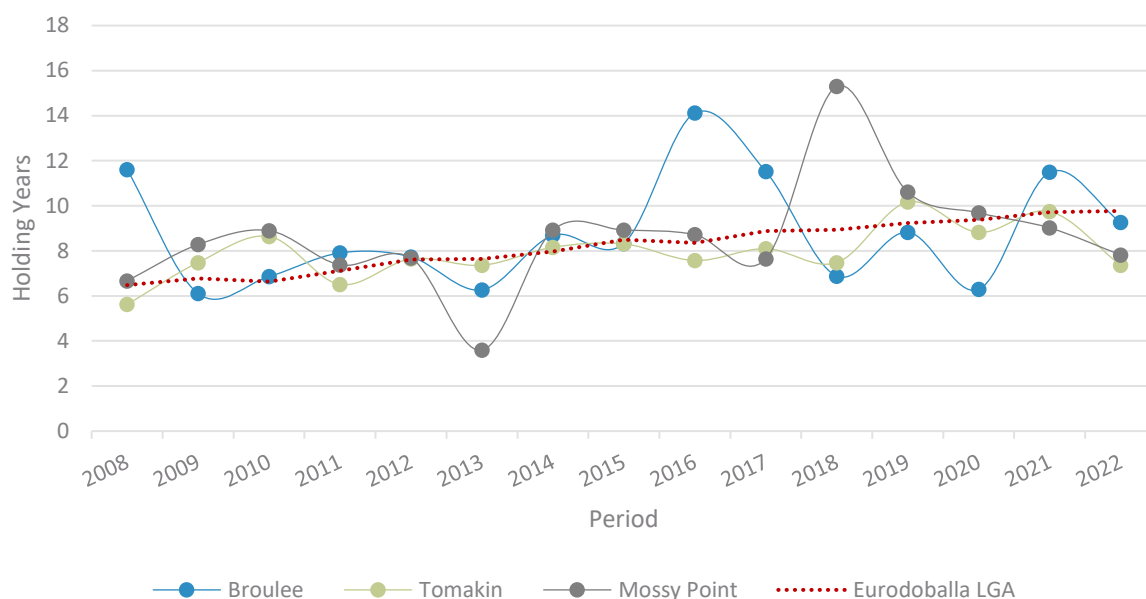
## 5.3 Hold period trend

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

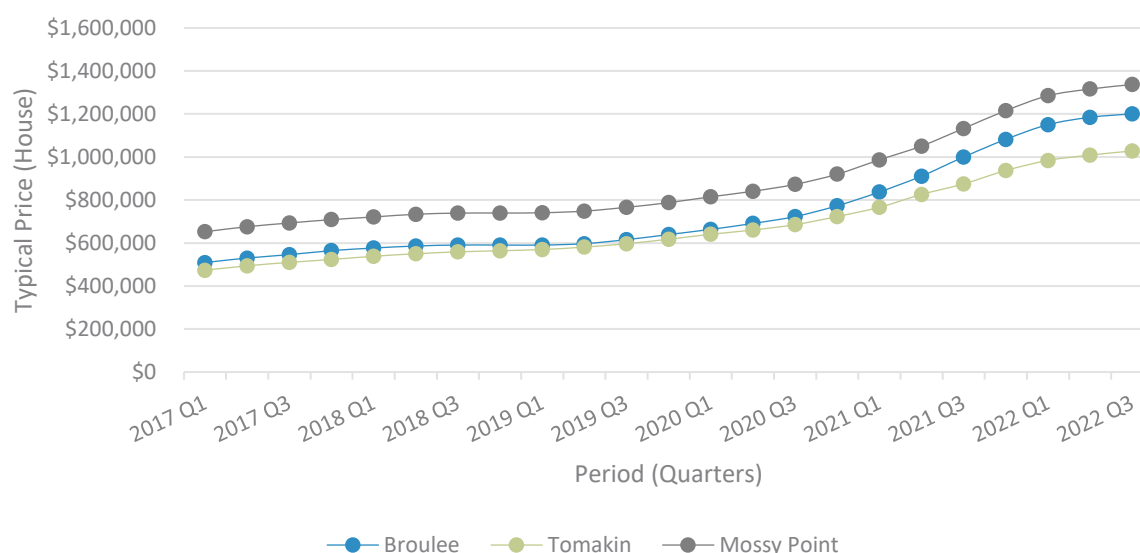
Source: HTAG, September 2022

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.

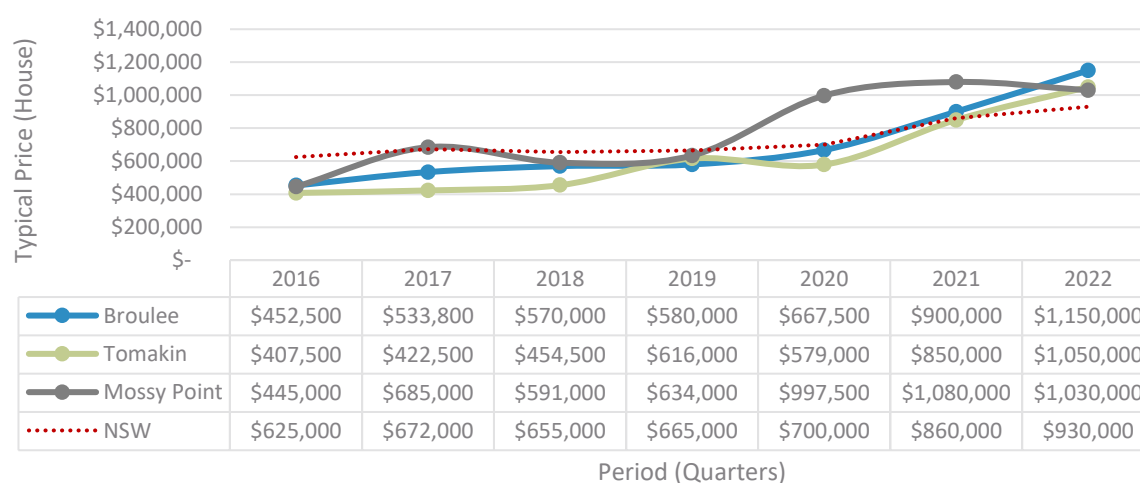
**Figure 17: Broulee, Tomakin and Mossy Point (SSC) Historical and projected quarterly typical price and number of sales**



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<sup>1</sup>. 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**



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.

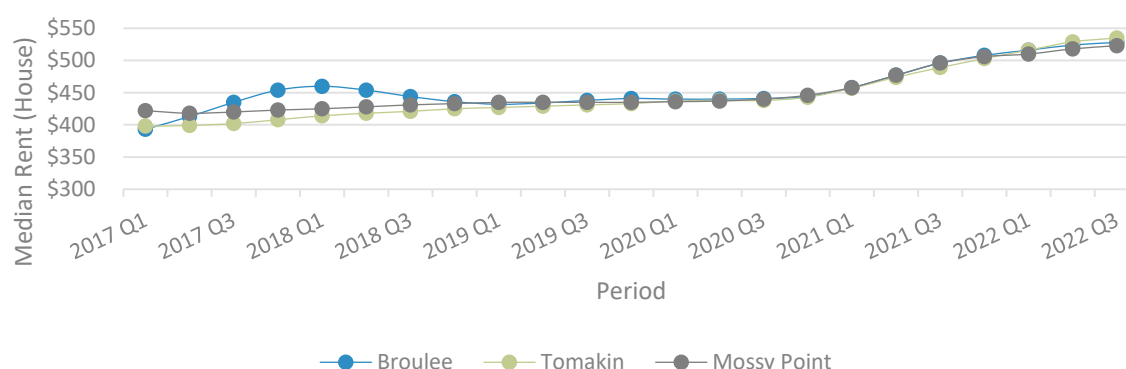
<sup>1</sup> Heatmaps.com.au using NSW Property Sales Data. Crown in right of NSW through the Valuer General 2021 and HillPDA



## 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**

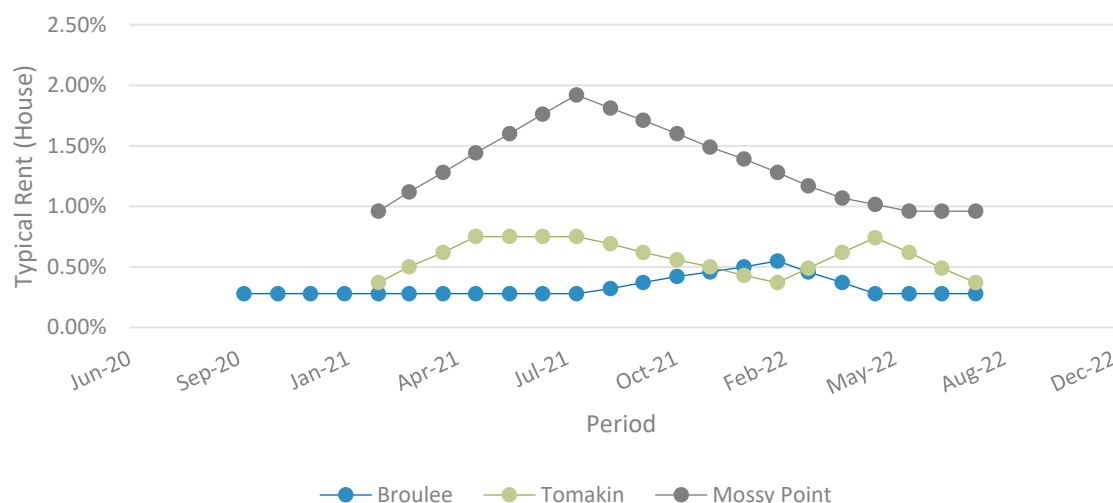


Source: HTAG, September 2022

## 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%<sup>2</sup> 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.

<sup>2</sup> 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

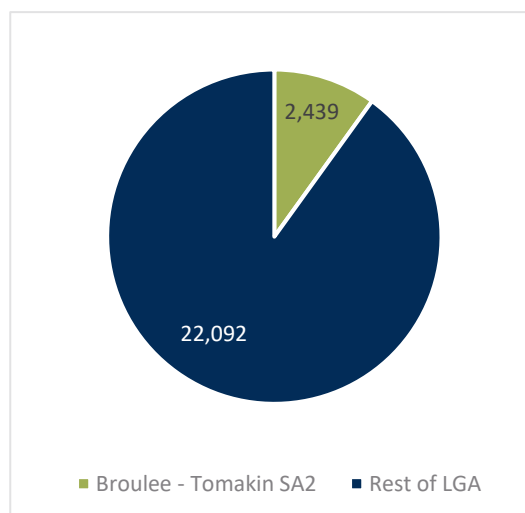
Data from the Australian Bureau of Statistics and Cordell Connect provide indications of the dwelling pipeline for Broulee, Mossy Point, and Tomakin. The area's housing supply is indicated by the number of dwellings recently completed and to be delivered. While a variety of dwellings will potentially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

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

Source: Australian Bureau of Statistics, 2021



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

Source: Australian Bureau of Statistics, 2020

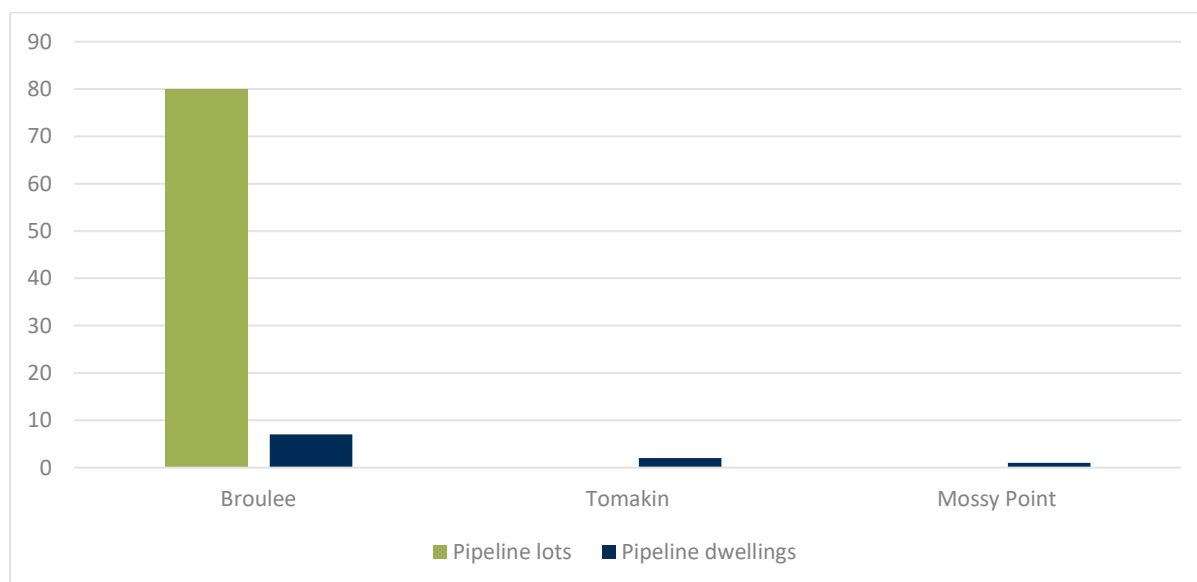
### 7.3 Dwelling pipeline

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**

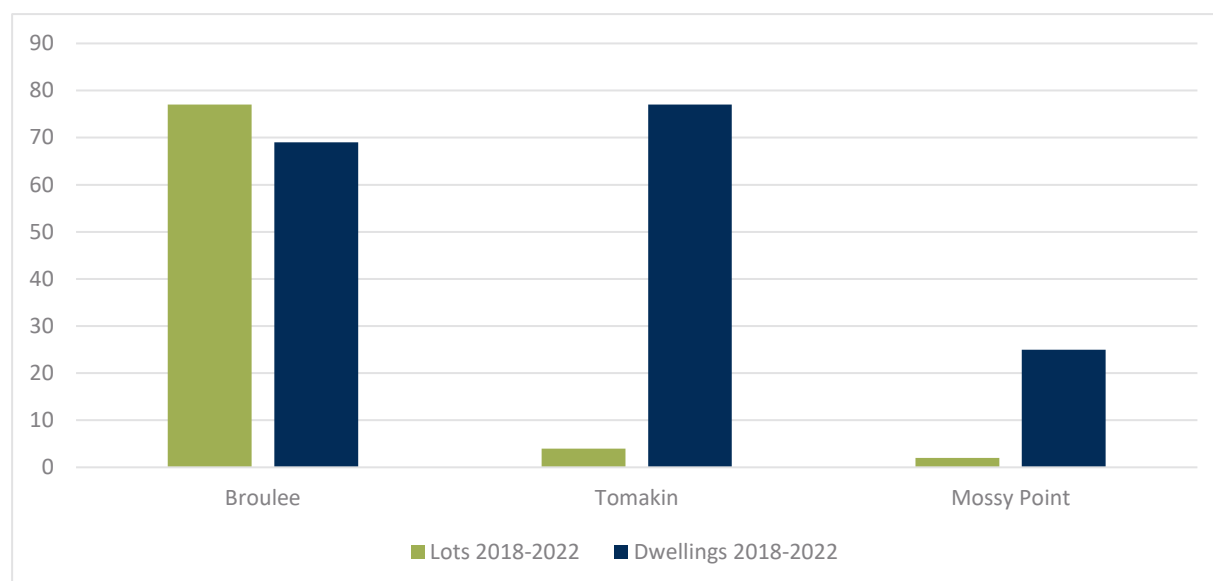
Source: Eurobodalla Shire Council, 2022

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.



