

Homelessness Taskforce Shoalhaven

Meeting Date: Thursday, 10 March, 2022

Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra

Minutes Attachments

Index

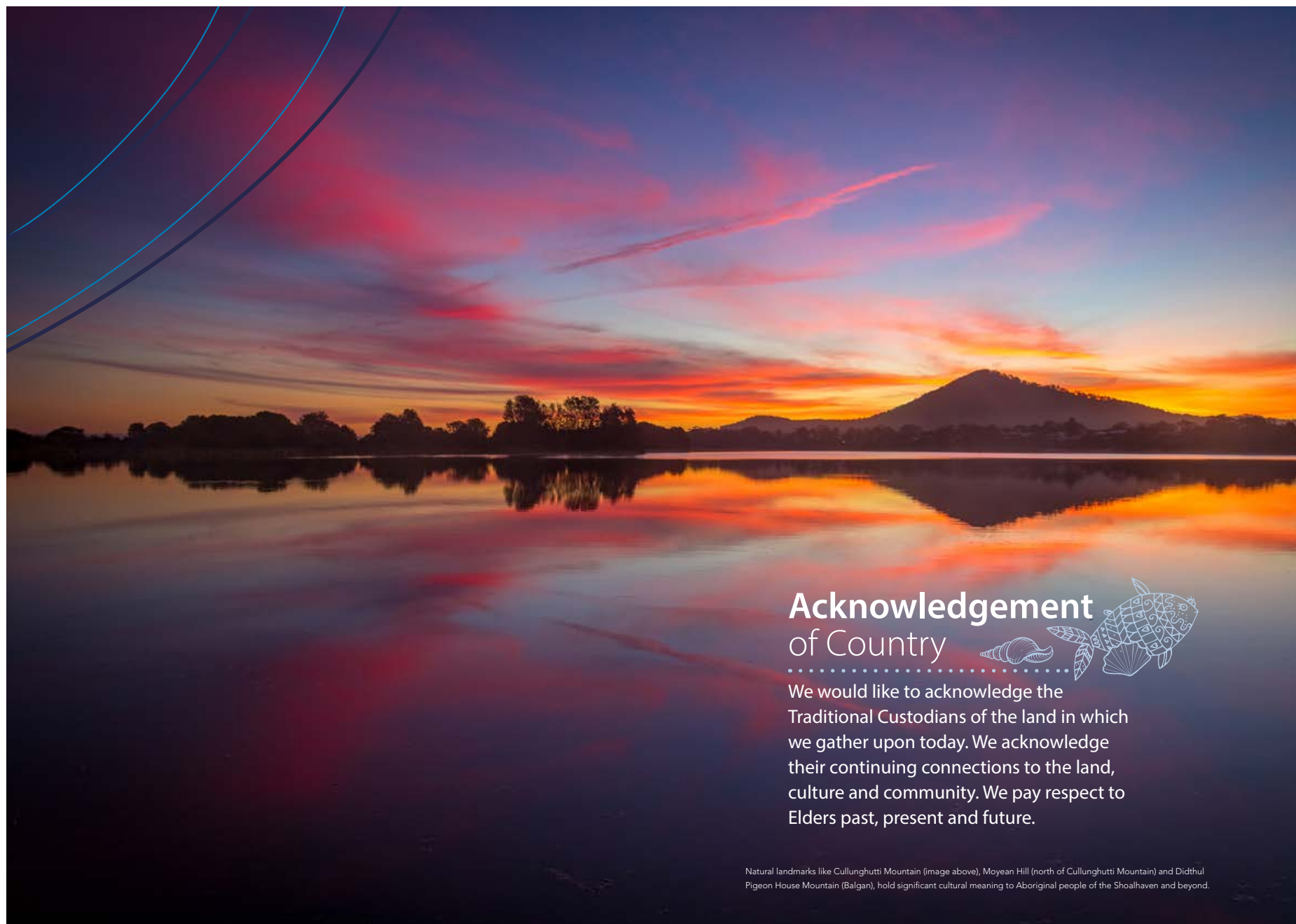
HT22.8	Additional Item - Update - Affordable Housing Strategy - Report Request and State Housing Situation	
	Attachment 1 Advocacy Projects 2022.....	3



Advocacy Projects 2022



HT22.8 - Attachment 1





A Message from Stephen Dunshea

Shoalhaven is a wonderful place to live, work, stay and play. Just 2 hours from Sydney and Canberra the region has a strong relationship with Federal and NSW Governments to help grow and serve our 100,000 locals and 3 million annual visitors.

Shoalhaven City Council is committed to building on and supporting this growth by delivering strategic projects in order to provide jobs and a strong vibrant community. Innovation that delivers sustainability and builds resilience is now more important than ever since the impacts of the Currowan Bushfires, floods and COVID-19.

Made up of 49 towns and villages, Shoalhaven is one of the largest local government areas in NSW and includes commercial centres in Berry, Bomaderry, North Nowra, Nowra, Culburra Beach, Huskisson, Sanctuary Point, Sussex Inlet, Milton, Ulladulla with South Nowra hosting one of the largest available industrial areas south of Sydney.

With your support and our dedicated team Council looks forward to continuing building the Shoalhaven economy and securing our future.

Overview

Only 2 hours from both Sydney and Canberra the Shoalhaven region is looking forward. The upgrade of the Princes Highway from Sydney to Nowra and beyond is making our part of NSW even more accessible to the world.

More than \$15 billion will be invested by the NSW Government over the next 20 years to duplicate the entire Princes Highway between Nowra and the Victorian border. The recently completed Albion Park Bypass (\$630 million) has changed the trip length from Sydney to the Coast, and further improvements are already under construction including the Berry to Bomaderry upgrade (\$450 million) and the Nowra Bridge Project (\$310 million).

You can see that the opening up of the South Coast will bring a level of development not seen in the past, and we need a meaningful partnership with the NSW and Federal Government to be ready to bring jobs and investment to the region.

High-speed broadband makes interstate, international operations or telecommuting viable. For international or interstate distribution, rail and road connections are critical. Sydney and Canberra International Airports are less than 2.5 hours away and the growing Shellharbour regional airport less than an hour's drive.

A wide range of industries operate in Shoalhaven with many international businesses operating from the city. Manufacturing is strong, with food, chemicals, construction products, marine craft and

more. High technology companies provide aviation maintenance and systems support to the Royal Australian Navy.

