



Welcome

Welcome to this community drop-in information session about the rezoning application for our Springside Hill masterplanned community.

Traders In Purple is pleased to introduce **Springside Hill**, a once-in-a-generation opportunity to meet the demand for affordable, well-designed homes, while growing thoughtfully.

The purpose of this session is to share our plans for Springside Hill and for you to have the opportunity to speak with our project team, and provide your feedback.

Today is your chance to learn more about:

- Key components of the rezoning
- Infrastructure and sewer
- Traffic and transport access
- Homes we will be delivering
- Our 25 per cent guarantee
- Next steps and how you can stay involved

Traders In Purple is fully committed to seeing Springside Hill come to fruition and delivering homes that keep locals local.

Springside Hill

Housing in Kiama

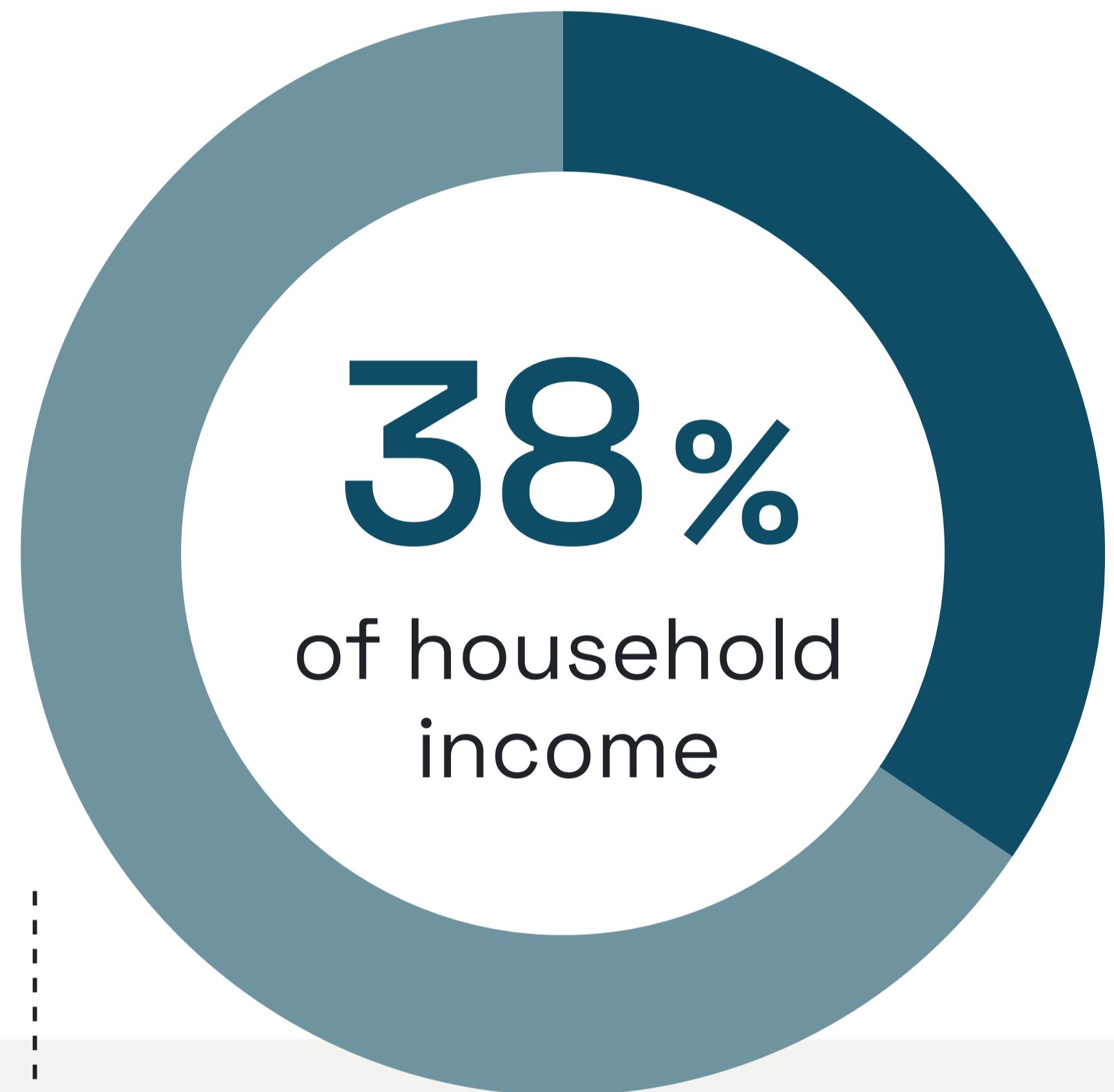


\$95,368

Average household income

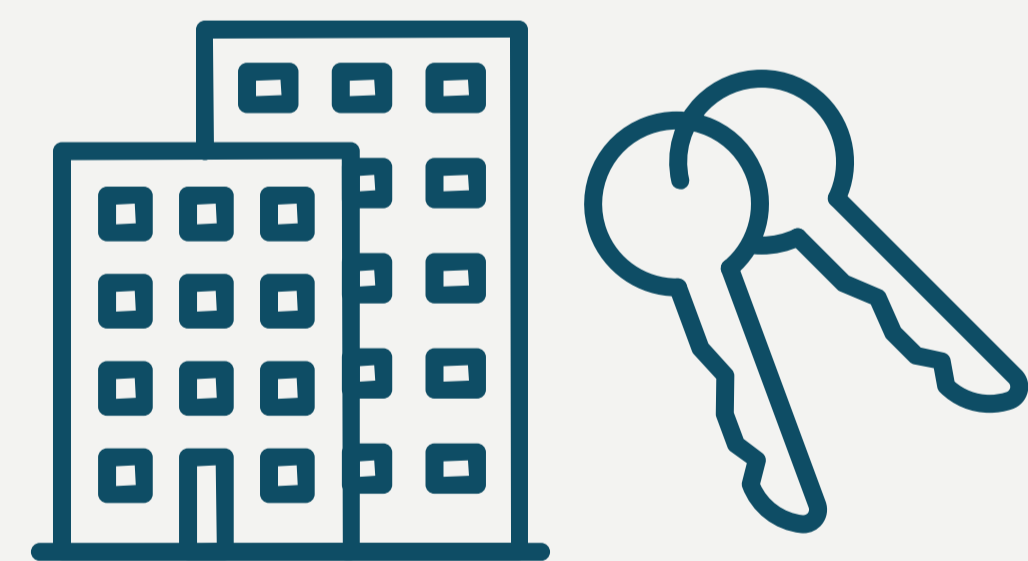
15x

Household income



\$1.45m

Median price of house



\$700/week

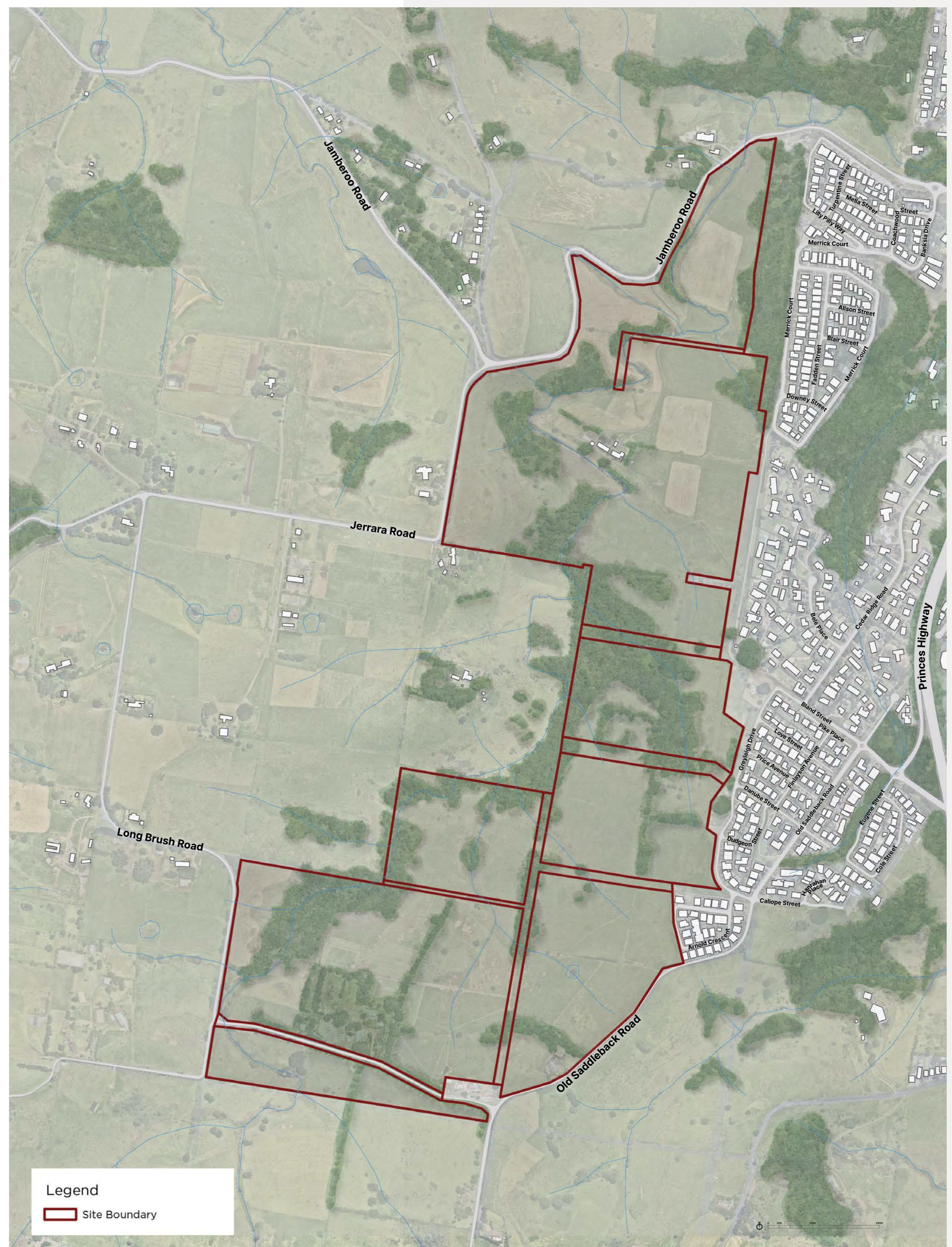
Median rent of house

Springside Hill rezoning

