

## Regional Development Australia Fund – Round 5

### Shoalhaven City Council Potential Projects

Council staff have developed 3 options for Council – these are listed in descending order

**RECOMMENDED that Council endorse the CBD Enhancement project for funding under Regional Development Australia Fund Round 5 and authorise the General Manager to sign the application on behalf of Council**

#### 1. CBD Enhancements

Designed to increase the streetscape of key CBD's in the Shoalhaven. This project has matched funding of \$440,000 identified in projects and savings.

Key areas for the enhancement include;

- Sussex Inlet (Jacobs Drive)
- St Georges Basin (Village Green)
- Sanctuary Point (Kerry Street)
- Nowra (Berry Street)

<b>Costs</b>		<b>\$1,190,000</b>
CBD Enhancements	\$1,190,000	
<b>SOURCE OF FUNDS</b>		<b>\$1,190,000</b>
Shoalhaven City Council	\$440,676	Nowra Streetscaping, Berry Street Upgrade and savings from Junction Street opening (Junction Court)
<b>RDAF</b>	<b>\$749,324</b>	

#### 2. Shared Pathway Program

A project to improve key shared pathways throughout the City, this would increase the opportunity for residents and visitors to move freely around the City and encourage use of alternative means of transport including cycling. There is minimal identified funds from existing Council budgets – an allocation of \$30,000 and potential savings from Woollamia Shared Path “Woolly Way” of approx \$150,000

Key areas identified include;

- Round the Bay Walk (Callala Boat Ramp to Callala Creek)
- Matron Porter Drive (From Princes Highway to Frog's Holla)
- Manyana to Bandalong (including the bridge crossing)
- Others as identified

<b>Costs</b>		<b>\$780,000</b>
Shared Pathways	\$780,000	
<b>SOURCE OF FUNDS</b>		<b>\$780,000</b>
Shoalhaven City Council	\$30,000	Shared Pathways and potential savings on projects
<b>RDAF</b>	<b>\$749,324</b>	

### 3. Early Childcare Centres

Project to re-develop and build needed childcare facilities throughout the City. This program would identify key locations for re-development working with the communities and groups associated with childcare.

Key sites include:

- Shoalhaven Heads (Jerry Bailey PreSchool)
- Nowra (Kids Corner)
- Shoalhaven (Noahs Ark)

No funding sources from Council have been identified

<b>Costs</b>		<b>\$749,324</b>
Early Childcare Centres	\$749,324	
<b>SOURCE OF FUNDS</b>		<b>\$749,324</b>
Shoalhaven City Council	NIL	
<b>RDAF</b>	<b>\$749,324</b>	



*Southern Cross Community Housing Ltd.*

## **ReStart Bomaderry CBD Project**

This proposal brings together Shoalhaven City Council, Southern Cross Community Housing and Essential Personnel into a partnership that has numerous benefits to the community.

The project provides housing for Affordable Housing target groups of working people (some of whom may have a disability, but who are contributing to the community) plus an employment agency, training facility and commercial shopfront that can be utilised for a commercial benefit as well as a social outcome. The Streetscape of the Bomaderry CBD would be enhanced by the provision of two new shopfronts, and the increased interaction between the general public in the CBD. The provision on infill housing also generates other similar activity.

The affordable housing component would provide 16 units of accommodation, which would also bring enhanced interaction within the CBD. 4 of these units would be shop top housing, and the proposal includes two shop fronts and a training room.

The total project cost of this proposal is \$6.7m.

Southern Cross will apply for NRAS funding from the Commonwealth to support the affordable housing accommodation component of the project, will inject funding of \$1.6m over a 10 year period, from Commonwealth and \$1,000,00 from SCCH. Council will contribute 2 blocks of land, to the value of \$500,000. The ReStart Illawarra contribution to the proposal will be \$3,600,000.

The project achieves the goals of stimulating jobs by increased training opportunity on an ongoing basis and the potential for new businesses, provision of affordable housing, creating jobs in the onstruction phase, and housing provision those close to the CBD resulting in increased demand for other commercial activities, encourage further development of the CBD.

It should be noted that although Essential Personnel core target group is persons with a disability, it is not limited to assist only these people and its projects' often include a more diverse group of the community.

Southern Cross has considerable experience in delivering affordable housing and uses robust Risk Management Process to deliver within budget and timeframes. (The NRAS4 developments have met this criteria, delivered with 20 homes delivered within a 12 month timeframe.



**Recent photos of SCCH's Affordable Housing Projects:**

500 Beach Road, Denham's Beach

160 Edward Road, Batehaven

107 Albert Street, Moruya