The logistics sector is growing as are education, building & construction, retail and tourism. Significant growth in population is continuing across the region.

Shoalhaven is committed to local jobs and has an innovative vocational education sector, with University, TAFE, Community College and private options. The region has an ongoing investment in tertiary education to ensure a skilled workforce with the newly established Country University Centre in Ulladulla and the University of Wollongong, Shoalhaven Campus.

As a major regional centre with a maturing economy you won't go far to find professional business services and availability of skilled employees, including a constant inflow of talented sea/tree changers.

		<h1>Contents</h1>	
KEY ROADS PROJECTS			8
Nowra Bypass			9
Princes Highway Upgrade			10
Moss Vale Road Upgrade			11
HYSA Corridor			11
ENSA			10
TRANSPORT INFRASTRUCTURE			12
Multi Storey Car Park			12
Doubling Freight Capacity into Industrial Area			12
Local Road Improvement Package			13
Local Roads Linked to Sites of National Significance			14
RIVERFRONT PRECINCT			15
Flagship Park & Leisure Facilities			16
Paringa Park Water Recreation and Access			17
Precinct Road Linkages			17
SOCIAL AND AFFORDABLE HOUSING			18
Bomaderry Urban Renewal Planning			18
IMPROVING RESILIENCE			20
Masterplan for the Integrated Emergency Management Centre			20
Shoalhaven Reclaimed Water Management Scheme			21
Shoalhaven 'Circular Economy' Model of Waste			22
Bewong to Milton Water Pipeline			22
IMPROVING FACILITIES			23
Shoalhaven Community and Recreational Precinct (SCaRP)			23
Danjera Dam Camping Facility and Refuge			24
Sanctuary Point Library			24
Whole of Precinct Improvement – Ulladulla Harbour			25
Marriott Park Nowra			26
Boongaree Precinct – Later Stages			27
SOUTH NOWRA INDUSTRIAL LAND			30
REGIONAL OPPORTUNITIES			31
Canberra to the Coast, Main Road 92 Improvements			32
Picton Road Upgrade			32
Princes Highway continuous upgrades			33
South Coast Rail Upgrades			33

KEY ROADS PROJECTS - \$1.84 BILLION

Key Roads Project

Keep the South Coast moving

Funding Request: up to \$1.84 billion

The region has benefited from significant investment from both NSW and Federal governments, including upgrades of the Princes Highway, and the development of Illawarra Shoalhaven Regional Transport Plan, however, more is required to ease highway bottlenecks and local road congestion.



Nowra Bypass

Stop the bottleneck and plan for the future

Funding Request: up to \$1 billion

The Nowra Bypass is the vital missing link between already committed Princes Highway projects to the north and south of Nowra.

The projects omission from the current Illawarra Shoalhaven Regional Transport Plan will see Nowra - Bomaderry turn into the next Albion Park bottleneck, which routinely saw traffic backed up for over 5km in the summer months.

For nearly 40 years, the need for a bypass has been recognised as critical. Land west of Nowra has been earmarked since 1986 and the time to move on this important project is now, which will benefit residents, and visitors, as well as Sydney-Melbourne traffic.

- The project would benefit from a \$100 million commitment over the first 5 years to investigate options and prepare the project for construction.
- A further \$900 million + in funding would be required to see the project through the 5 year delivery phase.
- It is estimated that the \$1 billion + Nowra Bypass would require a 10-year program for planning, development, design and delivery.

PHASE	DESCRIPTION	YEAR	FUNDING
1	Strategic Options	1	\$5 million
2	Business Case	2	\$5 million
3	Environmental Assessments & Design Development	3-4	\$30 million
4	Land Acquisition & Procurement	4-5	\$60 million
5	Delivery	6-10	\$900 million +

KEY ROADS PROJECTS - \$1.63 BILLION

Princes Highway Upgrade

Six lanes to the bay -
Boost tourism access

Funding Request: \$550 million

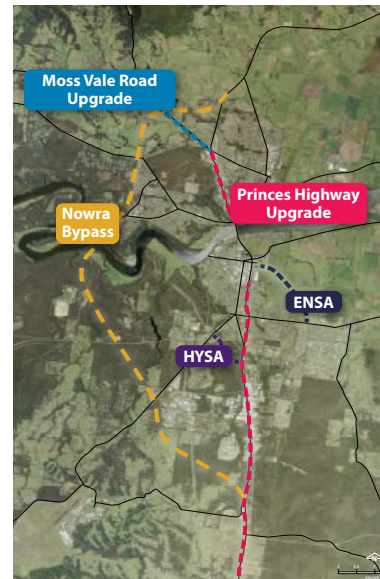
Currently the Princes Highway through Nowra-Bomaderry is mainly four lanes, with the only six-lane section being in Nowra's CBD.

Even with the completion of the Nowra Bridge Project (which will see the six-lane section extend north to Bolong Road), just 20% of the Princes Highway running through Nowra and Bomaderry will be six lanes.

A continuous six-lane would significantly reduce congestion through the city.

Planning is currently underway with Transport for NSW on delivery of the Jervis Bay intersection to reduce congestion and improve safety on this dangerous part of the highway.

This is urgently needed to effectively manage the 300% population surge experienced during the school holidays.



Moss Vale Road Upgrade

Cambewarra linkage -
Enable investment in housing

Funding Request: \$150 million

Moss Vale Road forms part of the NSW Road Network through the northern Shoalhaven. The subject section is a 100kph rural road, reducing to 60kph at the entry to the Bomaderry urban area.

With an estimated 3,622 dwellings set for construction in the approved urban release area, work to radically improve safety for new families is imperative.

Under the proposed plan, work required to improve the area includes road widening and additional lanes.



ENSA

East Nowra linkage -
Open Nowra CBD

Funding Request: \$100 million

The proposed "East Nowra Sub Arterial" road (ENSA) removes traffic from congested parts of the network (e.g. Kalandar Street) and facilitates more efficient travel along the Princes Highway.

The project would connect Greenwell Point Road (at Old Southern Road) to the Princes Highway in the Nowra CBD, spreading the load and removing traffic from numerous local roads.

Additional works, costed and included in the project, on the eastern side of the Highway (est. \$20 million) would add value and could be performed concurrently.