Springside Hill is currently at the rezoning stage. Detailed design and analysis will take place during the development application phase.

The rezoning is summarised as follows:

- Introducing R2 Low Density Residential, R3 Medium Density Residential and E1 Local Centre zones
- Allowing houses up to 8.5m (two storeys) and medium density housing up to 15m (five storeys)
- Allowing houses to be built on blocks up to 1,000m²
- Allowing other types of homes, like apartments, dual occupancies and mews housing



Springside Hill site boundary

Off grid sewer solution

We know there are long standing concerns about the sewerage services in Kiama. To ensure we do not add to these concerns, and in a first for the South Coast, Springside Hill is proposing tried and tested 'off grid' sewerage infrastructure, delivered by our delivery partner, the Altogether Group.

The Altogether Group are experts in providing bespoke wastewater and infrastructure solutions for new communities that are:

- Entirely off grid, meaning there are no impacts on existing sewer assets in the area
- Low impact on the environment and landscape
- Self-reliant, utilising state-of-the-art technology
- Sustainable, by providing an ongoing source of recycled water that is approved for use in the home and community

Local Water Centres are non-obtrusive, small scale buildings that will capture, treat, and redistribute water throughout Springside Hill to homes, businesses and parklands.

Drinking water will be sourced from the existing network, which will be expanded with local reservoirs to supply the whole of Springside Hill.



The Altogether Group is:

- Licensed by the NSW Government to provide integrated wastewater and infrastructure solutions
- Currently operating wastewater infrastructure for 6,000 homes (approved for 25,000+ homes)
- Acknowledged by the NSW Government as an approved alternative option to Sydney Water

Springside Hill



Public benefits at Springside Hill

In addition to providing much needed housing, Springside Hill will provide other public benefits*, including:

44

Approximately 44 hectares of public, open space, including bicycle and walking tracks and swimming spots along Spring Creek.

9,000

More than 9,000 sqm of land for neighbourhood shops, a full-line supermarket and medical facilities.

1,200

1,200 full time employees during construction.

170

170 full time employees in retail, commercial and allied health.

