Hotspotting by Ryder

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Location Report

SHOALHAVEN LGA
Regional NSW

Jerrinja Country

June - September 2024

SHOALHAVEN LGA HIGHLIGHTS

Strong Population Growth

Waterfront activation proposal

Low Vacancy Rates

Nowra named as a major regional centre by NSW Government

Hospital redevelopment

Proposed 300 berth industrial marina

$630 million Albion Park Rail

$450 million Princes Hwy upgrade

Shoalhaven LGA Regional NSW

Jerrinja Country

The Shoalhaven region is attracting new residents because of its relaxed lifestyle amid extensive areas of natural beauty, including forests and pristine beaches.

It is a popular leisure and retirement area for residents of Canberra and Sydney, attracted by its affordability as well as its lifestyle.

The Shoalhaven region also has a strong local economy, underpinned by the health, construction and defence force industries.

For all these reasons, the region is expected to continue to be a major growth centre. Nowra, the administrative centre of Shoalhaven, is preparing for population growth, having been identified by the State Government as a major regional centre.

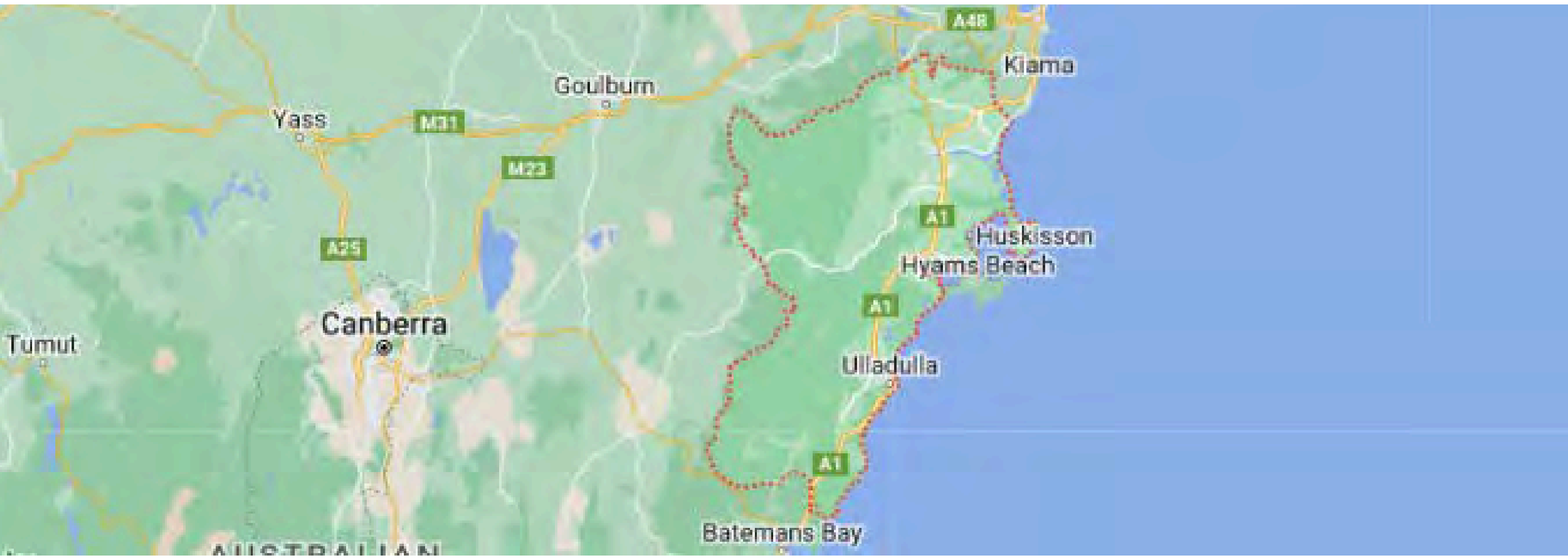
The riverfront will receive a makeover to make Nowra an appealing gateway to the region, while major roads are being upgraded to improve connectivity between Nowra, Wollongong and Sydney.

The strong performance of the Nowra property market in the recent past has generated solid long-term capital growth rates, providing good opportunities for investors, while affordability will continue to attract first-home buyers as well as retirees and others looking to downsize.

According to Hotspotting analysis Shoalhaven is Australia's Top Municipality with transactions rising in many of its suburbs, which is generally a precursor to future price growth.