- ENSA forms part of the adopted Nowra Bomaderry Structure Plan (supported by both Council and the NSW Government)
- ENSA is integral to the adopted Nowra CBD strategy to expand the road network to the east of the Princes Highway
- Improving local connections and accessibility would remove thousands of traffic movements from the Princess Highway and local rural roads

HYSA Corridor

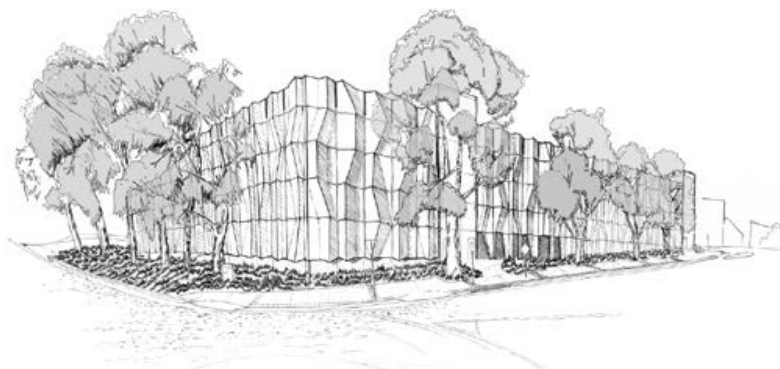
Southern linkage -
Access for industry

Funding Request: \$40 million

The Hillcrest to Yalwal Sub Arterial road (HYSA) would deliver similar benefits to ENSA (East Nowra Linkage) but on the southern side of the Princes Highway/ Kalandar Street intersection.

Part of the adopted Nowra Bomaderry Structure Plan, the project would connect Yalwal Road (at Albatross Road) to the Princes Highway (at Hillcrest Avenue), easing congestion along Albatross Road and Kalandar Street, improving access to the growing industrial precincts at south and west Nowra as well as visitors, locals and those heading to the Navy base.

TRANSPORT INFRASTRUCTURE - \$140 MILLION



Multi-storey Car Park, Nowra

More spots, more jobs, more money in the CBD

Funding Request: \$20 million

Beginning with a 2,000-signature petition in 2012, a proposal for a five-storey parking facility in the Nowra CBD is shovel-ready and crucial to progressing Nowra's economy. To be built on the existing ground-level car park at the intersection of Worrigee Street and Berry Street, the 462 car and 18 motorcycle spaces will directly benefit local small businesses, with increased commercial activity leading to more jobs and a stronger local economy.

- Provides an extra 234 car spaces
- Allowance for additional levels to be built as Nowra grows
- Allowance for future upgrades as retail/commercial space

Doubling Freight Capacity into Industrial Area

Delivering for the Shoalhaven

Funding Request: \$60 million

From 2024, larger trucks (HML - Higher Mass Limited) vehicles will have unrestricted access south across the Shoalhaven River at Nowra.

To accommodate the increase in heavy vehicle traffic, the 'first' and 'last mile' roads in and out of Nowra's industrial facilities will need upgrading.

Shoalhaven City Council will be seeking Federal and NSW funding to upgrade freight access into the South Nowra industrial precinct, Yalwal Road and Slaughterhouse Road into Milton Meats Abattoir.

Improvements to the productivity of these Council-owned roads will improve domestic supply and export sales, improving the prospects of local manufacturing businesses.

This project will also form part of the integrated road network solution required for Nowra, Bomaderry and the future bypass.



Local Road Improvement Package

Bringing local roads up to speed

Funding Request: \$30 million

Over 20% of the 1,770 km of roads in Shoalhaven City Council area are in "poor" to "very poor" condition, with impacts on safety and efficiency for both residents and the 3 million people who visit the region every year.

Council's \$36 million roads allocation is insufficient, with six natural disasters in the past two years and roads to new developments continually increasing the burden placed on the region's 100,000 ratepayers. Currently, each ratepayer is effectively paying for 177 metres of road.

A one-off support package of \$30 million would bring Shoalhaven's sprawling roads network up to a condition that could be maintained ongoing by Council under its current allocation and improve future resilience of the region.

The importance of this work can't be overstated. Whether it's mums and dads going to work, children to school, or millions of tourists stimulating the economy, safe roads are vital, especially in the regions.

Local Roads Linked to Sites of National Significance

Connecting the world to significant facilities

Funding Request: \$15 million

Shoalhaven has several nationally significant facilities and access has never been more important to welcoming the world to our doorstep. A critical project to improve ongoing and future resilience to these assets through upgraded road access.



Bundanon

A reimaged art destination

Funding Request: \$5 million

Bundanon is many things. An art museum embedded in the landscape. A wildlife sanctuary set on 1000 hectares. A gift to the Australian people. The vast array of experiences at this South Coast art destination means every visitor's journey here will be different. The Australian Government has granted the Bundanon Trust \$22 million in capital funding to secure Australian artist, Arthur Boyd's vision for Bundanon as a centre for creative arts and education.

Recognised as a venue of national significance for art and tourism, ongoing investment in operational funding is critical for the assets and its long-term success.

Locally, the road to the Bundanon homestead is in disrepair and requires significant upgrades.

Willinga Park

Leading equestrian centre

Funding Request: \$10 million

Willinga Park is one of Australia's leading equestrian centres, and an events destination renowned for exceptional quality and beauty.

The 2300-acre park is peppered with world-class, architecturally-designed equestrian facilities. Equally as stunning are Willinga Park's conference facilities, gardens and public art features, however the local road access requires significant investment.



Riverfront Precinct

A Shoalhaven gateway Nowra can bank on

Funding Request: \$49.7 million

The Shoalhaven Riverfront Precinct Project serves two key outcomes – connecting Nowra's city centre to its beautiful river while elevating Nowra as the region's civic, community, tourism and recreational hub.

Situated near the Princes Highway, and boasting an abundance of natural splendour, judicious riverfront development will deliver for Nowra an uplifting 'sense of place'.

Shoalhaven City Council and the NSW Government are committed to progressing with proposed urban design and the planning control changes necessary to realise this exciting vision including repurposing the old Nowra Bridge as a community space.

All tiers of government partner on the Nowra Riverfront Advisory Taskforce, a true cross-government team approach to be proud of.

RIVERFRONT PRECINCT - \$49.7 MILLION



\$200K will fund remaining technical studies 50/50 with NSW Government

\$25,000
Strategic cultural framework

\$50,000
Graham Lodge Conservation Management Plan

\$25,000
Non-Indigenous heritage review

\$50,000
Traffic review and plan

\$25,000
Economic feasibility review

\$25,000
Social Impact Study - Housing Affordability

Flagship Park & Leisure Facilities

Driving investment with Open Space

Funding Request: \$39 million

The lynchpin reinvigorating Nowra's relationship with the Shoalhaven River is a riverfront park which would transform the area into a vibrant community precinct.

