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**REGIONAL SPORTS AND COMMUNITY PRECINCT  
MASTER PLANNING STUDY  
(STAGE 1—FINAL)**

**Prepared for Shoalhaven City Council**

**February 2017**

Strategic Planning  
Financial Planning  
Site and Facility Master Planning  
Project Funding  
Ownership and Organisational Planning

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# 1. INTRODUCTION



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# 1. INTRODUCTION

## 1.1 PURPOSE OF STUDY

To develop a detailed Master Plan for the establishment of a Regional Sports and Community Precinct at the Artie Smith Oval and Bomaderry Sporting Complex to deliver high quality sporting facilities together with infrastructure to support local, regional and state level sport; as well as local and regional community needs.

Stage 1 Final delivers the Master Plan for the Regional Sports and Community Precinct as adopted by Council on the 20th December. The following amendments to the Master Plan outlined in Stage 1 Draft was tabled with the Shoalhaven City Council in February 2016.

- Increase the 25m indoor pool from 6 lanes to 8 lanes with each lane being 2.5 wide
- Removal of the second AFL/Cricket Oval (junior size) and in lieu of, relocate the croquet club to a new four court facility with an associated amenities block

In addition to Council's amendments to the Master Plan it has been necessary to make a number of additional changes due to design changes to the Shoalhaven Indoor Sports Centre, notably:

- Reorientation of the car and bus parking area
- Location of a swale which runs from the north east to the south west of the existing Artie Smith Oval site and abutting the southern side of the reorientated car and bus park
- Location of a retention pond at the south western end of the swale.

## 1.2 OBJECTIVES

The key objectives of the master planning study are to determine the specific needs of sporting codes, educational institutions, community and business by way of appropriate market research, identified trends and demand.

The specific objectives of the study are to:

- Identify sporting codes requiring quality facilities to support the development of their sport within the Shoalhaven region
- Develop facilities which also enable the following initiatives to be achieved:
  - i. Junior and senior club sport to be undertaken
  - ii. Provision of quality training facilities to support the above
  - iii. Elite sporting events at a regional and state level
  - iv. Support infrastructure for the sporting facilities including, but not limited to, medical and physiotherapy, strength/conditioning and administration
  - v. Provision of health, fitness and wellbeing facilities to support community needs including, but not limited to, gymnasium, aquatic, aerobic, cardio, yoga and rehabilitation
  - vi. Provide facilities which will support a seven day a week operation and establish a "Community Meeting Place" including café/ bistro, child minding, meeting rooms, library, learning and education
  - vii. Provide facilities to support the delivery of community programs



which address identified community issues such as crime, unemployment, health, literacy and numeracy.

- Establish a Master Plan which delivers a seven day a week business, operating from early morning through to late evening
- Establish a Master Plan which supports the Shoalhaven City Council's existing sports facilities and that of all sporting codes
- Establish a Master Plan which is based on long term needs and enables facilities to be converted to meet changing needs
- Establish a meeting place for the region which is safe and secure
- Establish a Master Plan that integrates with and supports the existing basketball centre as well as the proposed "Indoor Multi-purpose Centre"
- The Master Plan to form the basis of determining funding requirements and assist in grant applications that may be required to support the establishment of the precinct.

### 1.3 REPORT STRUCTURE

This report summarises the key findings of the study undertaken between September 2015 and December 2015 together with the amendments required by Council in its adoption of the Master Plan. Specifically the report outlines:

- Trends and best practice for regional sporting facilities together with associated support infrastructure (Section 4.2)
- Industry trends for sport (Section 4.2)
- The regional (Shoalhaven) demographics and identified needs

(Section 4.6)

- Existing and proposed future sporting facilities within the regions (Section 6.2)
- Identification of facilities and services to meet the needs of sport, education, community and business (Sections 4.7 and 6.4)
- The facility mix for the proposed Regional Sports and Community Precinct (Section 6.5)
- Site analysis of both the Artie Smith Oval and the Bomaderry Sporting Complex together with that of adjoining sites (Sections 6.3 and 7.0)
- Considerations as to the appropriate linkage and access between Artie Smith Oval and the Bomaderry Sporting Complex (Section 7.3)
- Concept design for facilities to be located at the proposed Regional Sports and Community Precinct (Section 6.7)
- Preliminary operational analysis for the precinct (Section 8)
- Preliminary elemental cost plan for the recommended Master Plan (Section 10)