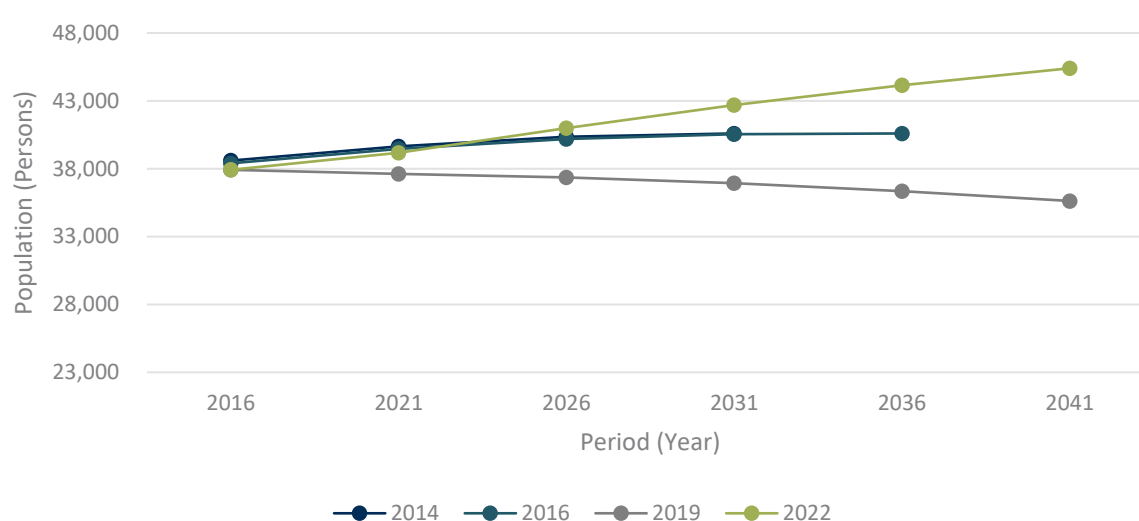
**Table 6: Eurobodalla LGA population projections**

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<sup>2</sup>. 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"<sup>3</sup>. 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

<sup>3</sup> <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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# Water & Wastewater Servicing Feasibility Report

The Farm Broulee – 207 Broulee Rd, Broulee

**Prepared for:** Brightlands Living

**Client Address:** Level 1, 822 George Street, Chippendale, NSW, 2008

**Project Address:** 207 Broulee Rd, Broulee, NSW

**Project no:** NS222067

**Date:** 19/09/2022

**Document no:** NS222067\_R01\_Sewer & Water Feasibility

**Revision no:** Revision B

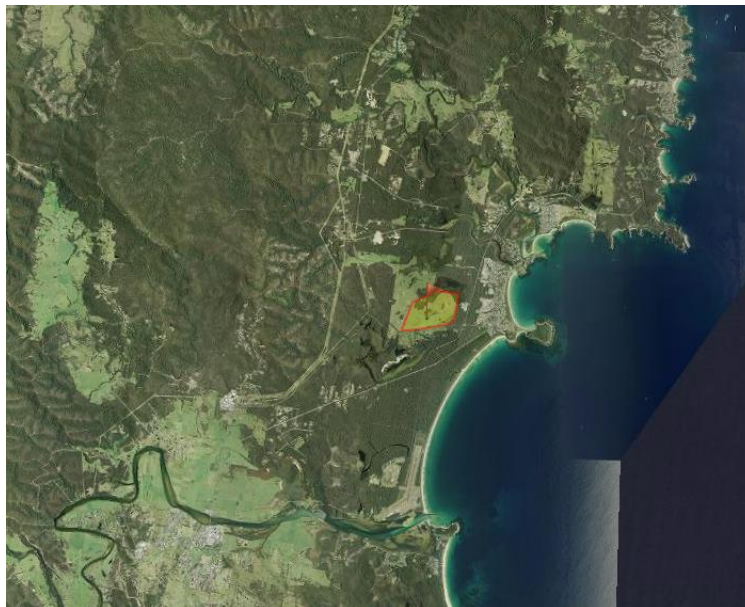


Image Source: Six Maps (2022)

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## Revisions

Revision	Description	Date	Prepared by	Approved by
A	First Draft	24/11/2022	Matthew Russell	Daryl Vizgirda
B	Final	16/12/2022	Matthew Russell	Daryl Vizgirda

## Review Panel

Division/ office	Name
WSC / Newcastle	Matthew Russell
Civil / Newcastle	Brandon Gathercole

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# 1 Introduction

ACOR Consultants have been engaged to investigate potential water and wastewater servicing options to enable development and services for “The Farm Broulee” concept development in support of the planning proposal for submission to Eurobodalla Shire Council.

Please note, this report provides a high-level assessment only of the potential for servicing the proposed development regarding the existing water and wastewater network. A developer funded water and wastewater strategy will be required in the future should the development progress.

## 1.1 Client

Brightlands Living, C/ Rhys George  
Level 1, 822 George Street  
Chippendale NSW 2008

## 1.2 Purpose and Scope of Report

The aim of this report is to identify opportunities and constraints relating to servicing of “The Farm Broulee” development with water and wastewater assets with respect to existing Council owned water and wastewater infrastructure and assets.

# 2 Study Site

The proposed development of “The Farm Broulee” is located at:

- Lot 1 DP 1256287, 207 Broulee Rd, Broulee NSW 2537
- The development is within the Eurobodalla Shire Council area of operations.

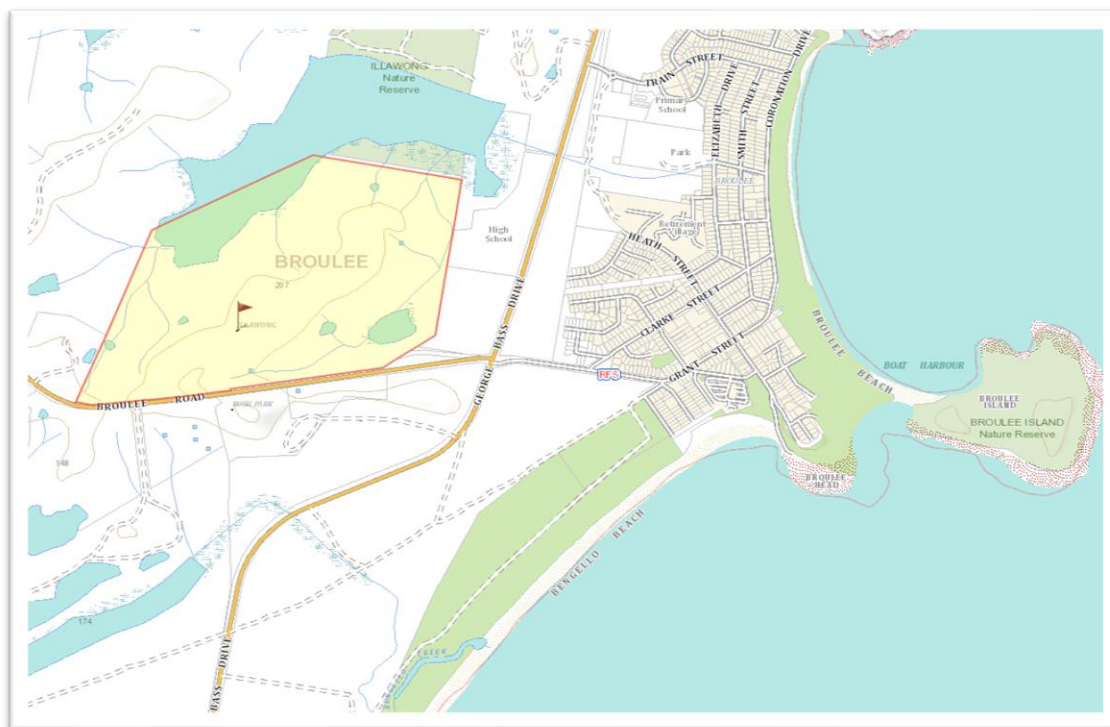


Figure 1: Locality Plan (Source: Six Maps)

## 3 Development Description

### 3.1 Existing Land Use Within Study Area

The existing lot as defined in clause 2.1 is made up of approximately 126 hectares of existing farm and wetland, zoned C2, Environmental Conservation & RU1, Primary Production. The lot is fronted by Broulee Rd to the south, Illawong Nature Reserve to the north, environmental conservation land and Carroll College to the east and existing RU1 primary production land to the west of site. The lot is located within a Class 2 acid sulphate soil mapped area.

### 3.2 Proposed Development Within Study Area

The proposed development “The Farm Broulee” is located approximately 1200m from the Broulee township. The development consists of a range of housing types and needs for the community including but not limited to:

- Affordable housing
- Downsizer hamlets
- Family hamlets
- Community areas & facilities
- Communal & market gardens
- Eco tourism



Figure 2: The Farm Broulee Masterplan

## 4 Existing Eurobodalla Shire Council Assets & Available Capacity

### 4.1 Study Area of Existing Assets

The study area extends from adjacent to the proposed development, to the township of Broulee, and approximately 6.5 km's north through Mossy Point and ultimately to Tomakin where the Tomakin Wastewater Treatment Plant is located.

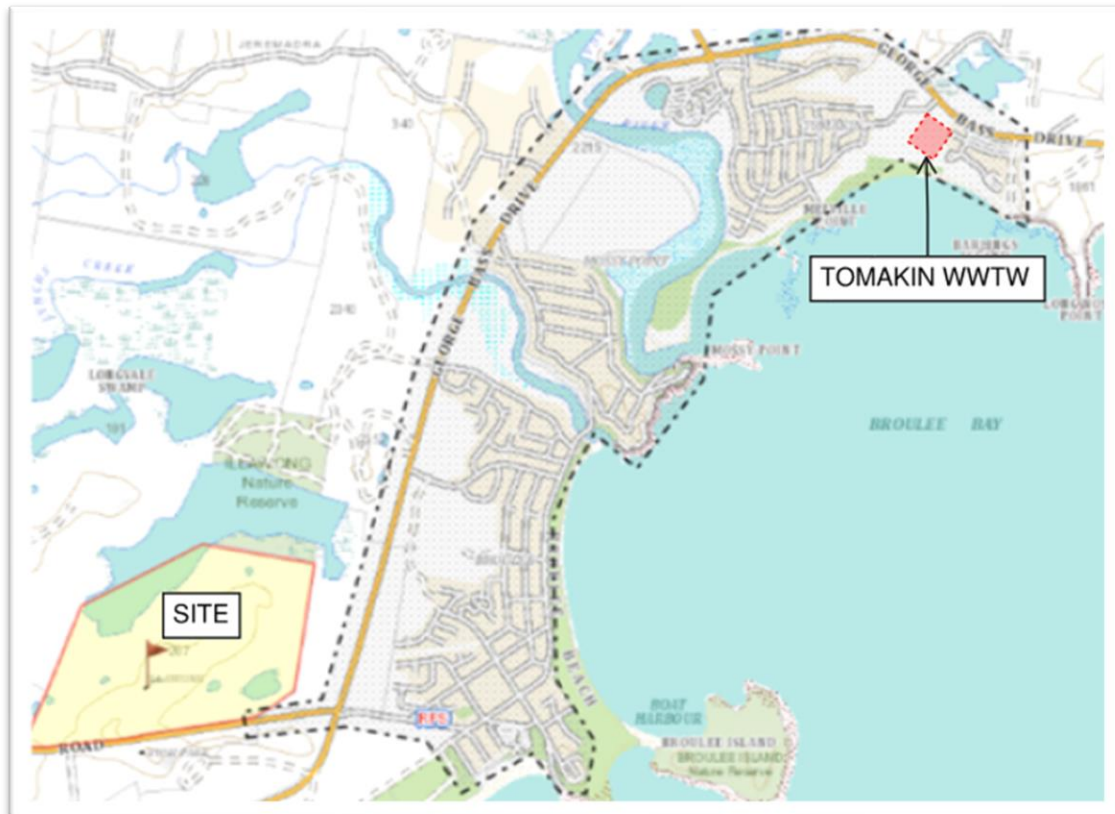


Figure 3: Study Zone (Source: Six Maps)

### 4.2 Early Eurobodalla Shire Council Engagement

Early consultation has occurred with Eurobodalla Shire Council's Water & Sewer Technical Officer. Advice from Council was following a high-level assessment of their water and wastewater infrastructure networks. The Council assessment looked at inclusion of "The Farm Broulee" development, specifically the concept plan lot yield of 800 residential lots and commercial areas. The Council assessment identified the following limitations and constraints with respect to water supply and wastewater transportation:

*"As mentioned, our existing infrastructure will not accommodate an additional 1000 lots. All current infrastructure is designed and has undergone upgrades to meet the demands for existing lots and lots currently zoned for residual use. There is zero capacity within the network to take on any additional loads.*

*The Tomakin STP which would theoretically service the proposed 1000 lots is schedule for an upgrade within the next 3 years. This upgrade will have the capacity to accommodate the 1000 proposed lots.*

*The current pump stations within Broulee are at their maximum capacity, any additional loads will either require a direct transfer route (approx. ~ 6.5 km) to the STP or upgrades to multiple pump stations within Broulee.*



*I have attached a diagram showing the distance and location of the proposed lots in comparison to the Tomakin Sewage Treatment Plant". (See appendix A for Council mark-up).*

As such, it is envisaged that any future development within the greater Broulee area and specifically within the Tomakin Sewer Treatment Plant (STP) catchment and associated water supply network within the study area, will necessitate amplification of the existing water and wastewater networks, potential upgrade of transportation and treatment facilities and construction of lead-in and out water and wastewater assets including trunk and reticulation water networks as well as wastewater pumping stations and associated sewer rising mains.