A boardwalk and riparian enhancements will lift the riverbank's accessibility and aesthetic value, while an amphitheatre and stage build on the site's already significant cultural value.

A forecourt and plaza connect the aquatic centre to the river, with bus pickup and set down, grassed areas, shade trees, shelters, BBQs and seating bringing amenity to the site.

A nature-inspired stream with wetlands, endemic vegetation and creek play areas offer an adventure play-scape for children, with educational opportunities arising from interpretive displays.



Paringa Park Water Recreation and Access

Taking advantage of our natural assets with accessibility

Funding Request: \$6 million

Paringa Park forms the western bookend to the Shoalhaven Riverfront Precinct. This enchanting picnic and swimming spot on the waters edge of the Shoalhaven River is surrounded by tall sandstone cliff faces. Plans are underway for a community meeting space, a multi-watercraft storage building and boat launching facility.

The building design is multi-level and provides much needed storage space for multiple types of watercraft on the lower level, including accessible sailing craft (a growing sport locally and regionally). The upper level features a multi-function room and break out space for meetings or small group gatherings with fantastic views of the riverfront, all accessible via a lift from the ground floor.

The external space provides car and trailer boat parking and a launching facility for the watercraft and pedestrian linkages to the broader precinct.

Precinct Road Linkages

Take me to the river

Funding Request: \$4.5 million

The proposed park would absorb Scenic Drive, making the establishment and construction of a new route into the riverfront precinct critical to the development.

The alternative route would deliver safe access from Hyam Street for vehicles, cyclists and pedestrians and play a role in the precinct's visual transformation.

In addition to the new section of road, the development would also see traffic lights or a roundabout at the Bridge Road and Hyam Street intersection, a roundabout at the Hyam Street and Keft Avenue intersection, the new 220 metre access road from Hyam Street, and the required property acquisition to make the plan possible.

SOCIAL & AFFORDABLE HOUSING - \$200.2 MILLION

Social and Affordable Housing

Helping provide housing for all

Funding Request: \$200 million over 4 years

The entire nation is in the grip of a housing affordability crisis, and, sadly, Shoalhaven is no exception.

Housing insecurity, mortgage stress and the spectre of homelessness looms in all of NSW, but is especially pronounced in popular lifestyle destinations.

The situation has been exacerbated by trends associated with the COVID-19 pandemic and in May 2021, Council declared a "housing crisis".

Council has been extremely proactive in this space following the release of the Affordable Housing Strategy in early 2018, including work with community housing provider Southern Cross Housing to deliver up to 40 additional housing units on a former Council site at Bomaderry.

Council is also strongly advocating for a broader Shoalhaven urban renewal project with potential to deliver a significant increase in affordable housing stock locally.

The Australian Government currently provides approximately \$1.6 billion in funding to support the NSW Governments in delivering housing and homelessness services and programs. This funding eventually finds its way to the local level via a range of programs or initiatives. While this is welcomed, much more is needed to provide safe, secure and affordable homes for Shoalhaven families.