Shoalhaven LGA

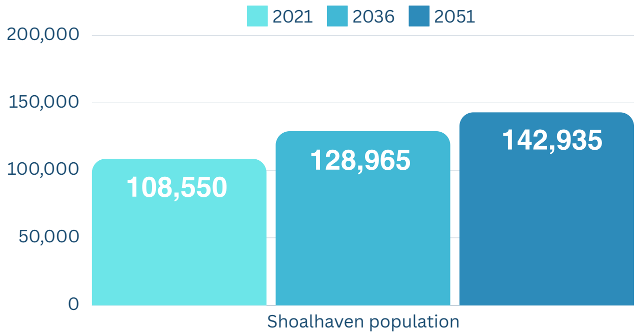
Location, Employment, Population, Home Ownership



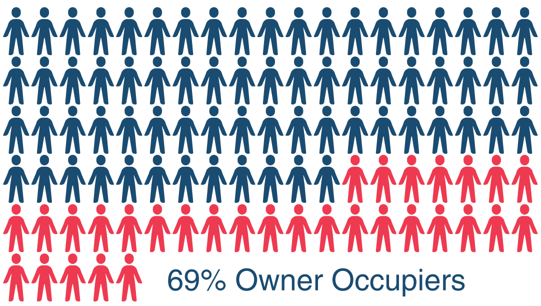
LOCATION

Distance from:
Sydney: 195km
Canberra: 192km

POPULATION

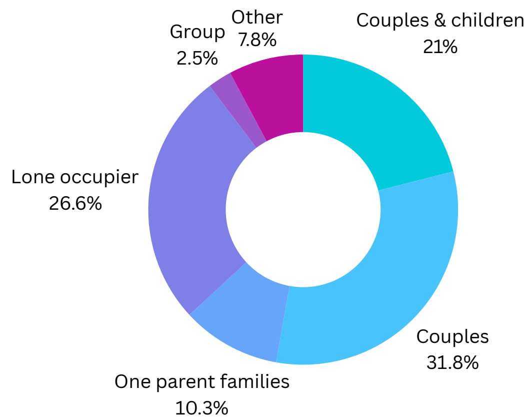


HOME OWNERSHIP

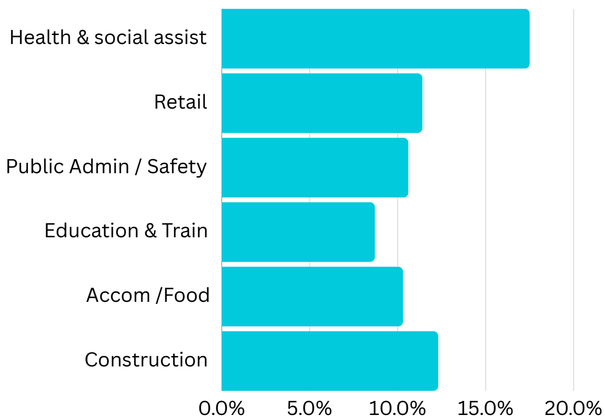


69% Owner Occupiers

HOUSEHOLD COMPOSITION



EMPLOYMENT BY INDUSTRY



Source: 2021 Census

We acknowledge the Jerrinja people as the traditional owners of lands within the Shoalhaven LGA

Shoalhave LGA

Economy and Amenities

The City of Shoalhaven is on the south coast of New South Wales, Australia, equidistant from Sydney and Canberra. It is part of the Illawarra region which also includes the local government areas of Wollongong, Shellharbour and Kiama.

Nowra is the administrative and commercial centre of the City of Shoalhaven. It forms half of the Nowra-Bomaderry region which straddles the banks of the Shoalhaven River. The Shoalhaven LGA covers a geographical area of 4,500km^2, taking in large tracts of national parks and about 200km of coastline with pristine beaches.

It is one of the fastest-growing areas of New South Wales, with 1,000 new residents moving to Shoalhaven each year according to the Council.

Shoalhaven's Gross Regional Product (GRP) is estimated at $7.9 billion which represents 24.4% of Illawarra's Gross Regional Product.

According to REMPLAN the construction industry sector makes the greatest contribution to economic output in the region, which at $3 billion accounts for 198% of total output. Although, it is the health care and social assistance sector that employs the most residents, representing 17.5% of total employment.

The region around Nowra is dairy farming community, though increasingly it is becoming a retirement and leisure area for Canberra and Sydney. Jervis Bay is a popular tourist spot that is well known for paddleboarding, sailing and scuba diving. It is also in a prime position to observe migrating whales between June and November.

Aircraft maintenance, general manufacturing and logistics are also important elements of the local economic base.

HMAS Albatross

Being strategically located between Sydney and Canberra, Shoalhaven is Australia's centre for naval aviation. HMAS Albatross, based near Nowra, is the main naval air station for the Royal Australian Navy's aviation branch and supports five squadrons.

Commissioned in August 1948, HMAS Albatross is the Navy's only air station and the largest operational Naval establishment. The primary task of HMAS Albatross is to support Fleet Air Arm with the five naval squadrons that provide air support to the fleet.

The final stages of aviation training for both officers and sailors are conducted on the base. It is also home to the Fleet Air Arm Museum which displays a collection of aircraft, artefacts and memorabilia. Next to HMAS Albatross is Albatross Aviation Technology Park.