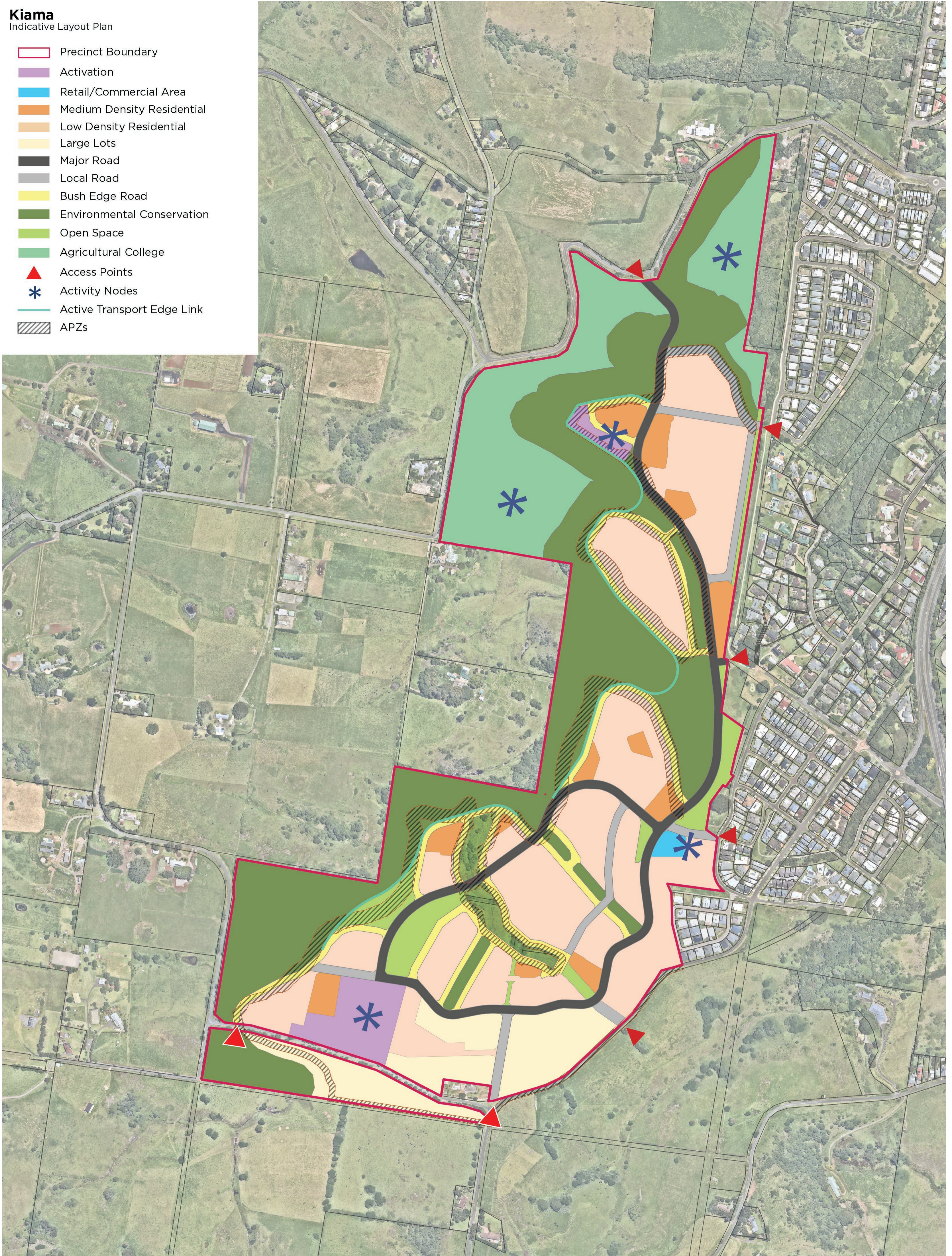
Whilst homes are important to the community, Springside Hill will also allow the public to access green space that is currently privately owned and fenced off.

Springside Hill

*Indicative. Final details subject to development application.

Kiama
Indicative Layout Plan

-  Precinct Boundary
-  Activation
-  Retail/Commercial Area
-  Medium Density Residential
-  Low Density Residential
-  Large Lots
-  Major Road
-  Local Road
-  Bush Edge Road
-  Environmental Conservation
-  Open Space
-  Agricultural College
-  Access Points
-  Activity Nodes
-  Active Transport Edge Link
-  APZs