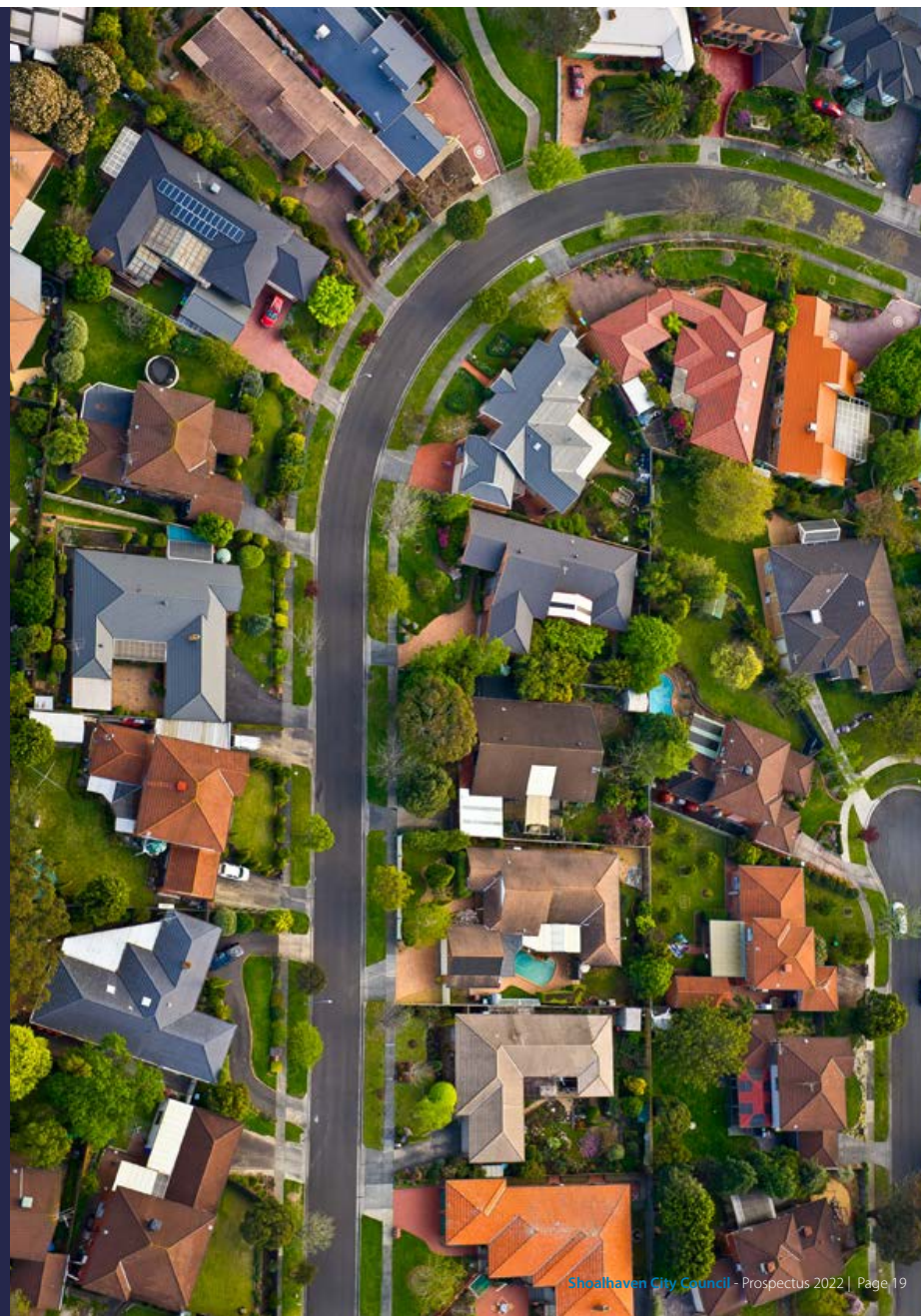
Bomaderry Urban Renewal Planning

Creating linkages from housing, shopping and communities

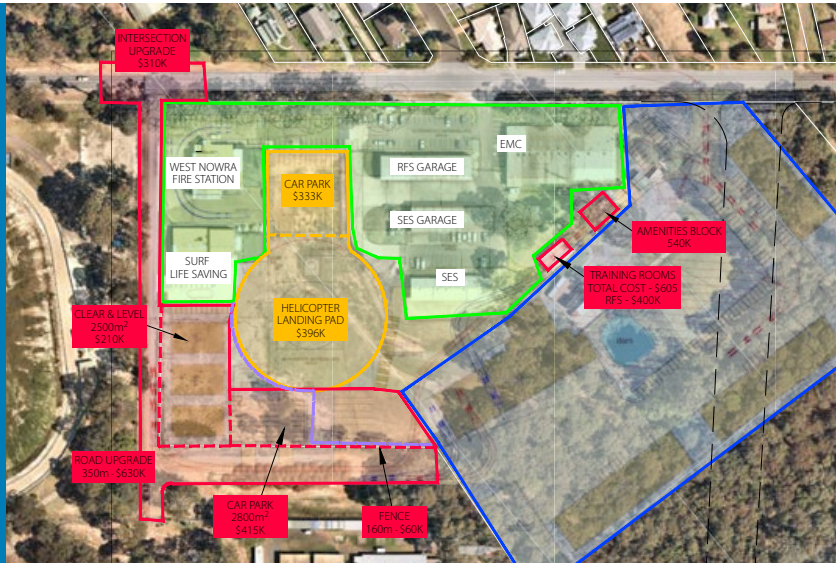
Funding Request: \$200,000

Bomaderry is the last point of contact by rail to Shoalhaven and the town shopping strip has been identified as a key revitalisation project. With a passionate and active community wanting to engage, there is a real opportunity to plan for the future health and wellbeing of our communities. Future linkages, open spaces and shopping precincts. Cross-government collaboration is needed to address social, rail, open space and jobs growth on this project to assist with broader renewal planning.

Building on the planned affordable housing project that is already underway, an investment of \$200,000 in a new master planning exercise for this key precinct considering retail, housing, transport linkages and place making would involve community and cross government consultation and collaboration. This will deliver a blue print for future revitalisation activities and associated infrastructure delivery.



IMPROVING RESILIENCE - \$101.3 MILLION



Masterplan for the Integrated Emergency Centre

Prepared for the worst and working together

Funding Request: \$2.8 million

Development of Shoalhaven City Council's Integrated Emergency Management Centre in Nowra has progressed incrementally in line with the 2015 Masterplan.

Currently, the site accommodates the Shoalhaven Rural Fire Service Fire Control Centre (FCC), West Nowra RFS Brigade, SES Nowra Unit, Surf Life Saving and the region's primary Emergency Operations Centre.

For the past decade, the facility has been command central for responses to numerous events including storms, tornados, bushfires, structure fires, mass cattle deaths, equine disease outbreaks and, most recently, the COVID-19 pandemic.

Support to implement future stages of the Master Plan would realise:

- Enhanced EMC cooperation by facilitating co-location and consolidated facilities for other emergency response agencies
- The construction of a helicopter landing pad to enhance emergency operations in response to fires and major floods
- Improved logistics management

Shoalhaven Reclaimed Water Management Scheme (REMS) Stage 2

Improved water recycling for sustainability outcomes

Funding Request: \$26 million

Stage 1 of the northern Shoalhaven Reclaimed Water Management Scheme (REMS) reclaims 14 million litres of high-quality water from 6 sewage treatment plants every single day.

With infrastructure improvements, bulk storage (600 million litres) and a wastewater treatment facility, Stage 1 has maximised water efficiency at farms, sporting fields and golf courses, while heavily reducing river and ocean outfall.

Stage 2 will build on this achievement by adding another 900 million litres (total 1.5 billion) of underground storage, reducing demand on of potable water and building a war chest against certain drought and fires.

The benefits of REMS Stage 2:

- Address agricultural demand for additional water needed for increased economic activity
- Provide a reserve of water for emergency use including bushfires like Currowan in 2019/2020
- Future proof-water supply for a growing population. Identified as crucial in strategies including: the Environmental Impact Statement - Shoalhaven Northern Regional Effluent Management Scheme – 1997; Shoalhaven Delivery Program and Operational Plan (DPOP) 2021/22; and the Draft Review of Environment Factors 2021
- Stimulate the economy by increasing the amenity of sporting facilities, parks and gardens for community and visitors alike
- Council has committed \$8 million in the 2022/2023 draft budget for this project

IMPROVING RESILIENCE - \$91.3 MILLION



Shoalhaven 'Circular Economy' Model of Waste

A fresh start - Improving environmental and financial sustainability

Funding Request: \$2.5 million

Lots of plastics from the recycling bin are dirty and still covered in food or waste. If it is not sorted and cleaned then it's not ready to be reused. Shoalhaven have plans for a plant that will shred, flake and wash the plastics so that they will be readily sorted and sold to produce plastic pellets suitable for manufacturing plastic products. Working towards long term sustainability will provide an opportunity for Council to secure income, even in the most difficult times.

- Council has committed \$2.5 million in funding for the \$5 million project budget
- Strategically aligned, this project is supported by cross-government strategies including; NSW Waste and Sustainable Materials Strategy 2041; DPIE June 2021 (particularly the target to triple plastics recycling rate by 2030). It's also supported by the Federal Government Recycling and Waste Reduction Act 2020, in particular addressing the ban on the export of plastic waste in July 2021



Bewong to Milton Water Pipeline

Securing water to the south

Funding Request: \$70 million

A 20km long water supply trunk main is proposed from Bewong to Milton. This extension to the previously constructed main from Bamarang to Bewong will provide water supply security and added resilience to the growing southern Shoalhaven area.