Shoalhave LGA

Economy and Amenities

Hospitals and health care

There are two hospitals in Nowra - Shoalhaven District Memorial Hospital and Nowra Private Hospital.

The Shoalhaven District Memorial Hospital is the main acute care hospital, providing emergency care, medical, surgical and orthopaedic services. It has an Intensive Care Unit focusing on high dependency and coronary patients, a children's ward and maternity unit as well as a purpose-built regional Cancer Care Centre and sub-acute Mental Health Unit.

The Ramsay Health Care, Nowra Private Hospital is a 62-bed facility that provides acute surgical and medical services, rehabilitation, and day surgery services.

Education facilities

The University of Wollongong's Shoalhaven campus is in Mundamia and offers a range of undergraduate and postgraduate courses. There is also a Country Universities centre Ulladulla which provides a dedicated learning and study space for regional students.

There are TAFE colleges at Nowra and Ulladulla. The Nowra campus has a library, tourism and hospitality training facilities, children's services, aged care, nursing and welfare training facilities.

The Ulladulla campus delivers aged care, beauty, home and community care, business services, horticulture, conservation and land management courses.

Retail and community facilities

Shoalhaven has a variety of retail offerings including Nowra Centre Plaza, with more than 40 retailers including Kmart and Woolworths.

The Shoalhaven Entertainment Centre which opened in 2008, has two theatres and conference facilities.

The Council operates a number of pools and aquatic centres including the Bay and Basin Leisure Centre, Bomaderry Aquatic Centre, Nowra Aquatic Centre, Sussex Inlet Aquatic Centre and the Ulladulla Leisure Centre.

Shoalhaven LGA

Property Profile

The Shoalhaven property market strengthened early in 2021 with strong sale results being noted and has continued its solid performance since then. Hotspotting's Winter 2024 *Price Predictor Index* says that Shoalhaven is the most buoyant regional market in New South Wales.

"While many regions have experienced a drop in market activity between the December 2023 and March 2024 quarters, Shoalhaven has kept on growing," it says.

"Quarterly sales since late 2022 have been 285, 357, 372, 404, 414 and 460 – a pattern that few locations anywhere in Australia can match."

Eight of the 19 suburbs in the Shoalhaven LGA analysis are rising markets and there are only two declining ones (and those with only gentle reductions). Locations with rising market activity include Sanctuary Point, North Nowra, Bomaderry and Sussex Inlet.

The report nominates Shoalhaven as Australia's Top Municipality. "This LGA's strong performance is based on its lifestyle, relative affordability and proximity to the important and growing regional city of Wollongong," it says.

"Many of the key locations have median house prices in the $600,000s and $700,000s. Sanctuary Point, North Nowra, Bomaderry and Sussex Inlet all feature on our National Top 50 Supercharged Suburbs list."

Neighbouring Wollongong also makes the National Top 10 Municipalities list.

House market

Most suburbs in the Shoalhaven region have median house prices well below $1 million, starting at just $665,000 in Nowra and up to $1,663,000 in Berry.

It was the suburbs with the more affordable medians that recorded the highest number of house sales in the past 12 months with Sanctuary Point ($695,000) chalking up 215 sales, followed by Nowra with 160 sales and Bombaderry ($713,000) with 114 sales.

Price growth was mixed in the past 12 months, although the strongest was in Basin View which is up 17% to $810,000 and both Mollymook Beach ($1.15 million) and Shoalhaven Heads ($1.1 million) are up by 10%.

Berry was down by 21% based on 44 sales and Milton was down by 17% to $978,000 based on 37 sales. Average annual long-term growth over the past decade was solid between 7% and 12%.

Shoalhaven LGA

Property Profile

Unit market

The Shoalhaven unit market is not large. Bombaderry with a median unit price of $499,000 had 30 sales in the past 12 months, while both Shoalhaven Heads and South Nowra had 28 sales.

Nowra had the highest median unit price growth in the past 12 months, of 21%, to $500,000 although that is based on just 23 sales and not statistically reliable. Average annual long-term growth over the past decade in the unit market ranges between 8% and 10%.

Vacancies, rents and yields

Vacancy rates remain below the 3% considered to be a balanced rental market. The lowest is 0.7% in the 2541 postcode which includes Bombaderry and the Nowra suburbs, while the highest is 2.3% in Milton although according to SQM Research data that represents only three vacant properties.

Median asking rents for houses range from $520 to $730 per week. Rents in the 2540 postcode, which includes Basin View and Sussex Inlet are up by 9% in the past 12 months.

Rental yields in the house market range between 2.5% in Vincentia and up to 4.3% in Nowra while in the unit market, they range from 3.7% in Ulladulla to 5.1% in Nowra.