## **5 Water and Wastewater Infrastructure Requirements**

### **5.1 Water Supply**

Lead in water supply and reticulation infrastructure for "The Farm Broulee" is required to be designed in accordance with Eurobodalla Shire Council requirements, Aus-Spec Planning & Design Manual and WSA 03-2011-V3.2, Water Supply Code of Australia.

Eurobodalla Shire Council's existing water supply network is already at capacity and no further development connection is permitted. As such, an in-depth developer funded water servicing strategy specifically for "The Farm Broulee" development will be necessary to identify the opportunities for infrastructure upgrades in order to service the development.

It is envisaged that as a minimum, lead in water supply infrastructure including trunk water mains, water booster stations and water reticulation network will be necessary to service the development.

As noted within section 1 of this report, a developer funded water servicing strategy will be required to understand possible sources of water supply and determine the most efficient, effective, and suitable options available through consultation with Eurobodalla Shire Council and associated stakeholders.

Table 1 below provides an indicative demand estimate requirement for water supply and is based on the Concept Design Explanatory Report and The Farm Broulee Masterplan Annotated as provided by ELK Design. At the time of this report, peak hour demand rates weren't available from ESC. Table 1 identifies an estimate of water demand based on the Hunter Water specific WSA code and utilises demand rationale and methodologies.

Parameter	The Farm Broulee Demand
Number of Connection	800 (ET)
Average Day Demand (L/s)	6.47
Peak Day Demand (L/s)	19.76
Extreme Day Demand (L/s)	22.72

*Table 1: Development Water Supply Demand (based on 1 ET per Connection)*

### **5.2 Wastewater Transportation**

Development wastewater loadings have been estimated in accordance with Eurobodalla Shire Council requirements, Aus-Spec Planning & Design Manual and the specifications as per the Gravity Sewerage Code of Australia, WSA 02-2014-3.2. Demands have been estimated using ET associated with each connection. The parameters and results are summarised in Table 1 below.

As per ESC early engagement and advice, the existing wastewater network does not have any spare capacity to enable connection of the proposed development to this existing wastewater infrastructure.

We understand that ESC will require a new wastewater pump station (WWPS) and associated sewer rising main (SRM) to be constructed to transport wastewater from the development site through to the Tomakin WWTW, a distance of approximately 6.5km. It's envisaged that the location of the WWPS and alignment of the SRM will require Council and community engagement and consultation to ensure a suitable and feasible position and alignment is determined.

Further options to provide the wastewater network with capacity to enable connection of the proposed development may include upgrade works to existing ESC wastewater assets and infrastructure.

As discussed within section 5.1, a developer funded wastewater servicing strategy will be required to further investigate existing wastewater capacity versus required capacity, suitable servicing options available and an indicative cost estimate to enable servicing of the proposed development.

Table 2 provides an indicative estimate of design wastewater flows from the proposed development and utilises Hunter Water's design rationale and methodology.

UNIT	QUANTITY
ET's	800
PARAMETER	DESIGN FLOWS – L/S
Average Dry Weather Flows (ADWF) – L/S	8.8
Probable Dry Weather Flows (PDWF) – L/S	20.8
Probable Wet Weather Flow (PWWF) – L/S	67.2

*Table 2: Development Wastewater Loading (based on 1 ET per Connection, WSA 02-2014-3.2)*

## 6 Conclusion

Following the desk-top assessment of the proposed development of "The Farm Broulee", utilising the latest revision of the development lot layout/Masterplan and through consultation and engagement with Eurobodalla Shire Council, it's anticipated that in order to progress the proposed development, a substantial investment would be incurred by the Developer to provide the site at 207 Broulee Rd, Broulee with water and wastewater assets including a substantial investment from the developer.

This report has not considered any environmental investigations, geotechnical limitations, community engagement or cost estimates associated with servicing the development with water and wastewater.

Should the proposed development be progressed, further investigation of servicing will necessitate the development of a site-specific water and wastewater servicing strategy.

Yours faithfully,

**ACOR CONSULTANTS PTY LTD**



Matthew Russell  
Senior Designer & WSC Project Manager

# Eurobodalla LGA Site Suitability Analysis

Prepared for

**Brightlands Living Pty Ltd**

Issued on

**9 Sept 2022**

Status

**Final**

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# 1 Introduction

## 1a. Project brief

The client has requested an analysis of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community. This report follows previous internal analysis conducted by the client prior to acquisition of the site. It is noted that the most suitable zoning for this type of development would be Environmental Living, however given the lack of appropriately zoned sites we have filtered all sites across the LGA.

A process of data gathering and filtering was performed using a mix of quantitative and subjective assessment. Details of this search methodology are provided in Chapter 2. As the purpose of this analysis was to perform a rapid desktop assessment, only high-level data and brief consideration were used to quickly assess sites as being acceptable or not.

Results are presented in Chapter 3 in list and map format.

## 2 Methodology

### 2a. Large lot site search

The search criteria relevant to the potential development are as follows. These were agreed with the client based on their understanding of the market, the development process, and statutory and strategic planning factors.

#### 2a.i Zone

To be permissible, the development would need to be located in a zone that allows residential development. The land also cannot be substantially zoned for any public purpose such as conservation or infrastructure which would prevent private development.

As per the table below, the lot must be predominantly composed of acceptable zones and have minimal portion in unacceptable zones.

Acceptability	List of Zones in Eurobodalla LEP 2012
Acceptable	RU1, RU4, RU5, R2, R3, R5, C4
Unacceptable	RU3, B1, B2, B4, B5, IN1, SP1, SP2, SP3, RE1, RE2, C1, C2, W1, W2

#### 2a.ii Vegetation cover

Due to statutory considerations, the land must be clear of heavy vegetation to be feasible for development. A maximum allowance was adopted of roughly 25% of site area being covered by heavy vegetation. This analysis was performed by inspection of publicly available aerial imagery from NSW Government. It is assumed that present day vegetation is largely similar to what appears in aerial imagery captured on earlier dates.

#### 2a.iii Flood risk

Flood risk was assessed, as being likely or unlikely to affect a lot, by visual inspection of LiDAR-derived digital elevation model (DEM) data as well as publicly accessible flood maps for the Moruya area. Due to the generally steep nature of landforms around watercourses in Eurobodalla LGA, it was readily apparent on DEM maps where watercourses, floodplains, and coastal flood areas are. It was out of scope to perform any original hydrological analysis or liaise with flood engineers or consultants, so this criteria's assessment is considered extremely cursory, not in any way an authoritative flood risk assessment, and subject to further inspection by a knowledgeable professional.

#### 2a.iv Bushfire risk

No separate assessment of bushfire risk was performed. It is noted however that this analysis implicitly assumed that due to the size of lot being considered, a lot that is substantially clear of heavy vegetation would have low enough direct bushfire risk as to not hinder development. No assessment was made of other bushfire-related concerns such as access/egress routes, water supply, fire fighting feasibility, etc.

#### **2a.v Distance to urban area**

As the development would require significant utility work and the users would expect easy access to services, it will only be feasible if built within a short distance to an existing urban area. A driving distance of up to 3km was considered ideal. In the results section, sites with driving distances of 3-6km are noted separately.

#### **2a.vi Lot size**

The client specified that a development site area accommodating the envisioned mixed-use community would have to be at least 100 ha to be feasible. For the sake of completeness this analysis has considered individual lots with a size of at least 50 ha to allow for possible alternate development configurations.

### **2b. Residential land constraints**

All undeveloped residential zoned land around the suburbs of Broulee, Mossy Point, Tomakin, and Rosedale was analysed for constraints. Land was considered to be residential zoned if it was in C4, R2, R3, or R5 zones with minimum lot sizes less than or equal to 5,000 sqm. Land was considered to be developed if it was built out and/or subdivided to near the minimum lot size. Constraints included vegetation cover and flood as listed above, plus high slope values of >10%.

### **2c. Data sources**

#### **2c.i Cadastre**

The lot spatial dataset was obtained from the NSW Spatial Collaboration Portal in August 2022. Addresses were joined on from the accompanying property spatial dataset.

#### **2c.ii Zoning**

The land zoning spatial dataset was obtained from the NSW Planning web service in August 2022.

#### **2c.iii Aerial Imagery**

The NSW Government provides aerial imagery via a free web service, containing imagery with various capture dates between 2008 and 2014 in Eurobodalla LGA.



#### 2c.iv **Digital Elevation Data (DEM)**

LiDAR-based digital elevation data was obtained through the ELVIS service in January 2022. This data has a 5 metre horizontal resolution and is a composite of various data capture projects.

## 3 Results

### 3a. Summary

The analysis determined that out of 346 lots of at least 50 hectares in the LGA, only two were suitable for the potential development according to the specified criteria. The two suitable lots are adjacent to each other approximately 1-3 kilometres west of Broulee:

- 101 Broulee Road, Broulee (42/DP1020017); area of 307 ha
- 207 Broulee Road, Broulee (1/DP1256287); area of 127 ha

The two lots both are within 3km driving distance to the town of Broulee along Broulee Road, with 207 Broulee Road having closer proximity to the sewer and water utilities already established in Broulee. Both lots are also within 3km driving distance of Princes Highway and George Bass Drive. Although not a focus of this analysis, it is noted both lots are approximately 10km driving distance to higher-order services in Moruya.

### 3b. Large lot site search

The analysis began with 346 lots with size of at least 50 hectares within Eurobodalla LGA. The filters were applied in the order listed in the table below, and any lots that failed to pass a filter were not carried over to the next filter. The quantity of lots passing and failing each filter are specified in the table below.

Filter	Order	Lots Failing	Lots Passing
All lots in LGA	1	-	28,312
Area >= 50 hectares	2	27,966	346
Zone RU1, RU4, RU5, C4	3	100	246
Not covered with vegetation	4	71	175
No apparent flood risk	5	19	156
Distance <6km to urban area	6	139	17
Distance <3km to urban area	7	6	11
Area >= 100 hectares	8	9	2

Appendix 1 contains the full list of 346 lots in the LGA with area of at least 50 hectares, labelled with the filter on which they failed in the above table. The map on the following page illustrates the locations of these 346 lots across the LGA.