Identified in the Shoalhaven City Council Water Supply Augmentation Strategy Report – 1993, a recent feasibility study has been completed and a preferred alignment identified. Council has committed \$35 million in future budgets towards this project.

Shoalhaven Community and Recreational Precinct (SCaRP)

Wellness hub for a community in need

Funding Request: \$81 million

The Shoalhaven Community and Recreation Precinct (SCaRP) aims to provide open space and community facilities in one location. This includes a community pavilion, rugby league, soccer and synthetic athletics facility and community support and wellness facilities.

SCaRP is intended to meet the needs of a growing community now and in the future. The project enhances the potential for the Nowra Bomaderry Structure Plan (2008) with the development of the Moss Vale Road North and South Urban Release areas progressing currently.

The objectives of the Precinct are to:

- Deliver a precinct which meets today's community needs and growing demands
- Create spaces that address community needs
- Provide a safe community meeting place and quality sports facilities in one location
- Deliver community services which integrates with sporting groups

The net present value of the project is estimated at \$16.5 million over a 30-year period and represents a benefit-cost ratio of 1.18:1. The project will result in an increase in the level of participation in sport,

recreational and community activities. This benefit is estimated at \$41 million, around 37% of total benefits.

- Council secured \$8 million for the southern precinct from the Bushfire Local Economic Recovery (BLER) Package, with the total spend to date \$43 million
- Stage 1 delivery is well underway assisted by Federal and NSW funding. The new Shoalhaven Indoor Sports Centre is complete and officially open, plus construction works are underway on new AFL, cricket and croquet facility, including fields, amenities, landscaping, carparking and more! The planning and design options for the refurbishment of the original Bomaderry Basketball Stadium are also at an advanced stage
- Stage 2 requires an \$81 million investment for a new community pavilion including a 50m indoor pool, children's play areas, and a community hub to deliver health, fitness, education, rehabilitation and wellbeing services facilities. This stage also includes a regional synthetic athletics facility and a NRL senior competition standard rugby league facility - completing the vision for a true community wellness hub.



IMPROVING FACILITIES - \$128.8 MILLION

HT22.8 - Attachment 1

IMPROVING FACILITIES - \$128.8 MILLION



Danjera Dam Camping Facility and Refuge

Making the great outdoors even greater

Funding Request: \$2.8 million

Currently, camping at Danjera Dam is unregulated and unsupervised, with the site prone to overcrowding, environmental degradation and vandalism during peak times. The project would transform this unique natural setting into a recreational draw, while providing a focal hub for the surrounding rural community and infrastructure to help enhance bushfire resilience.

The project includes:

- Communications tower and building to double as a community meeting room and bushfire refuge facility
- Basic camping ground with caretaker's residence, camper amenities and community meeting room/emergency refuge
- Access road upgrade, car park, amenities block, pedestrian paths and boat ramp for day visitation
- Recreational facilities including two floating pontoons, picnic tables, seating, communications tower, walking trails to heritage sites and interpretive displays
- This project has DA consent and is ready to go. It is identified in the Shoalhaven 2021/22 Delivery Program Operational Plan (DPOP) Council has committed \$1.4 million in the 2022/23 financial year for this project



Sanctuary Point Library

A sanctuary for learning and community

Funding Request: \$14 million

A safe, accessible and conducive environment for people of all ages to commune, learn and relax. The new library, to be located in the heart of the Sanctuary Point on the corner of Paradise Beach Road and Kerry Street will provide district-level library facilities, space for community activities, and help address high levels of socioeconomic and health disadvantage in the region.

The project would deliver:

- For every \$1 invested, the project will generate \$1.12 in economic and community benefit
- On-site spending and increased economic activity in the library's vicinity
- On-site job creation
- Access to essential IT resources which users may not have at home and are essential for students and jobseekers
- This project aligns with the following regional strategies: the Illawarra Shoalhaven Regional Plan; A 20-Year Economic Vision for Regional NSW and the NSW State Library Strategic Plan
- This project is "shovel ready" to DA stage

View flyover here: tinyurl.com/2jv2d37c

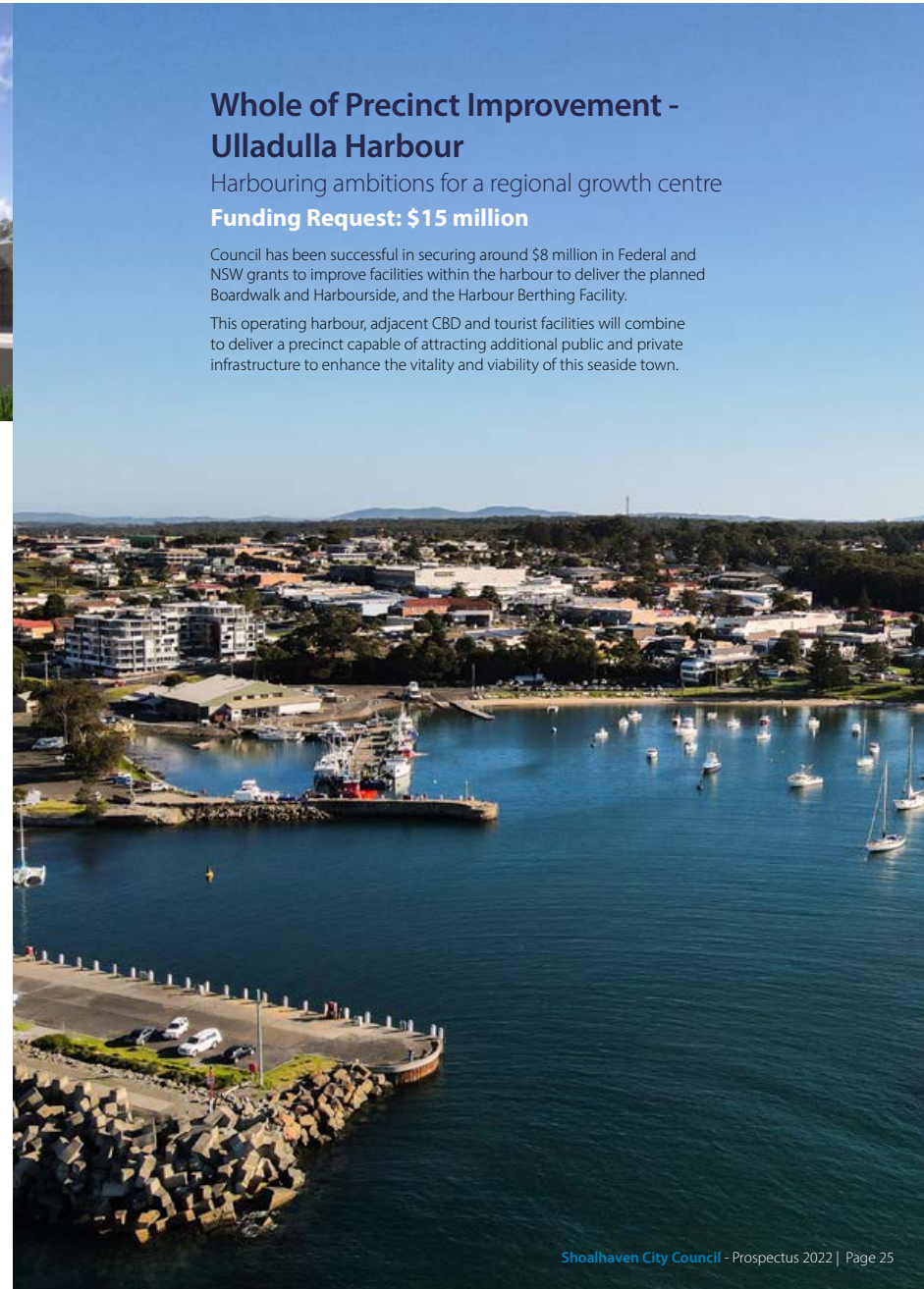
Whole of Precinct Improvement - Ulladulla Harbour