Rental Statistics

Post code	Suburbs	Vacancy	Week Median asking rent	1yr rent change
2535	Berry, Shoalhaven Heads	1.8%	$730	4%
2538	Milton	2.3%	$630	5%
2539	Burrill Lake, Mollymook Beach, Narrawallee, Ulladulla	1.6%	$565	-2%
2540	Basin View, Callala Bay, St Georges Basin, Callala Beach, Culburra Beach, Sanctuary Point, Sussex Inlet, Vincentia, Worrigee	2.0%	$580	9%
2541	Bombaderry, North Nowra, Nowra, South Nowra, West Nowra	0.7%	$520	0%

Source: SQM Research

Shoalhaven LGA

Property Profile

Future supply

A shortage of supply is one of the region's core issues. UDIA NSW's Greenfield Land Supply Pipeline Report, released in October 2022, found 91% of greenfield lots in the Illawarra-Shoalhaven region, which were expected to come onto the market in the next eight years, were not "development ready".

"A land availability crisis in the Illawarra Shoalhaven City is emerging and will further impact on an already bleak outlook for affordability in the region," it found. "Intense price rises have been a notable outcome of under-supply."

In May 2024 the Council announced that the standard time for development applications to be approved had been extended because of staff shortages as a result of a nationwide skills shortage of planning and assessment staff.

Residential development forecasts assume the number of dwellings in Shoalhaven City Council will increase by an average of 473 dwellings per annum to 72,891 in 2051. This table below shows the quantity of new development assumed in parts of the Shoalhaven City Council.

TOP 10 CHANGE IN DWELLINGS BETWEEN 2021 AND 2051

Area	Number	% increase
Bangalee, Cambewarra Village, Tapitallee & Surrounds	+2,484	+211.4%
West Nowra, South Nowra, Nowra Hill & Surrounds	+3,070	+133.7%
Coastal Mid	+628	+27.9%
Burrill Lake, Kings Point, Dolphin Point	+395	+26.7%
Sussex Inlet, Swanhaven, Berrara, Cudmirrah & Surrounds	+891	+25.9%
Worrigee	+496	+25.0%
Shoalhaven City	+14,198	+24.2%
Huskisson, Falls Creek, Tomerong, Woollamia	+450	+23.8%
North Nowra	+529	+21.7%
St Georges Basin, Basin View	+510	+21.3%

Shoalhaven LGA

Market Summary

The Shoalhaven house market can be summarised as follows:

Suburb	12 mth Sold	Median House	1-year Growth	10 Year Growth Avg	Median Yield
Basin View	30	$810,000	17%	11%	3.8%
Berry	44	$1,663,000	-21%	9%	2.2%
Bomaderry	114	$713,000	0%	9%	4.2%
Burrill Lake	37	$910,000	7%	11%	3.3%
Callala Bay	53	$928,000	-2%	9%	3.2%
Callala Beach	40	$1,090,000	-16%	11%	2.6%
Culburra Beach	55	$890,000	-9%	9%	3.0%
Milton	31	$978,000	-17%	8%	2.8%
Mollymook Beach	56	$1,150,000	10%	11%	2.5%
Narrawallee	39	$1,200,000	2%	12%	2.6%
North Nowra	107	$729,000	1%	9%	4.1%
Nowra	160	$665,000	0%	10%	4.3%
Sanctuary Point	215	$695,000	-1%	10%	4.0%
Shoalhaven Heads	51	$1,100,000	10%	11%	2.9%
South Nowra	58	$870,000	5%	9%	4.0%
St Georges Basin	50	$800,000	0%	8%	3.9%
Sussex Inlet	96	$680,000	-7%	7%	3.6%
Ulladulla	105	$850,000	0%	9%	3.4%
Vincentia	88	$1,190,000	-1%	10%	2.5%
Worrigee	80	$750,000	0%	8%	4.1%