Indicative Layout Plan

Springside Hill

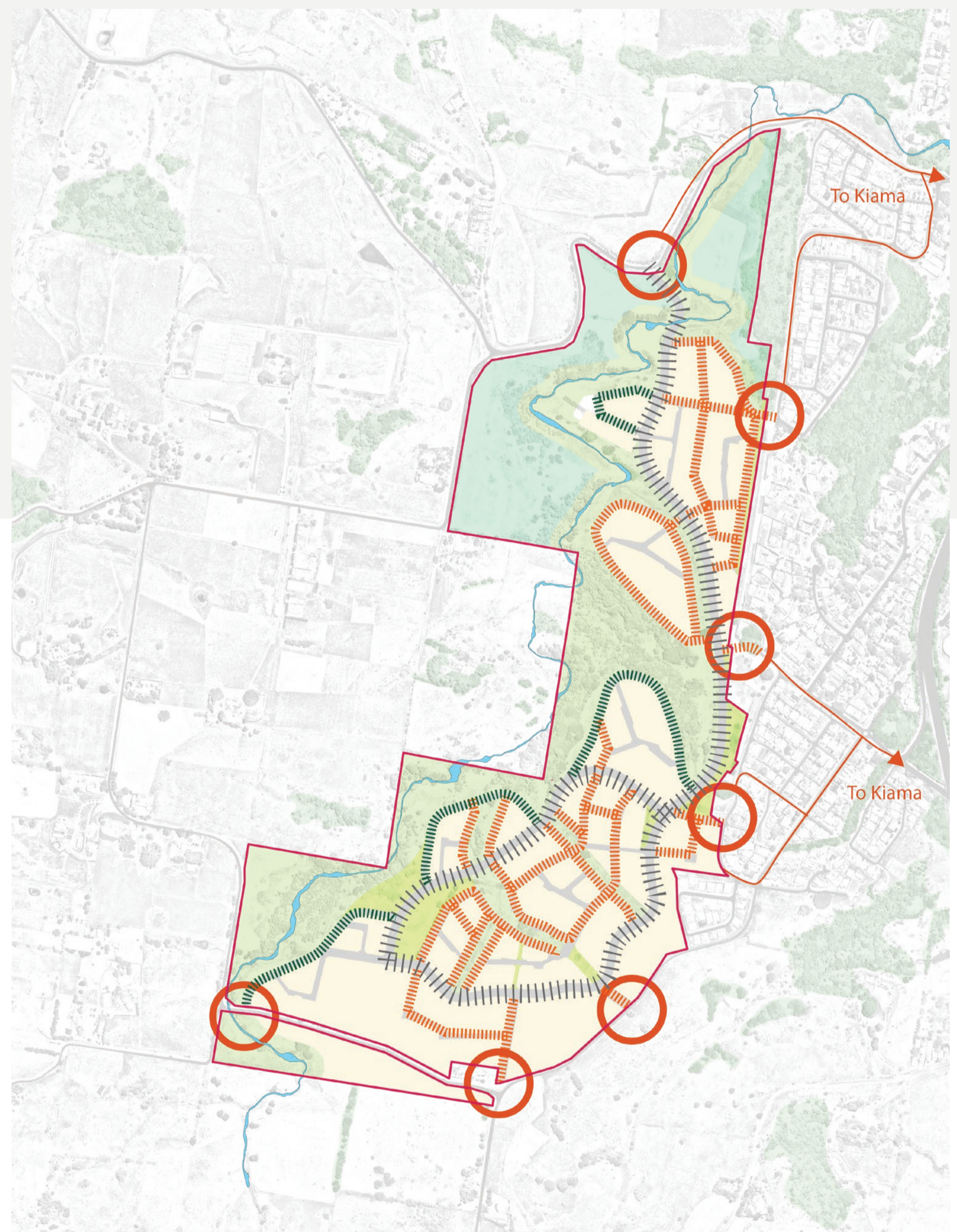
Traffic and transport access

Springside Hill will have multiple access points* to ensure future residents can get to and from their homes and jobs, without drastically impacting the existing community.

Transport is more than just private car travel, and that is why active and public transport is core to Springside Hill. Bicycle and footpaths will allow future residents to get around Springside Hill.

Traders In Purple are committed to public transport and will provide a public shuttle bus service into Kiama Town Centre during the early stages of construction.

We received feedback regarding the private road at Arnold Crescent and have responded with a change to this access point.



Seven proposed access points into Springside Hill

Springside Hill

*Indicative. Final details subject to development application.