Harbouring ambitions for a regional growth centre

Funding Request: \$15 million

Council has been successful in securing around \$8 million in Federal and NSW grants to improve facilities within the harbour to deliver the planned Boardwalk and Harbourside, and the Harbour Berthing Facility.

This operating harbour, adjacent CBD and tourist facilities will combine to deliver a precinct capable of attracting additional public and private infrastructure to enhance the vitality and viability of this seaside town.



IMPROVING FACILITIES - \$128.8 MILLION

Marriott Park Nowra

Green space for a growing CBD

Funding Request: \$6 million

Marriott Park is located within the growing Nowra CBD. Council has created a Master Plan to create a green calming space in a strategic location.

As part of the precinct, Council received funding through Variety, the Children's Charity, to design the playground in alignment with the Everyone Can Play guidelines. Concept design for the play space involved extensive consultation with the community and is now endorsed by Council.

Council has also secured \$300,000 from the NSW Government and further cross-government collaboration will be sought.

The project aims to identify opportunities to increase the use of the Marriott Park, create a safe and welcoming atmosphere and to provide the necessary infrastructure to service the site into the future.



Boongaree Precinct – Later Stages

Transforming how we plan for sports and play

Funding Request: \$10 million

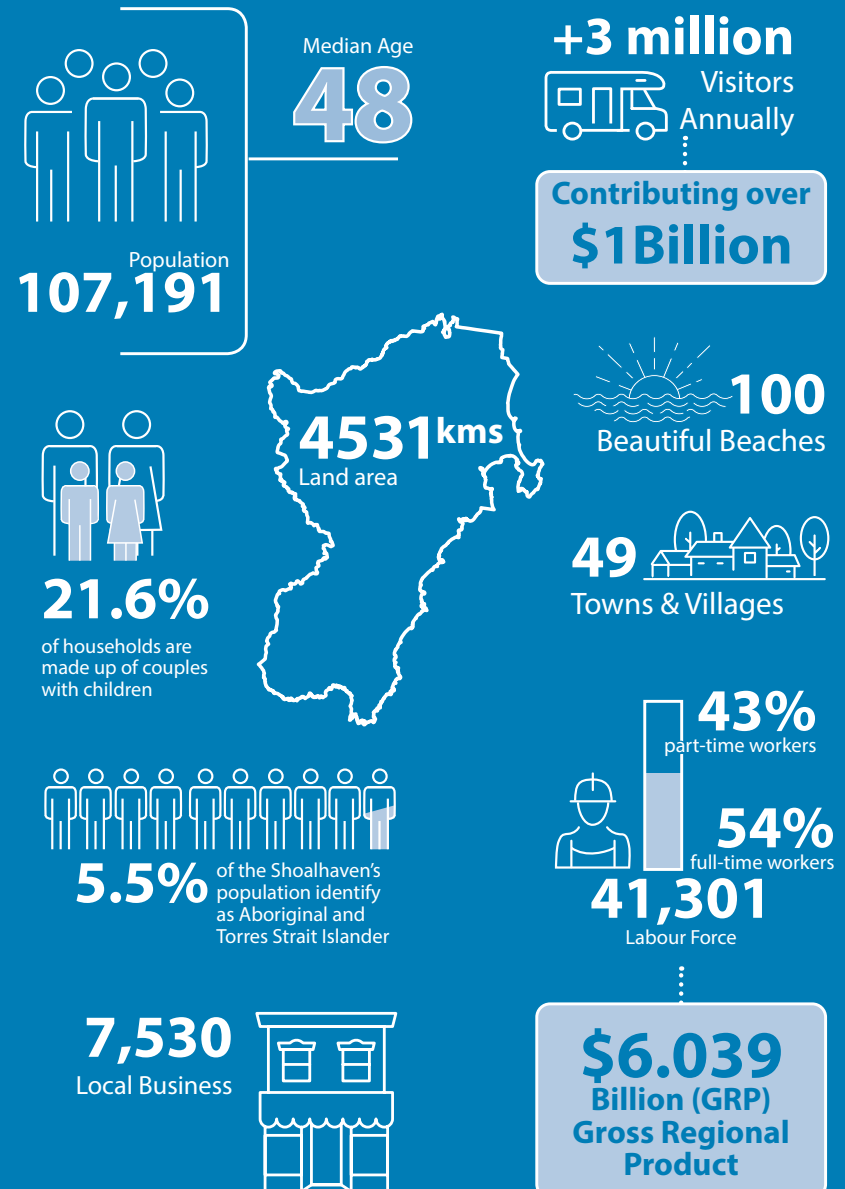
Boongaree is identified as one of Shoalhaven City Council's Destination Parks within the historical town of Berry, most recently a hub for new housing development, creating significant pressure on local open space. Boongaree aims to transform the existing local sporting and recreational area into an integrated nature-based youth, family, sports and recreation facility that provides a gateway attraction to the Shoalhaven Local Government Area.