Source: PropTrack

Shoalhaven LGA

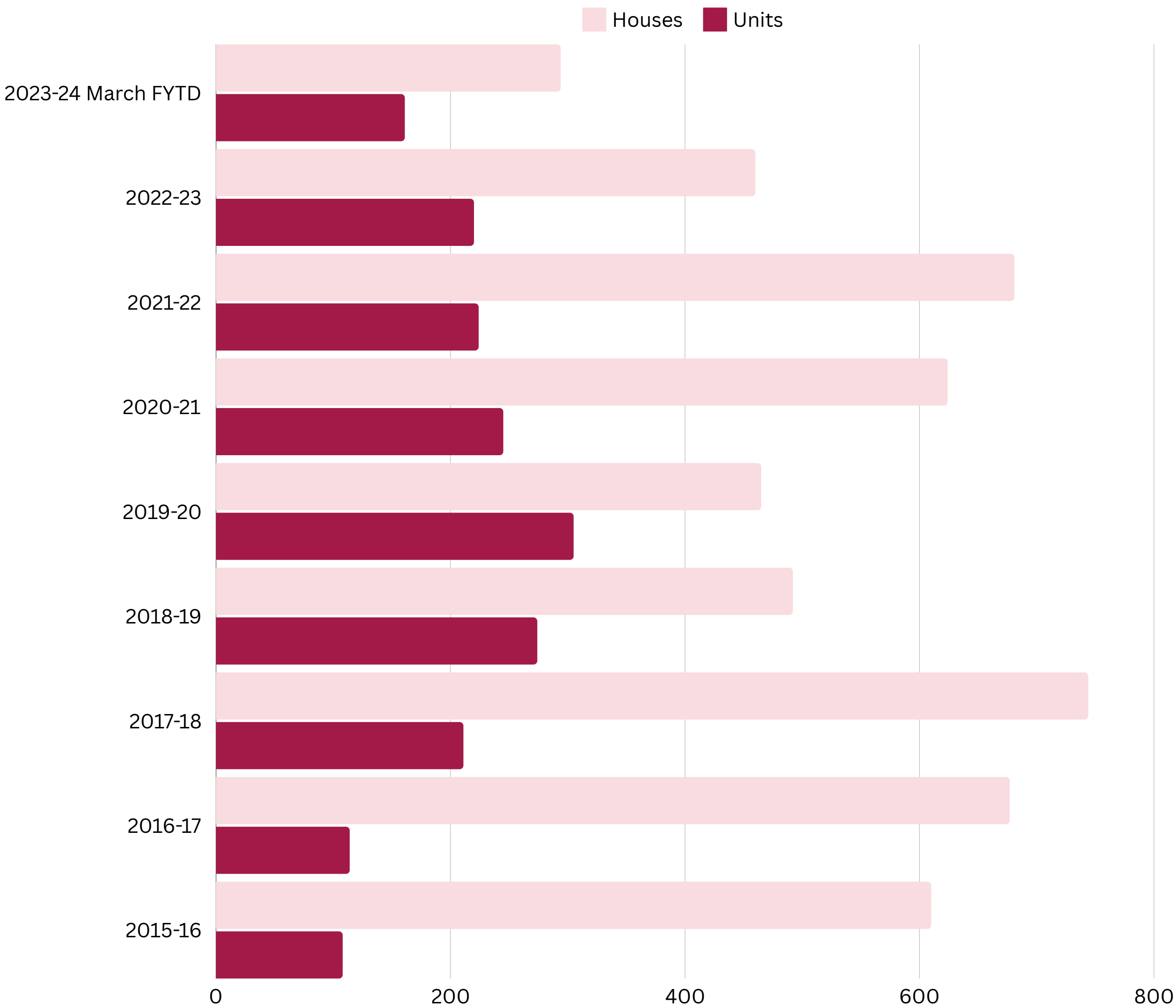
Market Summary

The Shoalhaven unit market can be summarised as follows:

Suburb	12 mth Sold	Median Unit	1-year Growth	10 Year Growth Avg	Median Yield
Bomaderry	30	$499,000	4%	8%	4.7%
Nowra	23	$500,000	21%	10%	5.1%
Shoalhaven Heads	28	$600,000	-18%	9%	4.2%
South Nowra	28	$590,000	-6%	8%	5.0%
Ulladulla	20	$655,000	5%	9%	3.7%

Source: PropTrack

Building Approvals - Shoalhaven LGA



Source: Profile.id.com

Shoalhaven LGA

Future Prospects

Under the State Government's Illawarra Shoalhaven Regional Plan, Nowra and Shellharbour are named as major regional centres, while Kiama, Vincentia and Ulladulla are identified as regional centres.

This means these areas will become the focus of government planning and significant growth. Population projections by .id indicate about 1,600 new residents have moved to Nowra since 2016 with this population growth becoming the catalyst for new infrastructure.

Following reports from the ABS, that there were 12,000 homes unoccupied at the time of the 2021 Census, the council is looking at charging additional rates on properties in the region which are used as holiday rentals.

According to the Council, about a quarter of homes in the Shoalhaven region are owned by non-resident ratepayers. Funds generated from the higher rates would be used to create an affordable housing fund that could be accessed by community providers to purchase land or property. Several projects of various sizes are now in the pipeline or underway.

Transport

Transport has become a key focus, with the State Government undertaking major improvements to the road network.

The Princes Highway between Berry and Bomaderry has been upgraded to increase road capacity and streamline traffic flow. The project cost $450 million. In addition, a $630 million bypass at the suburb of Albion Park Rail was completed early in 2022.

It involved a 10km extension of the Princes Motorway between Yallah and Oak Flats bypassing Albion Park Rail. Travellers can now bypass 16 intersections, thus reducing travel times.

There is also a $340 million bridge being built across the Shoalhaven River at Nowra. The project will improve traffic flow and ease congestion on a major section of the Princes Highway within the Nowra- Bomaderry area.