## 1.4 PROJECT STAGING

It is noted that the Regional Sports and Community Precinct Master Planning study is being undertaken in two distinct stages notably:

### **Stage 1:** Site Master Planning, Staging and Budget

This work involved a detailed research program, the results of which are outlined within this report; a facility analysis, facility mix, facility planning phase, together with a Master Planning, staging and budgeting undertaking.

### **Stage 2:** Following the completion of the Stage 1 Final Report,

Acclimate to proceed with Stage 2 which includes the following works:

- Business Strategy
- Financial Planning
- Operational Planning
- Management Options
- Concept Designs



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## 1.5 PROJECT TEAM

The project team involved in the study consisted of the following professional organisations:

- **Acclimate Solutions Pty Ltd**, lead consultant, market and client research, site and facility analysis, facility and site planning, together with master planning
- **HASELL**, site and facility planning, landscaping and master planning
- **Rider Levett Bucknall**, quantity surveying, programming and staging.



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## 2. METHODOLOGY



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## 2. METHODOLOGY

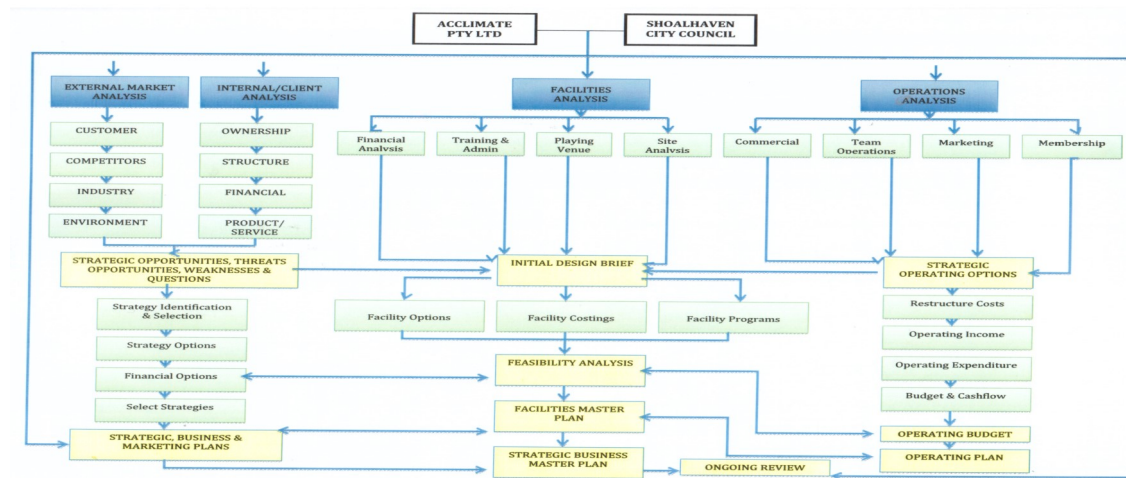
### 2.1 INTRODUCTION

The undertaking of the Master Plan study for the development of a Regional Sports and Community Precinct for the Shoalhaven City Council has required Acclimate to undertake a detailed and objective study that followed a sequential process which is further outlined within this section of the report.

The selected strategic planning methodology (as outlined in the diagram below) saw a focus on the market environment which the proposed Regional Sports and Community Precinct would face.

As a result, the emphasis of this study has been focused on gaining an in-depth understanding of the market environment in which the Regional Sports and Community Precinct will operate, particularly related to customers, the community, industry, competitors as well as the overall demographic of this region.

It is noted that in the undertaking of the study Acclimate has worked closely with representatives from the Shoalhaven City Council, sporting codes and leading education, community and business personnel.



