

# Bomaderry Newsletter

March 2025

Latest news on **Bomaderry** build-to-rent project

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Regionally based contractor with South Coast office

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Welcome to the first Bomaderry build-to-rent project newsletter about our plans to build homes for local renters looking for long term housing security.

### Construction to get underway

Landcom is one step closer to delivering 60 new homes on the corner of Bolong Road and Beinda Street in Bomaderry to provide secure housing for long term renters in the Shoalhaven.

In February we selected Zauner Construction to deliver the project and works are set to start soon.

### Who are Zauner Construction?

Zauner Construction has more than 65 years' experience and a strong track record delivering quality residential and commercial projects. Zauner is a family-owned and operated business with offices across regional NSW, including in Ulladulla on the South Coast.

### What is being built?

In mid-2024, we received approval to build 60 new homes across two separate two-to-three storey buildings above ground level carparking.

While all the homes will be for long term rent, 20% will be managed as affordable rental housing for people on very low to moderate incomes.



### What is build-to rent?

Build-to-rent is purpose-built housing designed to be rented, rather than sold to homebuyers. It is designed and built specifically for long term renters to provide secure housing and gives people an alternative to home ownership.



# Construction update

## When will site works start?

Works to remove existing structures, trees and other debris on site will start in late March and should take several weeks to complete. All works will be done in keeping with Council conditions.

All building materials will be removed from site before being sorted and recycled where possible.

While the large, healthy gum trees on Beinda Street are being protected, some other trees on the street will be removed due to their poor health or unsuitable location.

The large Spotted Gum on the southern boundary of the site is being removed. We tried to design buildings to minimise impacts on neighbours, meet the need for 60 homes, and preserve the tree. However, our tree specialist advised the gum wouldn't survive, given the impacts on its roots.

New native trees will be planted in the landscaped areas on site and along the street.



Bulldozers will be used to remove existing structures on the site.

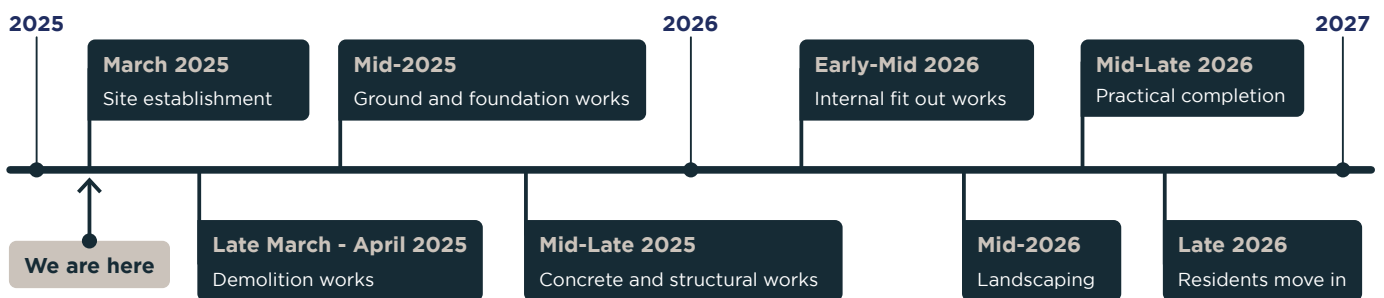
## How will construction be managed?

Construction is inherently noisy and building sites can get dusty.

All works will be managed to meet Council's requirements for managing dust, noise, working hours and impacts on the local community.

The project is part of the NSW Government's commitment to deliver projects on the South Coast and in the NSW Northern Rivers to boost rental supply in regions feeling the combined stresses of rising rents and lack of housing availability.

## When will new residents move in?



Indicative project timeline

### Contact us

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