The Rotary Nature Play Park and Learn to Ride facility formed stage 1 of the project, which opened in January 2022. Future stages include a skate park and pump track, cricket nets, netball courts, reconciliation garden, upgrades to fields and a dog off leash area.

The net present value of the project is estimated at \$24.7 million over a 20-year period, with a cost-benefit ratio of \$2.73 based on a 7 per cent discount. This means that for every \$1 invested, the project is expected to generate \$2.73 of economic and community benefit.

This project will create an asset to the sporting, recreational and community needs of the region, generating a range of economic and social benefits:

- A four-fold increase in visitation to the site - from around 46,000 to almost 175,000
- An increase in localised expenditure of more than \$4 million - money that directly benefits the myriad of businesses within the Berry area and surrounding economies
- The expenditure will create new jobs in the order of 41 full-time equivalent positions - sustained over the longer-term, and including 32 direct, as well as a further 10 indirect jobs
- Non-quantifiable benefits of social interaction, well-being, and inclusion



SOUTH NOWRA INDUSTRIAL LANDS - \$30 MILLION



South Nowra Industrial Lands

More growth, more jobs, help secure our future

Funding Request: \$30 million (out of \$150 million)

An additional 110 hectares of land at South Nowra was rezoned to Industrial in 2014 by Shoalhaven City Council.

To bring this land to a marketable state approximately \$150 million is required in infrastructure build - roads, drainage, water, sewer and electricity.

An infrastructure facilitation fund needs to be established by all 3 levels of government to kick

start this vital employment precinct. Capable of being reimbursed and delivering further infrastructure Council will be seeking seed capital loans to enable the facilitation of this project.

If northern Shoalhaven is to increase in population by 50,000, then approximately 10,000 jobs need to be generated at South Nowra. The future of Shoalhaven is dependent on this project which needs to commence roll out within five years.

Regional Opportunities

Supporting Shoalhaven

Funding Request: \$520 million

As the second major trade gateway for Greater Sydney, enhanced connectivity with Western Sydney and regional NSW is critical to attracting manufacturing and service industries to the Shoalhaven to create jobs and capitalise on the visitor economy.

Road and rail linkages to Sydney, Western Sydney and Canberra are key enablers – promoting the transport of goods to key markets or export ports and facilitating the movement of people into commercial centres and leisure locations.

These future-building road and rail linkages are the foundation for other transformative infrastructure which will be required as population booms down the coast.

REGIONAL OPPORTUNITIES - \$520 MILLION

REGIONAL OPPORTUNITIES - \$520 MILLION



Improving Main Road 92 Inland Freight Corridor Securing heavy vehicle freight route – Nerriga to Tarago

Funding Request: \$150 million

Currently, the movement of HML (Higher Mass Level) vehicles is being limited by the requirement of a 15-tonne weight limit on certain sections of the route between Nerriga and Tarago.

An upgrade to this 55km stretch would allow both general access freight and HML vehicles to cross the Illawarra escarpment between Nowra and Goulburn/Yass/Canberra via Nerriga and Tarago.

The project builds on improvements made to the Nowra-Nerriga section Main Road 92, with the goal to be established as a heavy vehicle freight route from the NSW mid-South Coast to the inland national road network of the Hume Highway and the Federal/Monaro Highway.

Fulfilment would improve efficiency and save costs, growing the regional and national economies and providing business with the opportunity to expand.

Picton Road Upgrade

South west to the coast

Funding Request: \$150 million

Although outside the Gilmore electorate, Picton Road is a critical transport corridor linking the Illawarra-Shoalhaven region with Sydney's South West and the inland highways.

Picton Road forms part of what is currently the only crossing of the Illawarra escarpment for HML vehicles and all freight out of Nowra and the Shoalhaven region uses Picton Road to enter Victoria and southern NSW.

Picton Road links the region to Port Kembla, the rapidly expanding industrial precincts of Western Sydney, and the Moorebank Intermodal Terminal, and is critical in the movement of goods and people to and from Melbourne, Canberra, Sydney and western NSW.

It is also a vital connection to the lucrative tourism markets of north-western Sydney and the new Western Sydney Airport.

With all classes of vehicles sharing this National Key Freight Route, the safety aspects of this link are paramount.

Princes Highway Continuous Upgrades

Nowra to the border

**Funding Request: \$20 million
per year**

Relied upon by more than half a million locals and a welcome mat for almost 4 million visitors each year, the Princes Highway should be recognised as a 'Road of National Significance' demonstrated by being a critical component of a thriving South Coast NSW, which is the NSW State's third-largest regional economy.

Since 2011, the Australian and NSW Governments have invested \$2.5 billion upgrading the Princes Highway to create safer and more efficient journeys. This has transformed and better-connected communities, employed thousands of locals, improved safety, eased traffic congestion and grown regional economies.

The focus is now on the future, with the Australian and NSW Governments committing \$1.5 billion to upgrade the Princes Highway between Nowra and the Victorian border. An ongoing commitment of 80/20 Federal and NSW State funding is needed to maintain this important asset. Five priority projects have already progressed to the design phase including Jervis Bay Road and Princes Highway intersection, Jervis Bay to Sussex Inlet Road upgrade, Milton Ulladulla Bypass, Burrill Lake to Batemans Bay upgrade and Moruya Bypass.

A program of continuous safety improvements is required to be delivered annually south of the Shoalhaven River. Council seeks a commitment by all candidates to support projects and programs that deliver safety improvements to the Princes Highway and major arterial roads across the Gilmore electorate and adjoining regions.

South Coast Rail Upgrades

Passing loop and Bomaderry
yard extension

Funding Request: \$200 million

Several upgrades are essential to optimise the efficiency of rail services to and from Bomaderry.

A crossing passing loop near Toolijooa to duplicate the rail line between Berry and Gerringong would result in a greater frequency of both freight and passenger services for South Coast commuters.

At Bomaderry Station an additional platform is required so that a train can arrive before another departs. The home yard needs to be extended to the north to enable a 1200m freight train to arrive at Bomaderry and be off the main South Coastline.

A train turnaround facility on the South Coast rail line between Unanderra and Coniston Junction would improve freight productivity to and from Bomaderry.