## Lot Suitability


 Eurobodalla LGA

Lots gt 50ha

 3. Zone: Public


 3. Zone: Developed/Rezoned

 4. Vegetation

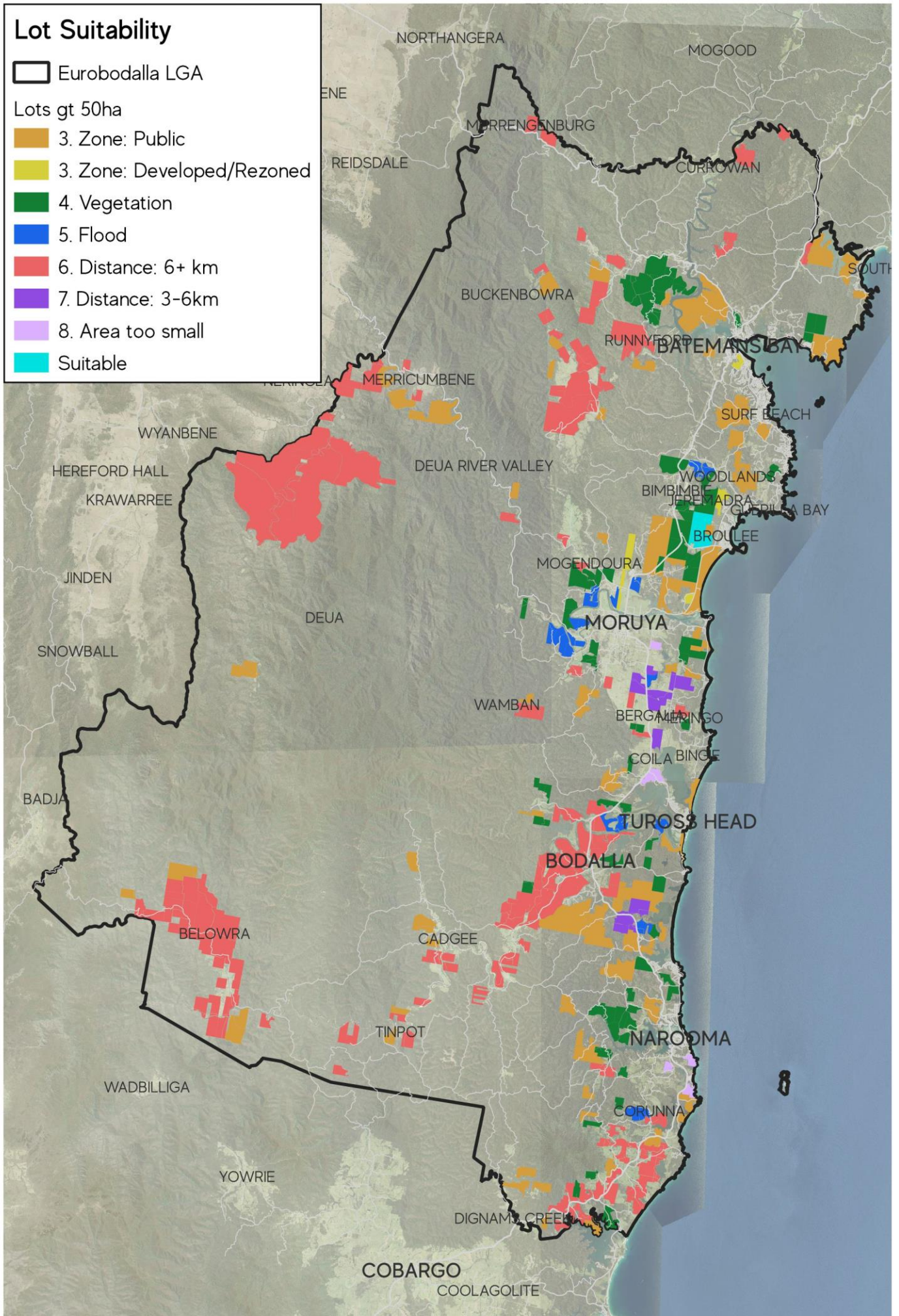
 5. Flood

 6. Distance: 6+ km

 7. Distance: 3-6km

 8. Area too small

 Suitable





## Appendix 1 Detailed Large Lot List

Lot Identifier	Address	Area (ha)	Filter not passed
42/DP1020017	101 BROULEE ROAD BROULEE	307	
1/DP1256287	207 BROULEE ROAD BROULEE	127	
1/DP1081596	HECTOR MCWILLIAM DRIVE TUROSS HEAD	70	8. Area too small
2/DP1081596	HECTOR MCWILLIAM DRIVE TUROSS HEAD	69	8. Area too small
3/DP718114	7439-7441 PRINCES HIGHWAY NAROOMA	68	8. Area too small
208/DP752155	125 GLASSHOUSE ROCKS ROAD NAROOMA	64	8. Area too small
83/DP730797	22-28 NOADS DRIVE MORUYA	55	8. Area too small
114/DP858804	38 BURBIDGE LANE NAROOMA	50	8. Area too small
1/DP1038542	PRINCES HIGHWAY BERGALIA	125	7. Distance: 3-6km to Tuross
11/DP1096853	3427-3429 PRINCES HIGHWAY BERGALIA	266	7. Distance: 3-6km to Moruya
4/DP709482	88 BERRIMAN DRIVE CONGO	210	7. Distance: 3-6km to Moruya
1/DP125610	3428 PRINCES HIGHWAY BERGALIA	109	7. Distance: 3-6km to Moruya
1/DP125197	3308 PRINCES HIGHWAY MORUYA	66	7. Distance: 3-6km to Moruya
201/DP1120014	72 SOUTH HEAD ROAD MORUYA	55	7. Distance: 3-6km to Moruya
1/DP878320	5730 PRINCES HIGHWAY BODALLA	230	7. Distance: 3-6km to Dalmeny
6/DP800167	5703 PRINCES HIGHWAY BODALLA	205	7. Distance: 3-6km to Dalmeny
2/DP752140	150 MYMOSSA ROAD WAMBAN	3948	6. Distance: 6+ km
122/DP752150	1880 NERINGLA ROAD NERINGLA	1681	6. Distance: 6+ km
1/DP221341	1163 BUCKENBOWRA ROAD MOGO	890	6. Distance: 6+ km
96/DP752128	3070-3536 BELOWRA ROAD BELOWRA	711	6. Distance: 6+ km
132/DP755969	1183 RUNNYFORD ROAD RUNNYFORD	492	6. Distance: 6+ km
97/DP752128	2603 BELOWRA ROAD BELOWRA	486	6. Distance: 6+ km
13/DP777171	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	473	6. Distance: 6+ km
951/DP605580	3314 BELOWRA ROAD BELOWRA	453	6. Distance: 6+ km
87/DP752150	1880 NERINGLA ROAD NERINGLA	427	6. Distance: 6+ km
94/DP752128	3070-3536 BELOWRA ROAD BELOWRA	362	6. Distance: 6+ km
2/DP1165095	350 COMERANG FOREST ROAD BODALLA	360	6. Distance: 6+ km
2/DP1081593	4647 PRINCES HIGHWAY BODALLA	252	6. Distance: 6+ km
2/DP794098	382 EUROBODALLA ROAD BODALLA	240	6. Distance: 6+ km
85/DP752129	WAMBAN ROAD WAMBAN	237	6. Distance: 6+ km
400/DP1192556	4804-4806 PRINCES HIGHWAY BODALLA	235	6. Distance: 6+ km
952/DP605580	3057 BELOWRA ROAD BELOWRA	221	6. Distance: 6+ km
21/DP1273642	530 EUROBODALLA ROAD BODALLA	217	6. Distance: 6+ km
112/DP752150	4329 ARALUEN ROAD MERRICUMBENE	211	6. Distance: 6+ km
401/DP1192556	360 GANNONS POINT ROAD BODALLA	199	6. Distance: 6+ km
5/DP752140	150 MYMOSSA ROAD WAMBAN	197	6. Distance: 6+ km
1/DP34253	5371 PRINCES HIGHWAY BODALLA	196	6. Distance: 6+ km
4/DP583678	198-244 SHERRINGHAM LANE CENTRAL TILBA	195	6. Distance: 6+ km
11/DP12290	261 COMERANG FOREST ROAD BODALLA	192	6. Distance: 6+ km
1252/DP1151889	236 PARADISE ROAD NELLIGEN	182	6. Distance: 6+ km
3/DP794098	142-157 EUROBODALLA ROAD BODALLA	181	6. Distance: 6+ km
133/DP755969	RUNNYFORD ROAD RUNNYFORD	170	6. Distance: 6+ km

Lot Identifier	Address	Area (ha)	Filter not passed
7001/DP1032327	NERINGLA ROAD NERINGLA	168	6. Distance: 6+ km
22/DP1046699	6 SUNNYSIDE ROAD CENTRAL TILBA	165	6. Distance: 6+ km
59/DP752128	2603 BELOWRA ROAD BELOWRA	162	6. Distance: 6+ km
22/DP1165637	758 EUROBODALLA ROAD EUROBODALLA	146	6. Distance: 6+ km
6/DP1142448	166 BUMBO ROAD BODALLA	141	6. Distance: 6+ km
202/DP231560	40-42 WIDGETT ROAD BODALLA	141	6. Distance: 6+ km
1251/DP1151889	232 PARADISE ROAD NELLIGEN	140	6. Distance: 6+ km
1/DP752145	1188 EUROBODALLA ROAD EUROBODALLA	137	6. Distance: 6+ km
1/DP1010789	1067 PUNKALLA TILBA ROAD NAROOMA	136	6. Distance: 6+ km
2/DP1270264	8727-8729 PRINCES HIGHWAY TILBA TILBA	136	6. Distance: 6+ km
62/DP752128	2497 BELOWRA ROAD BELOWRA	131	6. Distance: 6+ km
61/DP1001010	513 OLD NELLIGEN ROAD BENANDARAH	130	6. Distance: 6+ km
42/DP1008578	853 OLD HIGHWAY CORUNNA	130	6. Distance: 6+ km
60/DP752128	2493-2495 BELOWRA ROAD BELOWRA	130	6. Distance: 6+ km
50/DP880672	2493-2495 BELOWRA ROAD BELOWRA	130	6. Distance: 6+ km
70/DP752128	3682-4042 BELOWRA ROAD BELOWRA	128	6. Distance: 6+ km
29/DP1058243	KINGS HIGHWAY NELLIGEN	128	6. Distance: 6+ km
51/DP880672	2520 BELOWRA ROAD BELOWRA	128	6. Distance: 6+ km
24/DP12672	1 WILTSHIRE LANE BODALLA	127	6. Distance: 6+ km
10/DP752156	347 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	127	6. Distance: 6+ km
71/DP752128	3682-4042 BELOWRA ROAD BELOWRA	126	6. Distance: 6+ km
1/DP1241559	51-53 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	126	6. Distance: 6+ km
114/DP752150	4711 ARALUEN ROAD MERRICUMBENE	122	6. Distance: 6+ km
32/DP752150	4711 ARALUEN ROAD MERRICUMBENE	122	6. Distance: 6+ km
123/DP752145	610 OLD RED CREEK ROAD TINPOT	120	6. Distance: 6+ km
22/DP1137736	9052 PRINCES HIGHWAY TILBA TILBA	120	6. Distance: 6+ km
1/DP124854	3096 KINGS HIGHWAY MURRENGENBURG	117	6. Distance: 6+ km
1/DP124855	3096 KINGS HIGHWAY MURRENGENBURG	117	6. Distance: 6+ km
21/DP12672	294 COMERANG FARM ROAD BODALLA	111	6. Distance: 6+ km
181/DP720067	REEDY CREEK ROAD EUROBODALLA	110	6. Distance: 6+ km
21/DP755908	HANNS ROAD BUCKENBOWRA	106	6. Distance: 6+ km
67/DP752145	WATTLEGROVE ROAD TINPOT	105	6. Distance: 6+ km
13/DP1152373	182 PUNKALLA TILBA ROAD CENTRAL TILBA	103	6. Distance: 6+ km
52/DP1022875	8854 PRINCES HIGHWAY TILBA TILBA	102	6. Distance: 6+ km
221/DP842325	180 WIDGETT ROAD BODALLA	99	6. Distance: 6+ km
7300/DP1145342	BELOWRA ROAD BELOWRA	97	6. Distance: 6+ km
12/DP1190088	85 HAXSTEAD ROAD CENTRAL TILBA	97	6. Distance: 6+ km
84/DP710635	1857 ARALUEN ROAD DEUA RIVER VALLEY	96	6. Distance: 6+ km
66/DP752145	WATTLEGROVE ROAD TINPOT	95	6. Distance: 6+ km
12/DP1000266	2491 BELOWRA ROAD BELOWRA	95	6. Distance: 6+ km
102/DP854606	PRINCES HIGHWAY TILBA TILBA	92	6. Distance: 6+ km
2/DP1017506	136 MEADS ROAD TILBA TILBA	92	6. Distance: 6+ km
40/DP1197438	8193 PRINCES HIGHWAY CENTRAL TILBA	91	6. Distance: 6+ km
38/DP752150	4329 ARALUEN ROAD MERRICUMBENE	91	6. Distance: 6+ km

Lot Identifier	Address	Area (ha)	Filter not passed
8/DP12290	102 COMERANG FOREST ROAD BODALLA	90	6. Distance: 6+ km
2/DP853152	246 PORTEGAN ROAD BENANDARAH	86	6. Distance: 6+ km
26/DP1221581	1179 CONGO ROAD MERINGO	85	6. Distance: 6+ km
1/DP853152	431 GARDEN SEAT ROAD BENANDARAH	84	6. Distance: 6+ km
51/DP1137836	2491 BELOWRA ROAD BELOWRA	83	6. Distance: 6+ km
10/DP247133	261 COMERANG FOREST ROAD BODALLA	83	6. Distance: 6+ km
2/DP1186515	GANNONS POINT ROAD BODALLA	82	6. Distance: 6+ km
20/DP752145	440 WATTLEGROVE ROAD CADGEE	81	6. Distance: 6+ km
72/DP752128	3682-4042 BELOWRA ROAD BELOWRA	81	6. Distance: 6+ km
29/DP755908	1163 BUCKENBOWRA ROAD MOGO	81	6. Distance: 6+ km
101/DP755969	236 PARADISE ROAD NELLIGEN	81	6. Distance: 6+ km
12/DP752160	2131 BELOWRA ROAD BELOWRA	80	6. Distance: 6+ km
31/DP752128	2491 BELOWRA ROAD BELOWRA	79	6. Distance: 6+ km
5/DP872584	19 DURRAS DRIVE BENANDARAH	79	6. Distance: 6+ km
1/DP876715	51-53 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	78	6. Distance: 6+ km
45/DP752128	3682-4042 BELOWRA ROAD BELOWRA	78	6. Distance: 6+ km
23/DP12672	40-42 WIDGETT ROAD BODALLA	76	6. Distance: 6+ km
1/DP1268012	141 CORKHILL DRIVE CENTRAL TILBA	75	6. Distance: 6+ km
37/DP752160	304 MYRTLE GULLY ROAD YOWRIE	75	6. Distance: 6+ km
1/DP326683	100 COMERANG FOREST ROAD BODALLA	73	6. Distance: 6+ km
1/DP1238685	302 PUNKALLA TILBA ROAD CENTRAL TILBA	73	6. Distance: 6+ km
1/DP635327	472 DONOVAN CREEK ROAD EAST LYNNE	72	6. Distance: 6+ km
20/DP755908	351 NELLIGEN CREEK ROAD NELLIGEN	71	6. Distance: 6+ km
14/DP752135	WATTLEGROVE ROAD CADGEE	70	6. Distance: 6+ km
66/DP755969	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	70	6. Distance: 6+ km
31/DP755908	1163 BUCKENBOWRA ROAD MOGO	69	6. Distance: 6+ km
21/DP1046699	233 SUNNYSIDE ROAD CENTRAL TILBA	69	6. Distance: 6+ km
81/DP752128	3682-4042 BELOWRA ROAD BELOWRA	69	6. Distance: 6+ km
65/DP755969	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	69	6. Distance: 6+ km
68/DP755969	1163 BUCKENBOWRA ROAD MOGO	68	6. Distance: 6+ km
3/DP1183855	211 PUNKALLA TILBA ROAD CENTRAL TILBA	68	6. Distance: 6+ km
53/DP752135	WATTLEGROVE ROAD NERRIGUNDAH	68	6. Distance: 6+ km
431/DP1157589	76 PUNKALLA TILBA ROAD CENTRAL TILBA	68	6. Distance: 6+ km
67/DP755969	1163 BUCKENBOWRA ROAD MOGO	67	6. Distance: 6+ km
2/DP578862	9069 PRINCES HIGHWAY TILBA TILBA	67	6. Distance: 6+ km
1/DP951029	3516 PRINCES HIGHWAY BERGALIA	67	6. Distance: 6+ km
11/DP752145	440 WATTLEGROVE ROAD CADGEE	66	6. Distance: 6+ km
10/DP1042501	7953 PRINCES HIGHWAY CENTRAL TILBA	65	6. Distance: 6+ km
1/DP128676	9067 PRINCES HIGHWAY TILBA TILBA	65	6. Distance: 6+ km
4/DP752140	150 MYMOSSA ROAD WAMBAN	65	6. Distance: 6+ km
1/DP703616	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	65	6. Distance: 6+ km
7/DP752128	2603 BELOWRA ROAD BELOWRA	65	6. Distance: 6+ km
34/DP752132	524-526 BUMBO ROAD BODALLA	64	6. Distance: 6+ km
2/DP752135	440 WATTLEGROVE ROAD CADGEE	64	6. Distance: 6+ km