## 2.2 EXTERNAL (MARKET) ANALYSIS

The external analysis involved an examination of the market in which the Regional Sports and Community Precinct will operate. The analysis, apart from considering the Artie Smith Oval and Bomaderry Sports Complex, also took into account the existing customer and stakeholder base as well as potential future customers and stakeholders, including the consideration of market trends and the identification of key influences and opportunities that may emerge from government policy.

Furthermore, the study analysed the demographics of the region, with particular attention to the Bomaderry/Nowra area.

## 2.3 INTERNAL (CLIENT) ANALYSIS

An internal analysis generally undertakes an examination of the client's business; in this case the Shoalhaven City Council. A good deal of this work will be undertaken during Stage 2, particularly the ownership, operating/management and financial aspects of the Regional Sports and Community Precinct.

The analysis did however, consider the Council's key objectives and expectations from the project.

## 2.4 FACILITY ANALYSIS

The facility analysis examined all existing facilities at the Artie Smith Oval and the Bomaderry Sporting Complex to assess their quality, functionality, operation and overall potential to accommodate the needs identified through the External Market analysis.

The analysis also identified the upgrade and retrofitting of existing facilities and the development of new facilities to accommodate additional activities/opportunities identified from the market analysis; with an

objective to drive and optimise community support as well as commercial sustainability and growth.

## 2.5 SITE ANALYSIS

A site analysis was undertaken to consider the following:

- Topography/Contours and aspect
- Linkage between Artie Smith Oval and Bomaderry Sporting Complex
- Pedestrian and vehicle access to the site and within the site
- Utilities
- Linkages to the proposed Shoalhaven Indoor Sports Centre and the existing Basketball Centre

The site analysis also considered the overall aesthetics of the site, viewing aspects and prominence of the Regional Sports and Community Precinct.

## 2.6 OPERATIONAL ANALYSIS

A preliminary analysis was undertaken as a means of determining the facility mix, relationship of facilities and the functional linkage between facilities as part of the site master planning phase.

This initial work also considered the operational functions in order to ensure the most effective and efficient structure for the overall management, operation and maintenance of the proposed Regional Sports and Community Precinct.

Further analysis work will be undertaken during Stage 2 of the project to establish a preferred operating structure and an operational plan to undertake the management of the precinct.



## 2.7 MASTER PLANNING

Stage 1 Final report took into account the Master Plan developed in the Stage 1 Draft report as presented to Council in February 2016 and in turn undertook an update of the Master Plan to reflect the Council's amendments and changes emanating from the design and planning of the Shoalhaven Indoor Sports Centre.

## 2.8 FINANCIAL ANALYSIS

An elemental cost plan was undertaken during the course of completing the Stage 1 Final report to establish an overall budget for the proposed Regional Sports and Community Precinct.

The cost plan provides detailed budgeting for each facility (component) within the precinct so as to enable an analysis into project funding and potential funding for the staging of the overall project. This work also enables the Shoalhaven City Council to develop a funding application to the National Stronger Regions Fund during the course of Stage 1 Final.



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# 3. FINDINGS AND RECOMMENDATIONS



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### 3. FINDINGS AND RECOMMENDATIONS

#### 3.1 INTRODUCTION

The following section identifies and summarises the key findings from the external, internal, facility and site analysis undertaken during the course of the study.

SEGMENT	FINDING	RECOMMENDATION
<b>3.2 MARKET</b>	◇ It is evident from the research undertaken during the study that there are a number of social issues within the Nowra Bomaderry community; including crime, drugs, unemployment, domestic violence, indigenous and health.	◇ Within the community centre it is recommended that a number of facilities and services be provided as listed below, as a means of addressing these issues: <ul style="list-style-type: none"> <li>◇ Development and implementation of community programs</li> <li>◇ Community programs developed together with TAFE, University of Wollongong, Habitat and Shoalhaven City Council</li> <li>◇ The above listed programs be supported by elite sports and the following services and facilities:                             <ul style="list-style-type: none"> <li>• An “occasional care” facility and services</li> <li>• Medical and health services</li> <li>• Classrooms and meeting areas</li> <li>• Counselling and consulting rooms</li> <li>• Library</li> <li>• Physiotherapy and nursing services</li> </ul> </li> <li>◇ It is understood that the location of the Regional Sports and Community Precinct is well positioned for this purpose</li> </ul>