With another 100,000 people expected to call the Illawarra-Shoalhaven home within 20 years, more transport infrastructure is planned. This includes a $1.9 billion upgrade to the Princes Highway which would see:

1. Improvements to the Jervis Bay Road intersection
2. The delivery of the Milton-Ulladulla bypass
3. The upgrade of the corridor between Jervis Bay Rd and Sussex Inlet Rd

Longer term, the corridor between Sydney and Bomaderry has been identified as one of the routes that will form NSW's fast rail network, according to the NSW Government. A business case for this is now in planning.

Shoalhaven LGA

Future Prospects

Medical infrastructure

The Shoalhaven District Hospital is undergoing a $438 million redevelopment and expansion. Works include the creation of a seven-storey acute clinical service building, with an Intensive Care Unit, emergency department, theatres, and cardiology inpatient unit plus a rooftop helipad.

Funding of $7.5 million has also been provided to provide a new CT scanner and upgrade the Community Cancer Services Centre at the Milton Ulladulla Hospital. Of that funding $500,000 has been allocated to start master planning for the facility, including the potential of birthing services returning.

In the nearby Shellharbour LGA there have been plans for more than a decade for a $1 billion Illawarra International Health Precinct (IIHP), although nothing has progressed in recent years.

To be developed over eight stages, the IIHP would be a Tertiary Referral Hospital and Health Care Precinct with accommodation for medical staff and students, families of patients and would offer further education in conjunction with Australian Universities.

Port Kembla

Nowra benefits from its proximity to employment nodes in Wollongong, including Port Kembla which is the largest motor vehicle importation terminal in NSW, the principal grain export port for southern and south-western NSW and facilitates the region’s significant steel and mining industries.

Over 800 commercial vessels call into Port Kembla each year to connect the industries of the Illawarra with the world. This number is about to increase with the expansion of the Port Kembla gas terminal. The $250 million project is now under construction.

As part of the project, Jemena proposes a 6km gas pipeline to connect the Port Kembla LNG import terminal to the 797km Eastern Gas Pipeline. Costing $70 million, the project is expected to create 180 jobs throughout its development and construction phases.

Illawarra Shoalhaven Regional Plan

Shoalhaven is one of the councils that form part of the Illawarra region and is therefore included in the Illawarra Shoalhaven Regional Plan 2041. The 20-year plan is designed to protect and enhance the region’s assets and plan for a sustainable future.

The Plan identifies 15 regionally significant precincts that will drive job creation, housing diversity, and vibrant communities. These places contain more than 2,300ha for employment, hubs for recreation, culture, housing and innovation, as well as almost 45,000 jobs, and growth areas that provide land for almost 38,000 new homes.

One of the objectives of the plan is to create faster rail connections between Greater Sydney, Wollongong and Nowra, to activate and transform the Nowra City Centre and develop the Nowra Riverfront Entertainment and Leisure Precinct.

Shoalhaven LGA

Future Prospects

Moss Vale Road Urban Development Area

The Moss Vale Road area was first identified as a “New Living Area” in the Nowra-Bomaderry Structure Plan (2008). It was also recognised as part of the Nowra-Bomaderry Regional Release Areas identified in the Illawarra-Shoalhaven Regional Plan (2021).

The area, between Bomaderry and Cambewarra village, is earmarked for significant future residential development. The 83ha site, is projected to deliver 2500 residential allotments plus some mixed-use development, business park and associated public reserves.

Water infrastructure works are already underway, as the Council continues dealing with landowners and various government agencies on its planning for the area.

Nowra Riverfront Precinct

The Council is also considering plans for what the Nowra Riverfront Precinct could look like in the future.

The Nowra Riverfront Activation Plan has been developed based on more than 700 ideas shared by the community during consultation activities held between February and July 2023 by the Nowra Riverfront Activation Taskforce, established by the NSW Government in 2020.

The precinct extends along the foreshore of the Shoalhaven River near the southern side of the Nowra Bridge and is bound by Hawthorn Avenue to the east, Hyam Street and Graham Street to the south and Shoalhaven Street to the west.

The plan includes things such as a riverfront boardwalk for pedestrian and bicycle access that provides an immediate connection to the river as well as parks and open spaces. It also includes residential and commercial buildings of various heights to accommodate cafes, restaurants, accommodation and housing.

Berry development

The council has begun planning to help shape the future development of Berry. In December 2023 it called on the community to share its ideas and views to produce a new Development Control Plan (DCP) for the area.

Input from residents, business operators and visitors will help guide the creation of the new DCP that sets the parameters for the design, appearance and location of new buildings in the town.

Director City Futures, Coralie McCarthy said at the time, “Berry is an iconic heritage town where people love to live and has a unique physical characteristic and rural, boutique character that attracts visitors, which underpins its identity and economy.”