Lot Identifier	Address	Area (ha)	Filter not passed
20/DP755950	1163 BUCKENBOWRA ROAD MOGO	63	6. Distance: 6+ km
4/DP850104	1580 NERINGLA ROAD NERINGLA	62	6. Distance: 6+ km
1/DP752128	2491 BELOWRA ROAD BELOWRA	62	6. Distance: 6+ km
400/DP1252822	143 CHEESE FACTORY ROAD EUROBODALLA	62	6. Distance: 6+ km
2/DP752129	115 PATONS ROAD MORUYA	62	6. Distance: 6+ km
1/DP1160552	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	61	6. Distance: 6+ km
32/DP755908	1325 OLD BOLARO ROAD BUCKENBOWRA	60	6. Distance: 6+ km
57/DP752144	DEUA RIVER VALLEY	60	6. Distance: 6+ km
4/DP777171	1163 BUCKENBOWRA ROAD MOGO	58	6. Distance: 6+ km
42/DP752135	WATTEGROVE ROAD NERRIGUNDAH	58	6. Distance: 6+ km
62/DP752150	4711 ARALUEN ROAD MERRICUMBENE	58	6. Distance: 6+ km
66/DP752128	2491 BELOWRA ROAD BELOWRA	57	6. Distance: 6+ km
1/DP795687	382 EUROBODALLA ROAD BODALLA	56	6. Distance: 6+ km
46/DP777170	1163 BUCKENBOWRA ROAD MOGO	56	6. Distance: 6+ km
118/DP755945	ARALUEN ROAD MERRICUMBENE	56	6. Distance: 6+ km
3/DP1046703	4001 ARALUEN ROAD MERRICUMBENE	56	6. Distance: 6+ km
1/DP1165095	COMERANG ROAD BODALLA	56	6. Distance: 6+ km
5/DP263936	293-295 OLD NELLIGEN ROAD NELLIGEN	55	6. Distance: 6+ km
11/DP755917	1304 QUART POT ROAD BUCKENBOWRA	55	6. Distance: 6+ km
2/DP1226774	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	55	6. Distance: 6+ km
781/DP815147	9273 PRINCES HIGHWAY TILBA TILBA	54	6. Distance: 6+ km
8/DP716697	3724 PRINCES HIGHWAY BERGALIA	54	6. Distance: 6+ km
72/DP752145	1370-1372 EUROBODALLA ROAD EUROBODALLA	54	6. Distance: 6+ km
1/DP789278	233 PORTEGAN ROAD BENANDARAH	51	6. Distance: 6+ km
5/DP777171	1163 BUCKENBOWRA ROAD MOGO	51	6. Distance: 6+ km
22/DP1140120	131-133 HAXSTEAD ROAD CENTRAL TILBA	51	6. Distance: 6+ km
18/DP816889	824 OLD HIGHWAY CORUNNA	169	5. Flood: Some risk from creek
202/DP1120014	3285 PRINCES HIGHWAY MORUYA	62	5. Flood: Some high risk
14/DP774060	5733 PRINCES HIGHWAY BODALLA	98	5. Flood: Likely high risk
2/DP1088633	CHERRYRISE ROAD WAMBAN	94	5. Flood: Likely high risk
2/DP1076393	1109 PRINCES HIGHWAY MOGO	92	5. Flood: Likely high risk
3/DP12290	4595 PRINCES HIGHWAY BODALLA	91	5. Flood: Likely high risk
2A/DP12290	105-106 COOPERS ISLAND ROAD BODALLA	90	5. Flood: Likely high risk
42/DP588989	189 HAWDONS ROAD MOGENDOURA	89	5. Flood: Likely high risk
4/DP37552	150 MYMOSSA ROAD WAMBAN	86	5. Flood: Likely high risk
84/DP746274	58 MYMOSSA ROAD WAMBAN	86	5. Flood: Likely high risk
61/DP1014094	2491 BELOWRA ROAD BELOWRA	85	5. Flood: Likely high risk
1/DP747545	385 HORSE ISLAND ROAD BODALLA	84	5. Flood: Likely high risk
2/DP1114231	491-493 ARALUEN ROAD KIORA	73	5. Flood: Likely high risk
104/DP1073425	312 TOMAKIN ROAD MOGO	65	5. Flood: Likely high risk
1/DP1222746	8 GLENDUART GROVE MORUYA	59	5. Flood: Likely high risk
11/DP1011309	77 CHERRYRISE ROAD WAMBAN	59	5. Flood: Likely high risk
6/DP821498	105-153 HAWDONS ROAD MOGENDOURA	57	5. Flood: Likely high risk
6/DP908835	478-488 ARALUEN ROAD KIORA	52	5. Flood: Likely high risk
5/DP908835	478-488 ARALUEN ROAD KIORA	51	5. Flood: Likely high risk

Lot Identifier	Address	Area (ha)	Filter not passed
3/DP1170303	RUNNYFORD ROAD NELLIGEN	836	4. Vegetation: Mostly/fully covered
2/DP1056790	KINGS HIGHWAY NELLIGEN	268	4. Vegetation: Mostly/fully covered
11/DP1068966	92 HAZEL ROAD MORUYA HEADS	255	4. Vegetation: Mostly/fully covered
1/DP194794	244 HAWDONS ROAD MOGENDOURA	250	4. Vegetation: Mostly/fully covered
1/DP1049526	1633 PRINCES HIGHWAY BROULEE	247	4. Vegetation: Mostly/fully covered
4/DP1137748	60 BROULEE ROAD BROULEE	246	4. Vegetation: Mostly/fully covered
1/DP60785	1166 PRINCES HIGHWAY JEREMADRA	191	4. Vegetation: Mostly/fully covered
207/DP752162	550 KIANGA ROAD NORTH NAROOMA	144	4. Vegetation: Mostly/fully covered
82/DP706528	GEORGE BASS DRIVE MORUYA	135	4. Vegetation: Mostly/fully covered
100/DP1107250	100 PINE KNOB ROAD NORTH MALONEYS BEACH	130	4. Vegetation: Mostly/fully covered
24/DP837516	608 POTATO POINT ROAD POTATO POINT	129	4. Vegetation: Mostly/fully covered
1/DP63437	238 OLD MOSSY POINT ROAD JEREMADRA	128	4. Vegetation: Mostly/fully covered
C/DP1213	PINE KNOB ROAD NORTH MALONEYS BEACH	127	4. Vegetation: Mostly/fully covered
683/DP752155	24 SCHOOL HOUSE POINT ROAD AKOLELE	127	4. Vegetation: Mostly/fully covered
10/DP1225554	PRINCES HIGHWAY DALMENY	116	4. Vegetation: Mostly/fully covered
105/DP755969	919 RUNNYFORD ROAD RUNNYFORD	115	4. Vegetation: Mostly/fully covered
9/DP1160948	228 OLD MOSSY POINT ROAD JEREMADRA	115	4. Vegetation: Mostly/fully covered
3/DP838142	131-179 FRENCHMANS GULLY ROAD KIANGA	109	4. Vegetation: Mostly/fully covered
7037/DP1113842	RIVERVIEW ROAD NORTH NAROOMA	103	4. Vegetation: Mostly/fully covered
2/DP732555	ARALUEN ROAD KIORA	101	4. Vegetation: Mostly/fully covered
1/DP1012083	RESERVOIR ROAD MALUA BAY	95	4. Vegetation: Mostly/fully covered
92/DP752162	1232 WAGONGA SCENIC DRIVE KIANGA	94	4. Vegetation: Mostly/fully covered
5/DP712045	566 WAGONGA SCENIC DRIVE NAROOMA	90	4. Vegetation: Mostly/fully covered
4/DP1170303	RUNNYFORD ROAD NELLIGEN	90	4. Vegetation: Mostly/fully covered
7302/DP1146147	SPRING CREEK ROAD WAMBAN	87	4. Vegetation: Mostly/fully covered
2/DP842422	174 BROULEE ROAD BROULEE	84	4. Vegetation: Mostly/fully covered
20/DP1063060	360 RIVERVIEW ROAD NORTH NAROOMA	83	4. Vegetation: Mostly/fully covered
1/DP1031269	LARRYS MOUNTAIN ROAD MORUYA	81	4. Vegetation: Mostly/fully covered
2/DP1002045	330 TOMAKIN ROAD MOGO	80	4. Vegetation: Mostly/fully covered
27/DP752132	524-526 BUMBO ROAD BODALLA	80	4. Vegetation: Mostly/fully covered
110/DP752156	261 COMERANG FOREST ROAD BODALLA	79	4. Vegetation: Mostly/fully covered
2/DP1048232	DALMENY DRIVE KIANGA	78	4. Vegetation: Mostly/fully covered
2/DP870136	4460 PRINCES HIGHWAY BODALLA	76	4. Vegetation: Mostly/fully covered
456/DP1007851	97 WAMBAN ROAD MORUYA	74	4. Vegetation: Mostly/fully covered
2/DP807174	161 EASTERN BOUNDARY ROAD MOGENDOURA	74	4. Vegetation: Mostly/fully covered
1/DP875990	1109 PRINCES HIGHWAY MOGO	71	4. Vegetation: Mostly/fully covered
544/DP736015	1511 SPRINGWATER ROAD JEREMADRA	70	4. Vegetation: Mostly/fully covered
144/DP728022	RUNNYFORD ROAD NELLIGEN	68	4. Vegetation: Mostly/fully covered
5/DP752134	1031-1033 ARALUEN ROAD KIORA	67	4. Vegetation: Mostly/fully covered
31/DP1049216	482 RIVERVIEW ROAD NORTH NAROOMA	65	4. Vegetation: Mostly/fully covered
1/DP829726	172 NORTH BUMBO FIRETRAIL BODALLA	65	4. Vegetation: Mostly/fully covered
7/DP716697	PRINCES HIGHWAY BERGALIA	65	4. Vegetation: Mostly/fully covered
54/DP735157	DUESBURYS ROAD DALMENY	65	4. Vegetation: Mostly/fully covered
1/DP790916	62 HAWDONS ROAD MOGENDOURA	64	4. Vegetation: Mostly/fully covered
1/DP1028303	9000 PRINCES HIGHWAY TILBA TILBA	64	4. Vegetation: Mostly/fully covered

Lot Identifier	Address	Area (ha)	Filter not passed
4/DP619660	455 KIANGA ROAD KIANGA	61	4. Vegetation: Mostly/fully covered
426/DP752155	99-172 ARMITAGE ROAD CENTRAL TILBA	61	4. Vegetation: Mostly/fully covered
40/DP1243597	91 PERCY DAVIS DRIVE MORUYA	61	4. Vegetation: Mostly/fully covered
9/DP1170303	RUNNYFORD ROAD NELLIGEN	60	4. Vegetation: Mostly/fully covered
109/DP752155	551 PUNKALLA TILBA ROAD CENTRAL TILBA	60	4. Vegetation: Mostly/fully covered
142/DP1216682	142 BAYRIDGE DRIVE NORTH BATEMANS BAY	60	4. Vegetation: Mostly/fully covered
248/DP569875	109 MALONEYS DRIVE MALONEYS BEACH	59	4. Vegetation: Mostly/fully covered
1/DP842422	174 BROULEE ROAD BROULEE	59	4. Vegetation: Mostly/fully covered
1/DP125456	105-106 COOPERS ISLAND ROAD BODALLA	58	4. Vegetation: Mostly/fully covered
17/DP1158098	49 SPRINGWATER ROAD JEREMADRA	57	4. Vegetation: Mostly/fully covered
852/DP839121	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	56	4. Vegetation: Mostly/fully covered
17/DP837516	HORSE ISLAND ROAD BODALLA	55	4. Vegetation: Mostly/fully covered
16/DP1158098	21 SPRINGWATER ROAD JEREMADRA	55	4. Vegetation: Mostly/fully covered
6/DP1170303	RUNNYFORD ROAD NELLIGEN	55	4. Vegetation: Mostly/fully covered
3/DP1013328	341 CONGO ROAD MORUYA HEADS	55	4. Vegetation: Mostly/fully covered
125/DP752131	BLACKFELLOWS POINT ROAD BODALLA	54	4. Vegetation: Mostly/fully covered
11/DP1256447	106 MERINGO ROAD MERINGO	54	4. Vegetation: Mostly/fully covered
15/DP774060	163 BROU LAKE ROAD BODALLA	53	4. Vegetation: Mostly/fully covered
9/DP610405	73 APPLEBY ROAD NORTH NAROOMA	53	4. Vegetation: Mostly/fully covered
30/DP1170354	49 MOUNT DROMEDARY TRAIL TILBA TILBA	52	4. Vegetation: Mostly/fully covered
4/DP264244	132 COILA CREEK ROAD COILA	51	4. Vegetation: Mostly/fully covered
711/DP867580	151 POTATO POINT ROAD BODALLA	51	4. Vegetation: Mostly/fully covered
7/DP1170303	RUNNYFORD ROAD NELLIGEN	51	4. Vegetation: Mostly/fully covered
5/DP829042	244 WAGONGA SCENIC DRIVE NAROOMA	50	4. Vegetation: Mostly/fully covered
1/DP773724	90 GANNONS POINT ROAD BODALLA	50	4. Vegetation: Mostly/fully covered
24/DP752132	488-490 BUMBO ROAD BODALLA	50	4. Vegetation: Mostly/fully covered
7317/DP1164184	MOGO	241	3. Zone: Infrastructure
1/DP1185069	311 GEORGE BASS DRIVE SURF BEACH	110	3. Zone: Infrastructure
100/DP736151	DEEP CREEK DAM ROAD MOGO	90	3. Zone: Infrastructure
3/DP438839	PRINCES HIGHWAY BODALLA	762	3. Zone: Forestry
81/DP1207675	POTATO POINT ROAD BODALLA	305	3. Zone: Forestry
9/DP755963	DUNNS CREEK ROAD MALUA BAY	275	3. Zone: Forestry
10/DP755963	DUNNS CREEK ROAD MALUA BAY	265	3. Zone: Forestry
7301/DP1133127	DWYERS CREEK ROAD WAMBAN	263	3. Zone: Forestry
170/DP752131	PRINCES HIGHWAY BODALLA	258	3. Zone: Forestry
171/DP752131	WAGONGA SCENIC DRIVE BODALLA	257	3. Zone: Forestry
94/DP1208767	DUNNS CREEK ROAD WOODLANDS	234	3. Zone: Forestry
126/DP755969	OLD BOLARO ROAD NELLIGEN	221	3. Zone: Forestry
87/DP752162	WAGONGA SCENIC DRIVE KIANGA	210	3. Zone: Forestry
25/DP755908	QUART POT ROAD BUCKENBOWRA	207	3. Zone: Forestry
26/DP752135	EUROBODALLA ROAD NERRIGUNDAH	199	3. Zone: Forestry
174/DP752162	WAGONGA SCENIC DRIVE KIANGA	194	3. Zone: Forestry
10/DP1208746	PRINCES HIGHWAY MORUYA	193	3. Zone: Forestry
2/DP1173024	CROSBY DRIVE MOGO	189	3. Zone: Forestry
142/DP752131	PRINCES HIGHWAY BODALLA	163	3. Zone: Forestry