Types of homes Traders In Purple will deliver at Springside Hill



Springside Hill will be predominately low-rise architecture, with pockets of medium-density housing (up to a maximum of five storeys).

Providing a range of dwelling types will ensure we meet the diverse housing needs of the local community.

Springside Hill

Traders In Purple will work with architects to design homes that align with the area's distinct character. Homes will be a mix* of:

- Houses on standard and larger lots
- Dual occupancies, townhouses, villas
- Apartments

*Indicative. Final details subject to development application.

Our 25% guarantee

At least one-quarter of homes in Springside Hill will be delivered under our 25 per cent guarantee. This guarantee aims to improve the housing outcomes of the current and future Kiama community by providing housing choice and security.



for first home buyers



for key workers



for affordable rental housing, in partnership with the Housing Trust



for local residents who reside in the 2533 or 2534 postcodes



Community housing, in partnership with the NSW Government

Indicative Project timeline



* Milestones that have not yet occurred but are expected to follow this order, pending finalisation of the Planning Proposal.

Springside Hill will follow a staged approval process. The first stage is the rezoning process, followed by development applications for each release in the development.

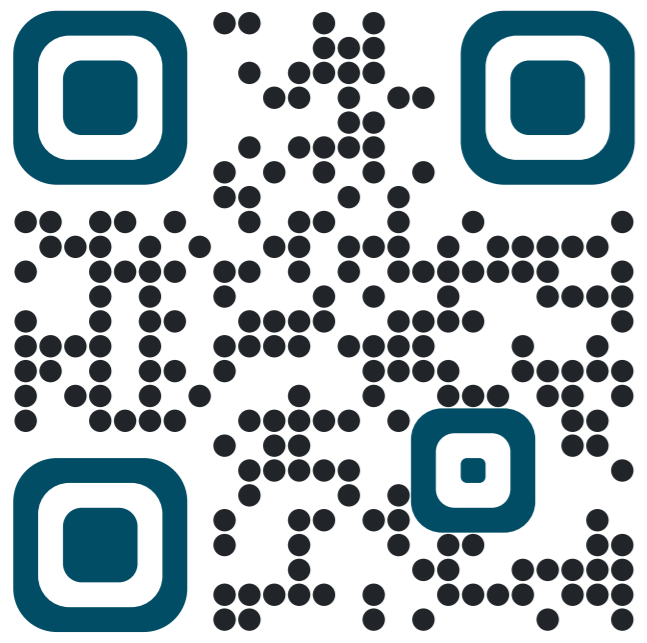
This means there will be multiple opportunities for the community to provide feedback on each stage of the plans.

Springside Hill will be delivered in stages over a 20 year period, with the first homes expected to be available in 2027.

By staging construction, impacts will be reduced and the community will grow organically.

Springside Hill

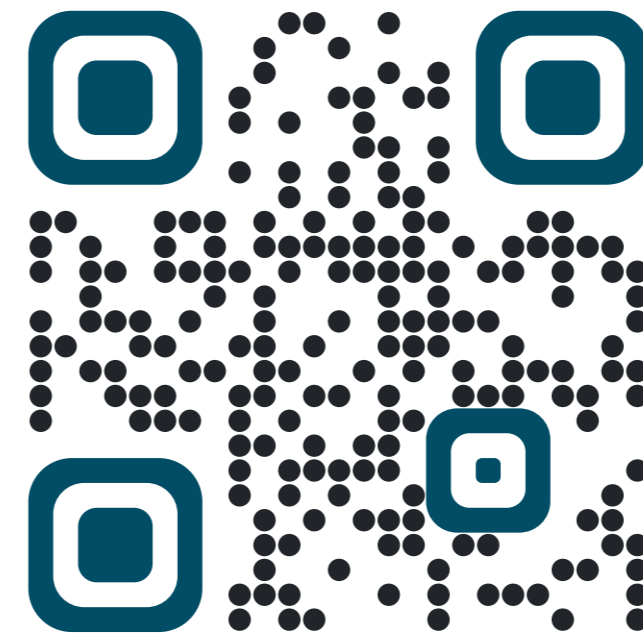
Next steps



Feedback

We value your feedback and want to hear your thoughts throughout this process. We encourage you to complete a feedback form to help us refine our plans.

Or email your feedback form to us at
info@springsidehill.com.au



Stay involved

Sign up for project updates to keep up-to-date with Springside Hill and be informed of upcoming community engagement activities.