The council will consider feedback to guide the next stage of community consultation and future planning documents for Berry.

Shoalhaven LGA

Future Prospects

Shoalhaven City Marina

The Shoalhaven City Marina will be developed at 1178 Comerong Island Rd, Numbaa, on the edge of Berry's Canal, linking the Shoalhaven and Crookhaven rivers to create a navigable passage to the Tasman Sea.

The facility is designed to cater to a range of marine businesses and will include 13 floating pontoon berths that can accommodate vessels 10 to 50 metres in length. It will also have more than 12,900sq m of high-span industrial warehouse facilities and an additional 12,000sq m of onsite hardstand.

It is designed to meet the needs of boat builders, repair and maintenance services, marine research and development.

Ulladulla Harbour and Foreshore

Council had planned works to revitalise Ulladulla Harbour and Foreshore but the project has been suspended pending obtaining finance.

Works include:

- Ulladulla Harbour Berthing Facility
- Ulladulla Boardwalk - Stage 3 to 5
- Ulladulla Harbourside Carpark - Stage 6

A revised timeline for delivery of the project will be considered as part of the Council's review of its long-term Financial Plan and 10-year Capital Works Program.

Other developments

A "lifestyle living estate" development proposed for 133-143 Albatross Rd, Nowra Hill is being considered by Council. The project will include 203 affordable homes and two short-term caravan parks and a community hub. It has been proposed by Newcastle-based developer Wendy Todd.

Landcom has announced plans for a $30 million build to rent project in Bomaderry. The pilot project by the state government-owned developer would deliver 50 new homes, of which 20 per cent will be affordable.

It is proposed for a site at 53-57 Bolong Rd, Beinda St at the southern end of Bomaderry town centre. It is near the Bomaderry train station, Nowra TAFE, and parks and road networks, including the recently upgraded Princes Highway.

Subject to approvals, construction is planned to begin in 2025 and be completed by the end of 2026.

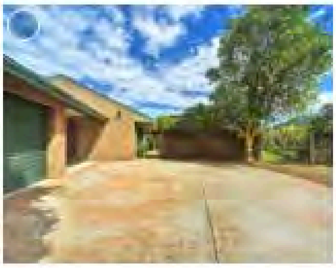
Recent sales

17 RIDGELANDS DR, SANCTUARY POINT 2...

3 bed · 2 bath · 1 car

Sale Price: $6,750 (Normal Sale)
Sale Date: 13/05/2024
Original Price:
Final Price:
Office Name:
Agent Name:
RPD: 2975/241990
Features:

Property Type: House
Property Area: 803m²
Original % Chg:
Final % Chg:

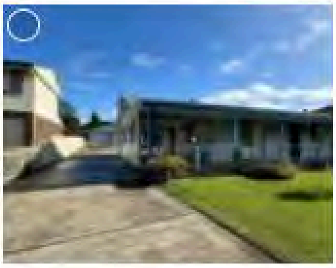


5 MAYFAIR CRT, BOMADERRY 2541

5 bed · 2 bath · 2 car

Sale Price: $820,000 (Normal Sale)
Sale Date: 10/05/2024
Original Price: $800,000 - $850,000 (Under Offer)
Final Price: $815,000 - $850,000 (Under Offer)
Office Name: Hockingstuart Bomaderry
Agent Name: Jamie Gossage
RPD: 9/833650
Features:

Property Type: House
Property Area: 868m²
Original % Chg:
Final % Chg:
Days to Sell: 71



23 LACKERSTEEN ST, CALLALA BAY 2540

4 bed · 1 bath · 3 car

Sale Price: $500,000 (Normal Sale)
Sale Date: 06/05/2024
Original Price:
Final Price:
Office Name:
Agent Name:
RPD: 2/623661
Features:

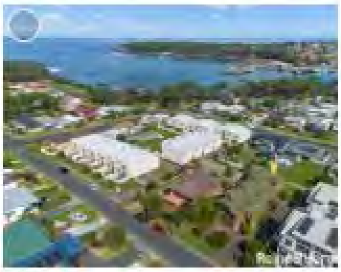
Property Type: House
Property Area: 1,025m²
Original % Chg:
Final % Chg:

27 RAY ST, SUSSEX INLET 2540

3 bed · 1 bath · 1 car

Sale Price: $610,000 (Normal Sale)
Sale Date: 06/05/2024
Original Price:
Final Price:
Office Name: LJ Hooker - Sussex Inlet
Agent Name: Unity Naismith
RPD: 4/28574
Features: AIR CONDITIONED, BUILT IN/WIR, MODERN KITC...