Lot Identifier	Address	Area (ha)	Filter not passed
92/DP1208497	OLD MILL ROAD TURLINJAH	162	3. Zone: Forestry
20/DP1183162	DUNNS CREEK ROAD MALUA BAY	162	3. Zone: Forestry
91/DP752162	WAGONGA SCENIC DRIVE KIANGA	145	3. Zone: Forestry
88/DP752162	WAGONGA SCENIC DRIVE KIANGA	131	3. Zone: Forestry
1/DP1208695	PRINCES HIGHWAY CORUNNA	130	3. Zone: Forestry
8/DP752147	GULPH CREEK ROAD NERRIGUNDAH	129	3. Zone: Forestry
26/DP755950	DUNNS CREEK ROAD MALUA BAY	127	3. Zone: Forestry
29/DP752162	WAGONGA SCENIC DRIVE KIANGA	122	3. Zone: Forestry
5/DP1205476	PRINCES HIGHWAY BODALLA	114	3. Zone: Forestry
28/DP752162	WAGONGA SCENIC DRIVE KIANGA	112	3. Zone: Forestry
25/DP752162	WAGONGA SCENIC DRIVE KIANGA	109	3. Zone: Forestry
163/DP752131	WAGONGA SCENIC DRIVE BODALLA	105	3. Zone: Forestry
96/DP755902	DUNNS CREEK ROAD MALUA BAY	101	3. Zone: Forestry
40/DP755917	ARALUEN ROAD DEUA RIVER VALLEY	81	3. Zone: Forestry
103/DP752137	TURLINJAH	79	3. Zone: Forestry
183/DP752131	TAROURGA ROAD BODALLA	79	3. Zone: Forestry
74/DP752145	REEDY CREEK ROAD DIGNAMS CREEK	79	3. Zone: Forestry
28/DP755908	QUART POT ROAD BUCKENBOWRA	73	3. Zone: Forestry
165/DP752155	SHINGLE HUT ROAD NAROOMA	73	3. Zone: Forestry
57/DP752135	WATTEGROVE ROAD CADGEE	70	3. Zone: Forestry
17/DP755917	QUART POT ROAD BUCKENBOWRA	65	3. Zone: Forestry
165/DP821461	LATTAS POINT ROAD BATEMANS BAY	63	3. Zone: Forestry
25/DP752132	BUMBO ROAD BODALLA	63	3. Zone: Forestry
188/DP755902	DUNNS CREEK ROAD MALUA BAY	63	3. Zone: Forestry
155/DP752155	PUNKALLA TILBA ROAD NAROOMA	61	3. Zone: Forestry
55/DP752135	WATTEGROVE ROAD CADGEE	60	3. Zone: Forestry
95/DP755946	DUNNS CREEK ROAD MALUA BAY	60	3. Zone: Forestry
9/DP1183164	DUNNS CREEK ROAD MALUA BAY	58	3. Zone: Forestry
152/DP752131	WAGONGA SCENIC DRIVE BODALLA	57	3. Zone: Forestry
153/DP752131	TAROURGA ROAD BODALLA	50	3. Zone: Forestry
2/DP860468	61-63 LARRYS MOUNTAIN ROAD MORUYA	255	3. Zone: Developed/Rezoned
2/DP63437	342 OLD MOSSY POINT ROAD JEREMADRA	67	3. Zone: Developed/Rezoned
1/DP1036103	154 BEACH ROAD CATALINA	63	3. Zone: Developed/Rezoned
1/DP1040724	340 OLD MOSSY POINT ROAD JEREMADRA	53	3. Zone: Developed/Rezoned
102/DP1264692	100 DONNELLY DRIVE MORUYA	52	3. Zone: Developed/Rezoned
50/DP755933	ROTARY DRIVE BATEMANS BAY	704	3. Zone: Conservation
123/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	375	3. Zone: Conservation
2/DP837898	DURRAS DRIVE BENANDARAH	363	3. Zone: Conservation
26/DP752160	BELOWRA	282	3. Zone: Conservation
821/DP1214500	ROTARY DRIVE BATEMANS BAY	276	3. Zone: Conservation
92/DP631493	PHYLLIS PRICE DRIVE MORUYA	272	3. Zone: Conservation
5/DP1264836	117 BRUCE CAMERON DRIVE MORUYA	232	3. Zone: Conservation
70/DP831111	GEORGE BASS DRIVE BROULEE	226	3. Zone: Conservation
331/DP1216650	DURRAS DRIVE SOUTH DURRAS	218	3. Zone: Conservation
H/DP1213	NORTH HEAD ROAD BENANDARAH	148	3. Zone: Conservation

Lot Identifier	Address	Area (ha)	Filter not passed
F/DP1213	NORTH HEAD ROAD MALONEYS BEACH	145	3. Zone: Conservation
89/DP752128	BELOWRA ROAD BELOWRA	142	3. Zone: Conservation
88/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	135	3. Zone: Conservation
1/DP777520	538 NORTH HEAD ROAD BENANDARAH	132	3. Zone: Conservation
40/DP752150	ARALUEN ROAD MERRICUMBENE	129	3. Zone: Conservation
100/DP752128	BELOWRA ROAD BELOWRA	117	3. Zone: Conservation
1/DP1198740	REEDY CREEK ROAD DIGNAMS CREEK	113	3. Zone: Conservation
161/DP752155	DIGNAMS CREEK ROAD DIGNAMS CREEK	110	3. Zone: Conservation
922/DP1014455	PRINCES HIGHWAY NAROOMA	105	3. Zone: Conservation
7010/DP1071339	KELLY ROAD BINGIE	101	3. Zone: Conservation
49/DP1198018	ROTARY DRIVE BATEMANS BAY	98	3. Zone: Conservation
34/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	97	3. Zone: Conservation
79/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	97	3. Zone: Conservation
189/DP752155	DIGNAMS CREEK ROAD DIGNAMS CREEK	93	3. Zone: Conservation
16/DP807992	106 CORKHILL DRIVE CENTRAL TILBA	87	3. Zone: Conservation
1/DP752127	BELOWRA	83	3. Zone: Conservation
2/DP752142	DEUA	81	3. Zone: Conservation
2/DP752159	DEUA	81	3. Zone: Conservation
8/DP863632	275-277 PERCY DAVIS DRIVE MORUYA	75	3. Zone: Conservation
238/DP752151	PEDRO POINT ROAD MORUYA HEADS	74	3. Zone: Conservation
407/DP752151	GUM LEAF DRIVE CONGO	72	3. Zone: Conservation
230/DP821446	BROU LAKE ROAD BODALLA	69	3. Zone: Conservation
83/DP1199749	BLACKFELLOWS POINT ROAD POTATO POINT	68	3. Zone: Conservation
98/DP1199286	PRINCES HIGHWAY TILBA TILBA	68	3. Zone: Conservation
1/DP169239	466 CONGO ROAD CONGO	67	3. Zone: Conservation
210/DP1203004	BANYANDAH STREET SOUTH DURRAS	65	3. Zone: Conservation
214/DP723108	BLACKFELLOWS POINT ROAD POTATO POINT	65	3. Zone: Conservation
1/DP752159	DEUA	65	3. Zone: Conservation
8/DP258299	BENGELLO BEACH ROAD BROULEE	62	3. Zone: Conservation
158/DP1202631	BELOWRA	58	3. Zone: Conservation
7310/DP1155485	RUNNYFORD ROAD NELLIGEN	56	3. Zone: Conservation
2/DP591356	PRINCES HIGHWAY NAROOMA	55	3. Zone: Conservation
59/DP752129	DONALDS CREEK ROAD WAMBAN	54	3. Zone: Conservation
8/DP701983	421 SOUTH HEAD ROAD MORUYA HEADS	53	3. Zone: Conservation
483/DP752155	PRINCES HIGHWAY TILBA TILBA	51	3. Zone: Conservation
48/DP1195999	GEORGE BASS DRIVE BROULEE	51	3. Zone: Conservation



THE FARM  
BROULEE

207 BROULEE  
ROAD,  
BROULEE









BRIGHTLANDS  
LIVING



In 2000, Dan Buettner launched a study aimed at identifying the areas around the world where the residents have unusually high life expectancy. Sardinia, one example, exhibited strong family and community values, the people ate a primarily plant-based diet and they also took part in regular physical exercise.

Okinawa, Japan and many other regions had the same characteristics and these became known as Blue Zones. These examples give us beautiful ways to guide our lives and development leading to overall well-being.



BRIGHTLANDS  
LIVING

We are committed to creating wellness communities where people can be happy, healthy and belong.

#### The Problem:

In our modern society our real estate industry is focused on the number of bedrooms, bathrooms and garages and reinforcing lifestyles that make us sick, lonely, stressed and unhappy. As urbanisation has continued, society has focused on places where people can sleep, not places where people can live, and this has led to significant unforeseen health issues.

#### The Solution:

We cannot address the global crisis of rising chronic illness, social isolation, stress and environmental degradation without a dramatic transformation in how we live. Brightlands Living puts people's wellness at the center of the entire process. Brightlands Living is seeking to change society through the principles of wellness and a fresh look at how communities are constructed and operated. Our communities are designed to optimise residents' health and wellbeing across multiple dimensions.





BRIGHTLANDS  
LIVING



# What is Wellness?

Wellness is the active pursuit of activities, choices and lifestyles that lead to a state of holistic health.

Wellness is not a static state but rather an **active pursuit** that is associated with decisions and actions as we work toward an optimal state of health and wellbeing. Wellness is an individual pursuit where, we have self-responsibility for our own choices, behaviours and lifestyles but it is also significantly influenced by the physical, social and cultural environments in which we live.

According to the Global Wellness Institute, external and environmental factors may be responsible for up to 80-90% of our disease risks and health outcomes.





BRIGHTLANDS  
LIVING

## Brightlands Wellness Wheel



**Mind:** Improving mental health by nourishing the mind through meditation/mindfulness etc.



**Body:** Nourishing a healthy body through exercise, nutrition, sleep, etc.



**Purpose:** Searching and acting on a higher meaning in human existence.



**Growth:** Engaging the world through learning, problem-solving, creativity, etc



**Environmental:** Fostering positive interrelationships between planetary health and human actions.



**Community:** Connecting and engaging with others and our communities in meaningful ways.





# The Farm

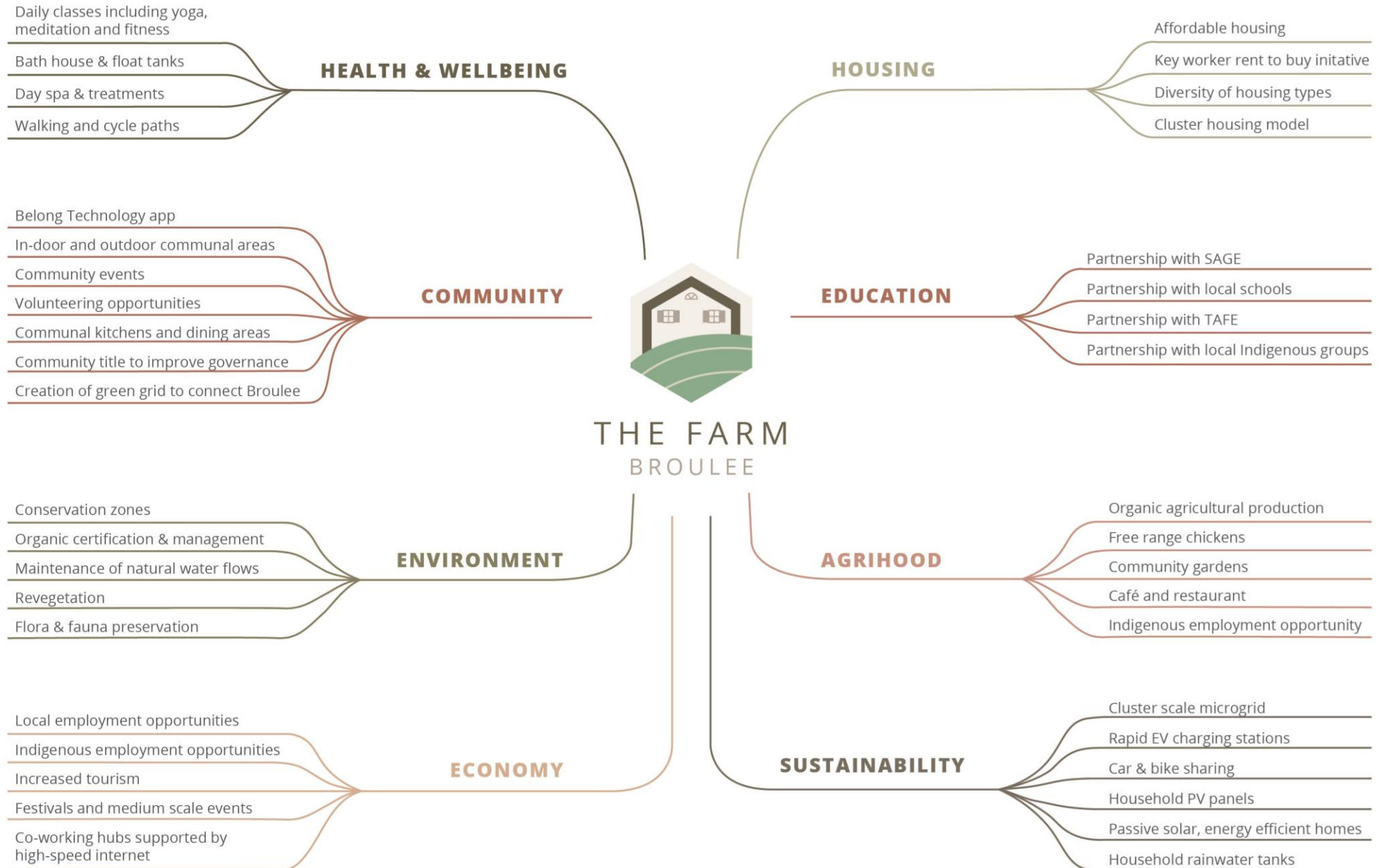
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207 BROULEE ROAD, BROULEE

VISION:

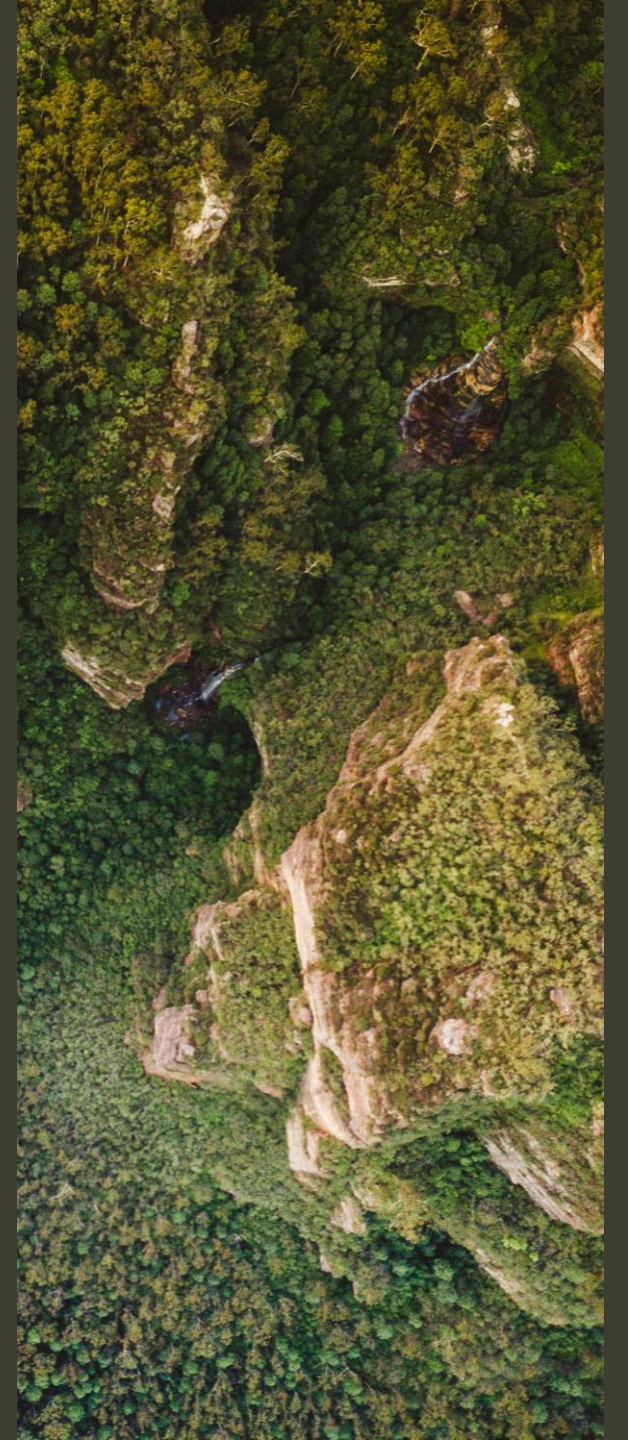
To create Australia's leading  
wellness community





# What's in it for the Community?

- The creation of a new model for sustainable living benefiting the residents' health and well-being that can be replicated across Australia.
- Rehabilitate wetlands.
- Affordable housing.
- Key worker housing.
- Revegetation.
- Creation of biodiversity corridors.
- Increased production of fresh produce with the support of SAGE.
- Education precinct and partnerships with Carroll College, St Peters, local Aboriginal Community and SAGE.
- Employment for the local community.
- Opens over 15km of walking and bike trails to the public.
- Ability to activate the adjoining Council owned land and Illawong Nature Reserve to benefit the community.
- Increased tourism through the offerings at The Bower.