SEGMENT	FINDING	RECOMMENDATION
<p><b>3.3</b> <b>INTERNAL</b></p>	<p>◇ The Council wishes to have the new precinct operating 7 days a week, ideally from early in the morning until late at night</p> <p>◇ As a result of Council’s adoption of the Master Plan for the Regional Sports and Community Precinct, specific amendments were requested including the relocation of the croquet club to the Artie Smith Oval site and increasing the 25 metre indoor pool from 6 to 8 lanes</p> <p>◇ Following completion of the Stage 1 Draft Master Planning study, design changes have been made to the Shoalhaven Indoor Sports Centre development which have had an immediate impact on the master plan outlined in Stage 1 notably:</p> <ul style="list-style-type: none"> <li>(i) reorientation of the car park</li> <li>(ii) introduction of a swale and retention pond</li> </ul>	<p>◇ It is recommended that the Community Pavilion provide facilities such as those listed below to gain activity at the precinct during the course of the day, by young children through to the elderly:</p> <ul style="list-style-type: none"> <li>• Gymnasium 6.00am—10.00 pm</li> <li>• Aquatic 6.00am—10.00 pm</li> <li>• Café/ Bistro 6.00am—10.00 pm</li> <li>• Rehabilitation 9.00am— 5.00 pm</li> <li>• Walking and bicycle ways 6.00am—10.00pm</li> <li>• Child care 6.00am—6.00 pm</li> <li>• Medical/Consultation/support 8.00am—7.00pm</li> <li>• Community programs 9-00am—8.00pm</li> <li>• Library 9-00am– 6-00pm</li> </ul> <p>◇ That the croquet club be relocated from its existing location on the Bomaderry Sporting Complex to the southern portion of the Artie Smith Oval site in lieu of the previously proposed no. 2 AFL/Cricket field</p> <p>◇ That provision be made to add an additional 2 x 2.5 metre wide swimming lanes to the 25 metre indoor pool within the Community Pavilion.</p> <p>This requires the reorientation of the pedestrian and bicycle loop pathway to bridge the retention pond and the swale</p> <p>◇ Reduce the width of the AFL/Cricket oval from 160m to 150m to enable access between the swale and the oval boundary</p>



SEGMENT	FINDING	RECOMMENDATION
<b>3.4 SITE</b>	<ul style="list-style-type: none"> <li>◇ Given that a main road separates the two sites involved in the proposed development of a Regional Sports and Community Precinct, it is essential that they are linked to provide, safe pedestrian and bicycle access</li>   <li>◇ Located on each of the two sites are parcels of land owned by residents (Bomaderry Sporting Complex) and the Department of Education (Artie Smith Oval). These two land parcels restrict the ability to effectively plan the two sites and consider their linkage</li>   <li>◇ Due to the proposed location of the Multi Purpose Sports Centre (running parallel with Cambewarra Road) and the location of the associated car park, the overall use of the Artie Smith Oval Complex is limited, causing restriction of the overall planning and circulation of pedestrians and vehicles on the site</li> </ul>	<ul style="list-style-type: none"> <li>◇ It is proposed and recommended that a pedestrian flyover footbridge be constructed, adequate to accommodate both pedestrian and bicycle movement between the two sites to be located to the west of the Bomaderry High School.</li>   <li>◇ It is further proposed that a roundabout be constructed on Cambewarra Road at the entry to both sites and adjoining the footbridge</li>   <li>◇ It is recommended that Council undertake the following action:                             <ul style="list-style-type: none"> <li>i. Purchase the three residential properties facing Cambewarra Road between the Bomaderry Sporting Complex and the Bomaderry High School</li> <li>ii. Undertake the purchase or a land swap of the Department of Education’s land parcel on the corner of Cambewarra Road and North Tarawal Street</li> </ul> </li>   <li>◇ It is therefore recommended that the following modifications are made to the Shoalhaven Indoor Sports Centre                             <ul style="list-style-type: none"> <li>i. That the main entry to the Centre be from the rear of the building or from the South side</li> <li>ii. That the proposed parking area be rotated so that it runs parallel with North Tarawal Street or in a North/South direction</li> </ul> </li> </ul>