Property Type: House
Property Area: 556m²
Original % Chg:
Final % Chg:

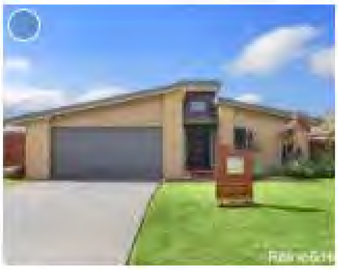


4/10 DOLPHIN ST, ULLADULLA 2539

2 bed · 1 bath · 1 car

Sale Price: $645,000 (Normal Sale)
Sale Date: 06/05/2024
Original Price: $645,000 (Under Offer)
Final Price: $645,000
Office Name: Raine & Horne Mollymook/Milton
Agent Name: Chay Benjamin
RPD: 4/SP22372
Features: BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE TO TR...

Property Type: Unit
Property Area: 1,009m²
Original % Chg:
Final % Chg:
Days to Sell: 41



28 ALMONDBARK RD, WORRIGEE 2540

4 bed · 2 bath · 2 car

Sale Price: $785,000 (Normal Sale)
Sale Date: 03/05/2024
Original Price: New to Market
Final Price: $815,000
Office Name: Raine & Horne - Berry
Agent Name: Jacqueline Crapp
RPD: 349/1077197
Features: BUILT IN/WIR, IMPROVEMENTS: GARDEN, INTER...

Property Type: House
Property Area: 606m²
Original % Chg:
Final % Chg: -3.7%
Days to Sell: 45

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Illawarra International Health Precinct, West Dapto (La Vie Developments)	$1 billion	Proposed for more than a decade	Impact Jobs: 3,500 direct; 1,500 indirect
Shoalhaven District Hospital redevelopment	$438 million	Building construction started February 2024	Includes 7-storey acute clinical service building, with new ICU, emergency department, theatres, and cardiology inpatient unit plus rooftop helipad
Milton Ulladulla Hospital upgrade (State Government)	$7.5 million	Proposed. Funding announced September 2023	CT scanner; $1.5 million to upgrade the Community Cancer Services Centre; $500,000 to start facility master planning, including a return of birthing services

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Princes Hwy upgrades, Jervis Bay and Ulludulla regions (NSW Government)	$1.9 billion	Under construction	Improve connectivity for future population growth of 100,000
New Nowra Bridge over the Shoalhaven River (NSW Government)	$340 million	Major works completed. Full completion mid-2024	4-lane bridge would improve traffic flow and ease congestion
Nowra bypass and transport improvements study	$105 million	Proposed	To provide improved safety, better connected communities, eased traffic congestion and support regional economies
East Nowra Arterial Rd	TBA	$12 million funding received for planning phase	Proposal to connect Greenwell Point Rd to the Princes Highway, at North St. Will relieve pressure along the Kalandar St / Princes Hwy route to the Nowra CBD
Shoalhaven City Marina	TBA	Proposed	300 berth industrial marina

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – COMMERCIAL

Project	Value	Status	Impact
Nowra Gateway Caravan Park redevelopment (Mosman Property Group)	TBA	Cancelled August 2023. With site offered for sale	Restaurant and hotel precinct atop a levy bank overlooking the Shoalhaven River together with residential units at the rear of the site
Dumaresq Retirement Village (RSL Lifecare Nowra)	TBA	Stage 2 released announced Setpember 2023	Restored Heritage Clubhouse, for recreation, offering residents and guests access to a main dining room, lounge area, a communal kitchen and dining space and onsite Village Manager office
Lifestyle living estate, 133-143 Albatross Rd, Nowra (Wendy Todd)	TBA	Proposed	203 affordable homes, two-short term caravan parks and a community hub

INFRASTRUCTURE – COMMUNITY

Project	Value	Status	Impact
Resource Recovery Facility, Mundamia	TBA	Council terminated contract August 2023. Considering alternative arrangements	State-of-the-art facility capable of diverting over 90% of mixed waste from landfill
Nowra Riverfront Activation (Council)	TBA	Proposed. Planning underway	Riverfront boardwalk, parks and open spaces

Major Projects

Major projects currently impacting the region are:-

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Sussex Inlet Golf Village, 7 Golfcourse Way (Lucas Property Group & Sheargold Group)	$350 million	Under construction. Completion expected 2027	700 dwellings in masterplanned community of three precincts
Amaroo Estate Amaroo Drive, Narrawallee (Hazcorp)	$90 million	Stage 5 selling early 2024	167 lots in a master- planned community
Apartment village Uniting NSW	TBA	Under construction	100 lots
131 Vincent St, Ulladulla (The Fleming Group)	TBA	DA lodged March 2024	250 apartments across four 3-9 storey buildings
Build to rent project, 53-57 Bolong Rd, Bomaderry (Landcom)	$30 million	Proposed December 2023	50 new homes, 20% affordable. Close to train station.
Halloran Housing Development, Callala Bay (Sealark Pty Ltd)	TBA	Planning phase	38Ha of residential development, 9Ha of public reserves and 519Ha of conservation land

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