# EUROBODALLA LOCAL VISION

## COUNCIL'S BROAD PLANNING PRINCIPLES:

**Our Place** seeks to establish more liveable and healthy communities that have pride of place, community cohesion and a sense of safety and security.

**Our Environment** seeks to ensure communities are sustainable and characterised by an appreciation of our natural surroundings and how it contributes to our unique lifestyle.

**Our Connection** seeks to create connected communities that have ease of access and support a mobile and healthy population that is motivated to participate.

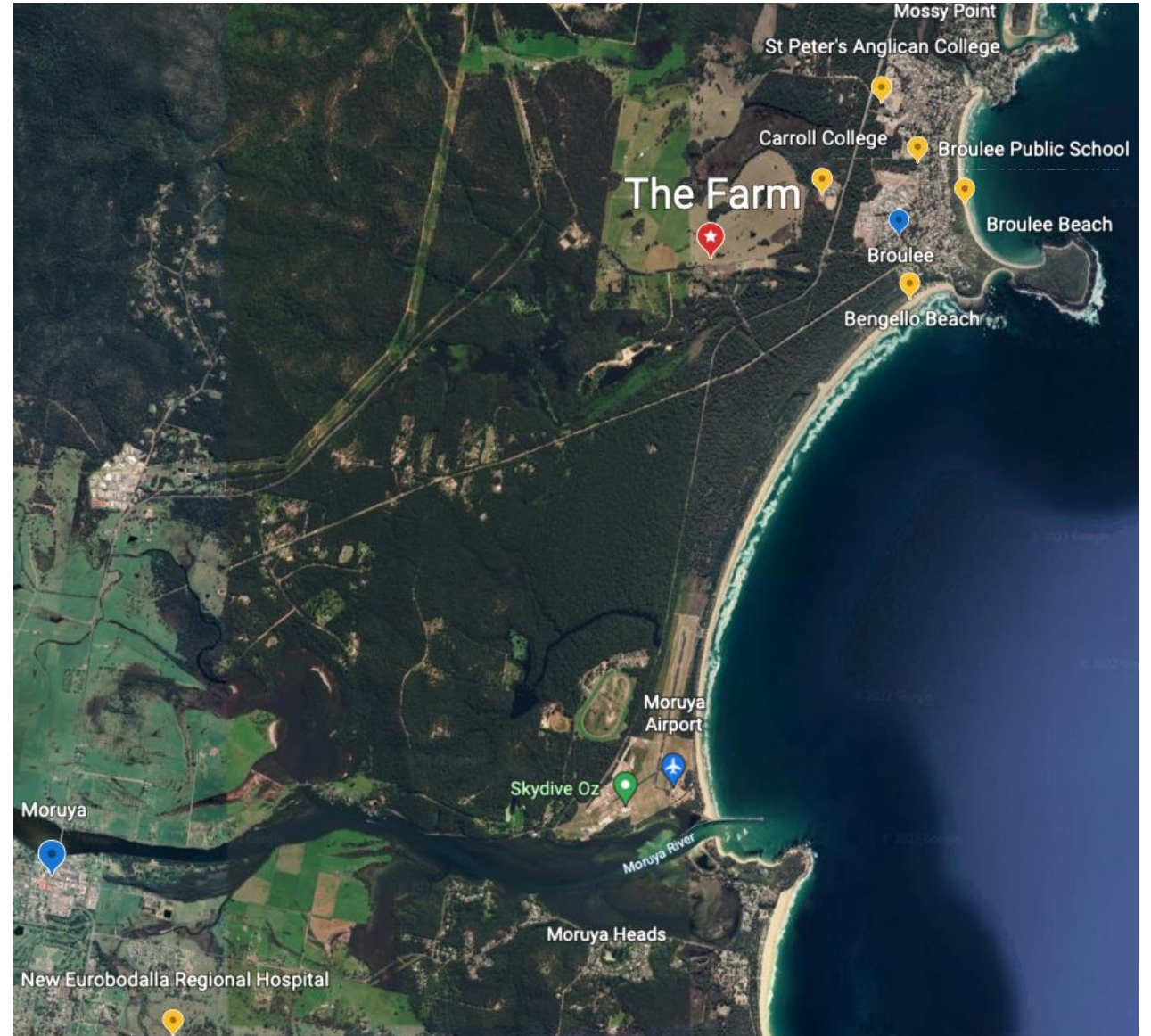
**Our Business** seeks to promote a productive community working towards enabling positive investment and growing employment opportunities.

***“Eurobodalla is committed to creating great places through more livable, sustainable, productive and collaborative communities”***

The Farm seeks to uphold this vision by creating the first truly integrated wellness community.

# LOCATION

- Adjoins Broulee Road to the south, Illawong Nature Reserve to the North, Carroll College to the west and Broulee Memorial Gardens and Crematorium and Farmland to the east
- Short drive to Batemans Bay and Moruya
- Close proximity to existing sewer and water services
- To be connected to the proposed 44 hectare 'The Bower' eco-tourist facility







# THE FARM

## 207 BROULEE RD, BROULEE

- A 126.7 hectare site in single ownership (Lot 1/DP1256287)
- The site is home to Mount Oldrey Homestead which would be retained
- Currently used for hobby cattle grazing
- The subject site is comprised of Zoned RU1 Primary Production & C2 Environmental Conservation
- Most suitable site in Eurobodalla Shire for a new wellness model
- Cleared land with limited bushfire constraints
- Not flood prone





*From the boundary of the property  
looking out over Carroll College*







# THE BOWER

A master plan approved 44-hectare Eco-tourist facility, which is proposed to be incorporated into the overall development.

## DEVELOPMENT SUMMARY TABLE

KEY	USE	UNITS	TOTAL AREA	PARKING-SATELLITE*	PARKING-ON-SITE	PARKING-HILLTOP
Accommodation						
	Cabins	7	-	-	9	-
	Eco-Units	37	-	47	-	-
	Eco- Lodge	28	-	7	-	28
	Eco- Lodge Caretakers Unit	1	83 sqm	-	-	1
Communal Facilities						
	Restaurant	-	250 sqm	-	14	-
	Eco- Pavilion/ Amphitheatre	-	150 sqm	-	-	-
	Community Recreation Building	-	200 sqm	--	-	-
Hilltop Retreat						
	Conference Centre	-	225 sqm	1	-	1
	Wellness Centre/ Gym	-	215 sqm	7	-	1
	Yoga platform	-	100 sqm	7	-	1
	Existing Office	-	-	-	-	-
	Eco- Lodge Office	-	80 sqm	-	-	-
Management						
	Proposed Managers Residence	1	300 sqm	-	1	-
	Caretakers Office	-	100 sqm	1	-	-

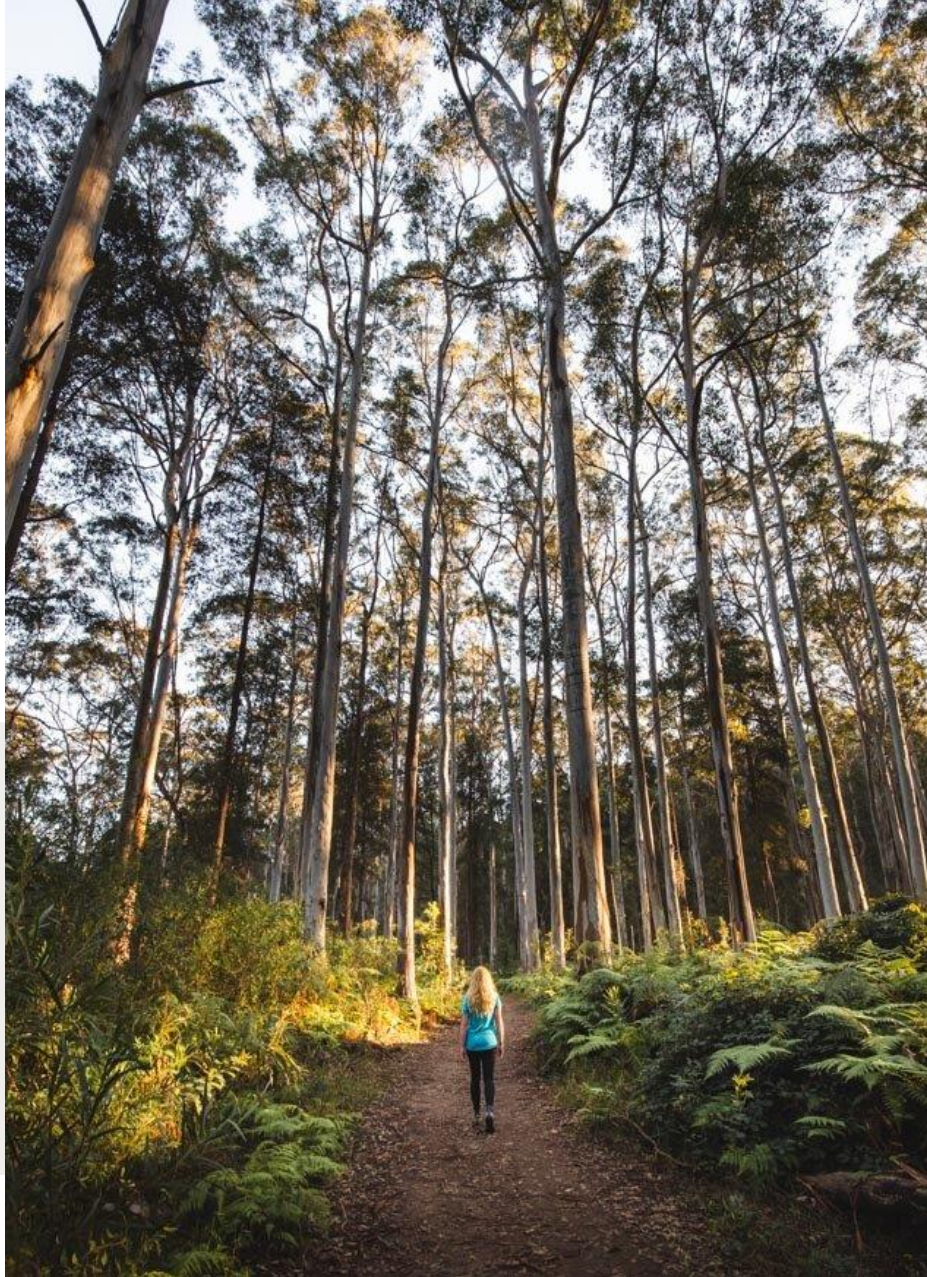


# CLUSTER COMMUNITIES

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.





# HEALTH & WELL-BEING

Wellness centre and day spa with a bath house including mineral baths, float tanks, steam rooms, ice baths and sauna.







# COMMUNITY

- Tree house and kids playground
- 55% of the lots being approx. 300sqm (targeted towards over 55's),
- 25% of the lots being 500-800sqm targeted towards families
- 15% of the lots approx. 400sqm provided for keyworkers under a rent to buy scheme.
- 5% of the lots being the round self-contained cabins for affordable housing around a central communal building.







# EDUCATION

- Amphitheatre and education precinct.
- Communal building for daily classes in yoga, meditation, sound therapy, tai chi as well as a teaching hub for SAGE and the schools.







# AGRIHOOD

- Existing 2 houses to be subdivided into an 11.6 hectare lot providing space for livestock.
- Approximately 10 hectares allocated for vegetable and fruit growing.





# ECONOMY

- Restaurant/Café.
- Shared work and study spaces.







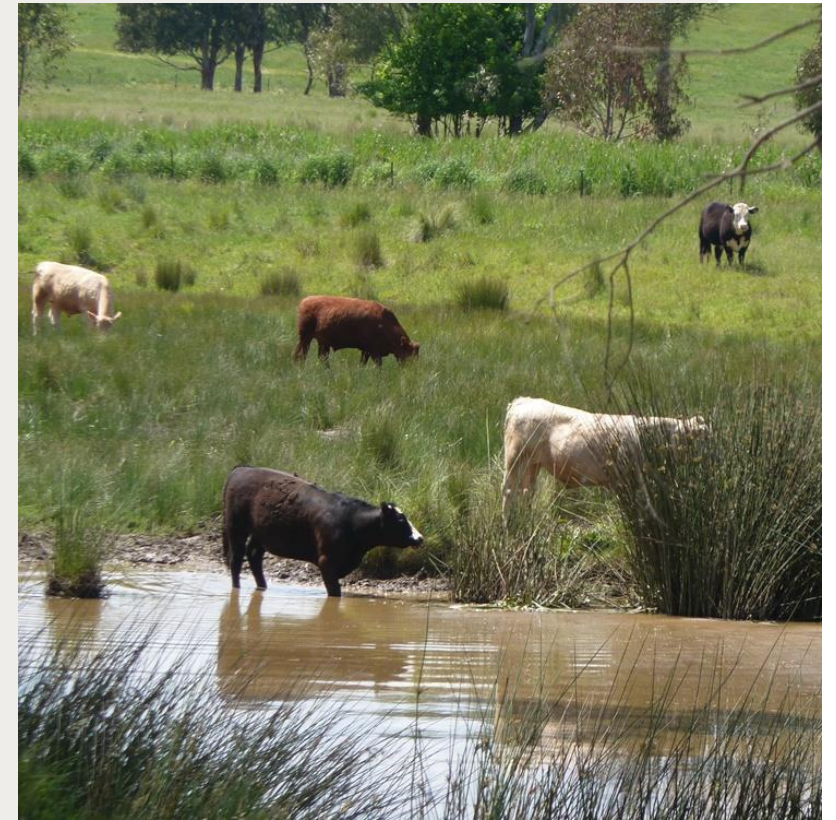
# SUSTAINABILITY

- Significant walking and bike trails
- Micro grid
- EV charging



# ENVIRONMENTAL REHABILITATION

- At least 50% green space.
- Increased bio-diversity corridor at the rear of Carroll College and throughout the site.
- Removal of Cattle from Wetlands.
- Enhance existing tree clusters.



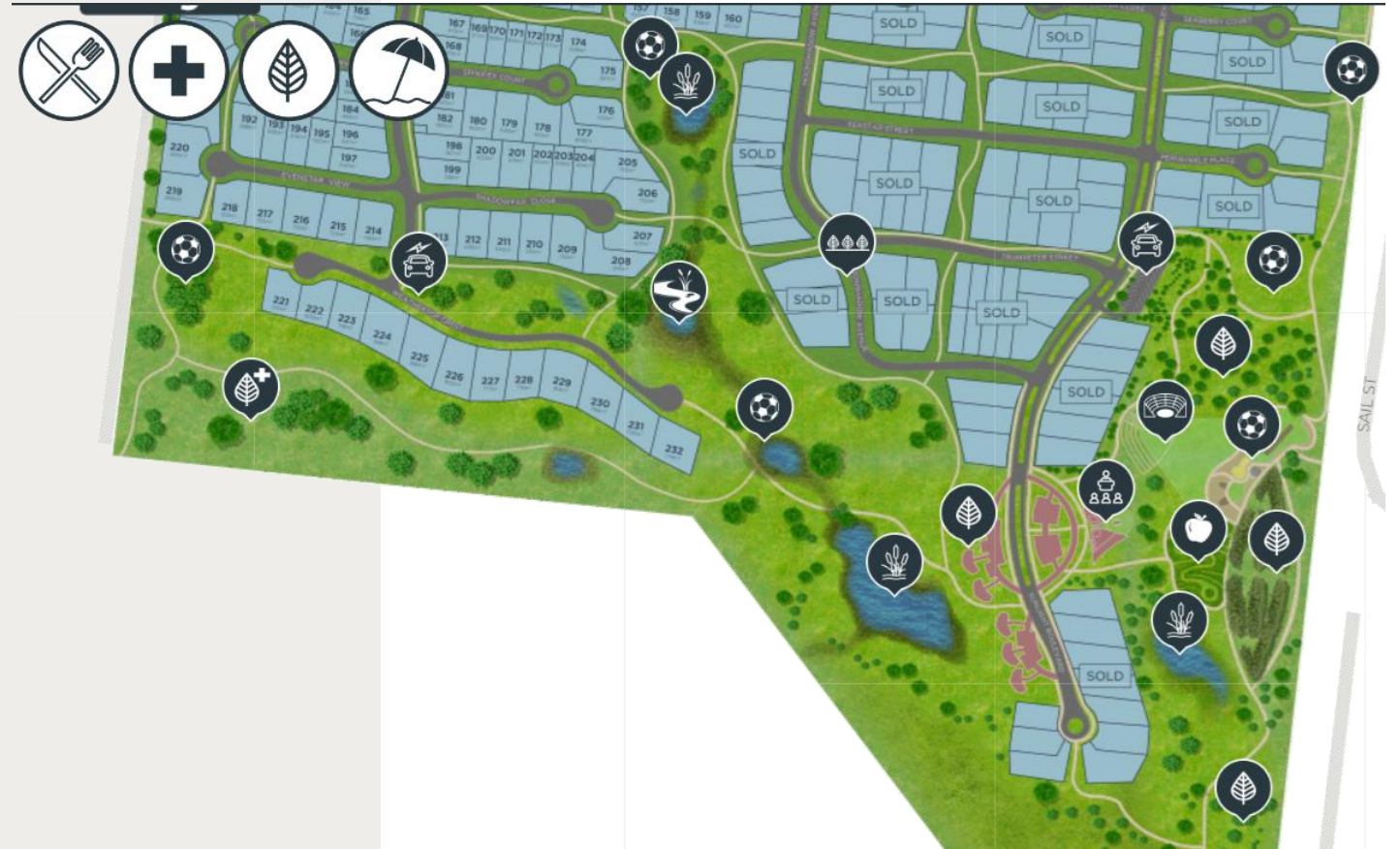


# EXAMPLES: THE CAPE, VICTORIA

The Cape has received over 35 National awards for design excellence, sustainability and construction making it the most awarded residential community in Australia.

The community focuses on:

- Energy efficient design
- Protecting natural habitats
- Supporting active lifestyle
- Food Gardens







- 1 AGRICULTURE**  
Organic cultivation  
• Horticulture & orchards:  
e.g. vegetables, table grapes,  
passionfruit, berries, avocados,  
stone/pome fruit, citrus, nuts, etc  
• Processing of food grown on lot  
• No residential accommodation is  
permitted.

- 2 ECOVILLAGE COMMON**  
• Agriculture/agroforestry  
• Dams  
• Conservation areas  
• Recreation areas  
• Education  
• Sheds  
• Proposed amphitheatre

- 3 WASTEWATER TREATMENT  
SYSTEMS**  
• Treatment plant  
3a - Wastewater irrigation  
3b - Treated water storage pond

- 4 PUBLIC OPEN SPACE**  
• Playing field  
• Park

- 5 ORGANIC VINEYARD**  
• Proposed organic vineyard  
• Existing 'Foxcliff' vineyard

- 6 TOURIST ZONE**  
• EcoVillage tourist accommodation  
• Short stay self-contained cottages  
• Tourism activities

- 7 ECOVILLAGE  
COMMERCIAL CENTRE**  
• Village-scale small business: e.g.  
permaculture nursery, butcher,  
baker, etc.  
• Pharmacy/health centre  
• Alternative technology businesses  
• Convenience store  
• Cellar door  
• Residential occupancy permitted

- 8 FOOD HUB**  
• Sustainable food distribution  
centre for EcoVillage producers  
and wider region  
• Processing  
• Wholesale  
• Retail  
• Commercial kitchen

- 9 MIXED USE LOTS**  
• Shop front/office/studio on ground  
level facing Village Square, short  
stay units above  
• Artist/maker studios  
• Professional consulting rooms  
• Proposed child care centre

- 10 BACKPACKERS**  
• Short term/backpackers'  
accommodation

- 11 COMMUNITY CENTRE**  
• Public amenities  
• Function centre  
• Community library  
• Sustainable Settlements office  
(EcoVillage developer)

- 12 VILLAGE SQUARE**  
• EcoVillage gathering place  
• Weekend markets  
• Community events  
• Wadandi bush tucker garden  
• Outdoor theatre

- 13 CREATIVE HUB**  
• Centre for innovation and creative  
activities  
• Shared office spaces  
• Artist/maker, music studios  
• Technology centre  
• Sustainable business incubator

- 14 SHORT STAY / HOLIDAY  
HOMES / RESIDENTIAL**  
• Short stay rental homes  
• Holiday homes  
• Permanent residential

- 15 AGED / DEPENDENT  
CARE HOUSING**  
**16 CONSERVATION AREA**

- 17 CAFE AND NATURE  
PLAYGROUND**  
• Nature playground  
• Local, organic cafe food

- 18 COMMUNITY PUB**  
• Family-friendly pub  
• Local organic food  
• Regionally sourced beer  
and organic wine  
• Local musicians and  
entertainers

#### LEGEND

- Cottage lots (432m<sup>2</sup> - 634m<sup>2</sup> in Stg 1)
- Family lots (827m<sup>2</sup> - 1,252m<sup>2</sup> in Stg 1)
- Garden lots (approx. 1,500m<sup>2</sup> - 2,600m<sup>2</sup>)
- Groupie lots (360m<sup>2</sup> in Stg 1)
- Aged & dependent care lots (approx. 300m<sup>2</sup>)
- Tourism lots (180m<sup>2</sup> - 2,177m<sup>2</sup>)
- Short Stay lots (approx. 450m<sup>2</sup>)
- Commercial lots (918m<sup>2</sup> - 3,344m<sup>2</sup>)
- Mixed Use lots (approx. 240m<sup>2</sup>)
- Community Centre
- Creative Hub
- Food Hub
- Pub & Cafe
- Backpackers
- Public Open Space
- Agricultural lots (approx. 1ha)

**TOTAL LAND AREA (Lot 1500) -  
119.1ha**

**Open Space Summary**  
Public open space 5.3ha  
Community gardens 9.8ha  
EcoVillage common 39.5ha (includes  
dams, conservation and wastewater  
vegetation areas)

**Lot Summary**  
Agricultural lots 24.8ha  
Private lots 27.1ha

**WITCHCLIFFE**  
ECOVILLAGE

## ECOVILLAGE CONCEPT PLAN

Lot 1500 Bussell Highway, Witchcliffe

Revision date: November 2021

Scale: 1:2,500 @ A1  
1:5,000 @ A3

0 50 100 150 200 250 300m



Sustainable Settlements Pty Ltd &  
Perron Developments Pty Ltd

10437 Bussell Hwy  
Witchcliffe WA 6286  
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# TARGET MARKET

## Who are we designing for?

- People who want to live in a wellness community.

A Health and Wellness Lifestyle Survey conducted by American Lives found that: 25% of respondents were very interested in living in a wellness community either full-time or part time & 51% expressed strong interest in wellness offerings.

- Key workers (nurses & doctors at the new hospital, teachers at the nearby schools etc.)
- Low Socio-economic singles and couples who will be catered for in our affordable housing co-living offering.
- Families particularly those sending their children to Carroll College, St Peters and Broulee Primary.
- Retirees and downsizers

## Where are the gaps in the market?

- Low vacancy rates
- Holiday housing reduces supply for local residents

## How many people will be attracted from elsewhere and how many local buyers?

- Witchcliffe Ecovillage in Western Australia had 50% of buyers purchasing from out of the area as they aligned with the design and development principles and wanted to live in a wellness community.





# SIGNIFICANT DEMAND FOR HOUSING IN BROULEE



REGIONAL NEW SOUTH WALES HOUSES, BY LGA 31 December 2021	SALES VOLUME Annual No.	SALES VOLUME YoY %	AVERAGE DAYS ON MARKET No.	MEDIAN VALUE \$	CAPITAL GROWTH YoY %	GROSS RENTAL YIELD %	MEDIAN WEEKLY RENT \$	RENTAL GROWTH YoY %
Albury	1,322	26%	62	\$477,500	8.4%	4.96%	\$380	11.8%
Armidale Regional	672	73%	157	\$405,000	11.0%	5.52%	\$380	4.1%
Ballina	496	-32%	51	\$858,500	23.5%	4.23%	\$625	16.8%
Bathurst Regional	1,044	29%	74	\$617,000	26.0%	4.54%	\$420	12.0%
Bega Valley	645	28%	118	\$701,000	19.9%	4.16%	\$505	16.1%
Byron	384	15%	45	\$1,940,500	57.6%	3.80%	\$945	40.0%
Cessnock	1,403	54%	67	\$466,500	2.3%	4.83%	\$420	7.7%
Clarence Valley	880	4%	70	\$583,000	26.5%	5.05%	\$495	11.2%
Coffs Harbour	1,239	12%	67	\$807,500	27.6%	4.27%	\$595	22.7%
Dubbo Regional	849	18%	48	\$451,000	17.1%	5.25%	\$400	14.3%
Eurobodalla	1,102	18%	82	\$744,500	27.8%	4.17%	\$535	7.0%

Knight  
Frank



# DEVELOPER BACKGROUND

Edward Fernon, the director of Brightlands Living, is inspired to change the way we live through the creation of wellness communities. “It’s about making the right thing easy” and to helping people live well. To date Edward has undertaken twenty-two development projects with another five in progress.

Additional highlights:

- CEO of Brightlands Property Fund
- Owner of Brightlands Retreat
- CEO and founder of Belong Technology
- 2x Olympian in the Modern Pentathlon (London, Tokyo)
- Winner of the World’s Longest horse Race (Mongol Derby, 2017)
- Summited Aconcagua, Highest Mountain in the Southern Hemisphere.
- Completed a 5 week 1,000km horse ride from Braidwood to Melbourne as an ambassador for the Blackdog Institute and to raise funds to combat rural depression.
- Bachelor of Commerce (Finance & Economics)- Sydney University
- Master of Commerce- Sydney University

# CURRENT PROJECTS



Edward Fernon is the preferential equity investor in the project with Grange Development the developer, who has lodged a DA for a 47-storey residential tower, which will, if approved, be the highest hybrid timber tower in the world and WA's first carbon negative residential building.



117 apartment wellness community in Woolloongabba, QLD comprising co-living, NDIS and residential apartments with a day spa, pool, gym, yoga and meditation studio & community dining room.





## BRIGHTLANDS RETREAT



Brightlands Retreat is an innovative hospitality brand creating soul nurturing experiences.

Brightlands Retreat combines accommodation, innovative events and classes, wellness services and food to guide the guest on a powerful wellness journey. Unlike hotels which are focused on selling rooms, Brightlands Retreat focuses on selling comprehensive wellness packages.



Belong Technology is Australia's leading community-building App, which creates an improved resident experience. The platform started by fostering communities in co-living and Build2Rent and now is used by over twenty residential communities in Australia as well as communities in the UK and Portugal. This platform allows residents to undertake the following:



SOCIAL  
ACTIVITIES



COMMUNITY  
PROFILE



PAYMENT  
INTEGRATION



REQUEST AND  
REPORT



SURVEYS



DOOR LOCK  
FUNCTIONALITY



DOCUMENT  
SHARING



NOTICES AND CHAT



SIGNING  
AGREEMENTS



EVENTS



REAL TIME  
FEEDBACK



SERVICES





BRIGHTLANDS  
LIVING

THANK YOU

For more information please see  
[www.brightlandsliving.com.au](http://www.brightlandsliving.com.au)