SEGMENT	FINDING	RECOMMENDATION
<b>3.4 SITE (CONT)</b>	<ul style="list-style-type: none"> <li>◇ Circulation of vehicle and pedestrian traffic as well as cyclists will be critical to ensure ease of access to all facilities within the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>◇ Following an analysis of various systems it is recommended that the following be adopted:                             <ol style="list-style-type: none"> <li>1. A one way loop road system which also allows for a cycle way within the precinct</li> <li>2. A pedestrian pathway which runs the perimeter of the overall precinct.</li> </ol> </li> </ul>
<b>3.5 FACILITIES</b>	<ul style="list-style-type: none"> <li>◇ It is evident that a demand exists for a synthetic (Tartan) athletic track, together with associated infrastructures, within the Shoalhaven region. This demand comes from primary and secondary schools, little As and senior athletics</li> <li>◇ Based on the development of an athletics facility, it is clear that the following facilities will require relocation:                             <ol style="list-style-type: none"> <li>i. The Croquet Club</li> <li>ii. The 50m outdoor swimming group</li> <li>iii. The indoor learn to swim/casual swimming and group exercise classes</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>◇ It is strongly recommended that a quality athletics facility be developed as part of the Regional Sports and Community Precinct.</li> <li>◇ Note is made that Athletics NSW and the Australian Olympic Committee have expressed interest and support for such a facility on the South Coast</li> <li>◇ It is recommended that the following action is undertaken:                             <ol style="list-style-type: none"> <li>I. In accordance with Council’s amendments in the adoption of the Master Plan, the croquet club is to be relocated to the Artie Smith Oval site and provision made for the development of 4 croquet courts and an amenities facility.</li> <li>II. Relocate the outdoor 50m swimming squads to the new 9 lane 50m heated outdoor pool at Nowra Aquatic Park</li> <li>III. Relocate the learn to swim, lap/casual swimmers and kiddies play pool to the new Community Pavilion featuring up to date aquatic facilities</li> </ol> </li> </ul>



SEGMENT	FINDING	RECOMMENDATION
<b>3.5 FACILITIES (CONT)</b>	<ul style="list-style-type: none"> <li>◇ The Nowra Bomaderry Jets Rugby League Club has indicated that they would relocate to the new Regional Sports and Community Precinct given the proposed NRL standard playing field, together with appropriate support infrastructure</li>   <li>◇ It has been identified that there is a need /demand for an Indoor Cricket Centre to be developed as part of the proposed Regional Sports and Community Precinct</li>   <li>◇ It has been identified that a futsal facility should be provided to accommodate demand from nearby schools as well as the soccer fraternity.</li>   <li>◇ It is considered having it as part of the multi purpose stadium will not properly accommodate the needs of futsal.</li> </ul>	<ul style="list-style-type: none"> <li>◇ It is recommended, based on this information, that an NRL standard playing field with appropriate fencing and field lighting to accommodate night football, together with permanent seating for up to 2,500 spectators and appropriate change rooms/medical and storage facilities be provided.</li>   <li>◇ That consideration be given to establishing a new indoor cricket centre within the existing basketball stadium</li>   <li>◇ It is recommended that Futsal/indoor soccer be accommodated within the proposed Shoalhaven Indoor Sports Centre.</li> </ul>



SEGMENT	FINDING	RECOMMENDATION
<b>3.6 SERVICES</b>	<ul style="list-style-type: none"> <li>◇ It is evident that Nowra Bomaderry lacks quality hotel/apartment accommodation and that existing 3 to 4 star accommodation is generally taken up by the navy and business</li> </ul>	<ul style="list-style-type: none"> <li>◇ It will be essential for 4 to 5 star hotel/apartment accommodation to be developed to support the Regional Sports and Community Precinct, particularly to draw elite level sporting events</li> </ul>
	<ul style="list-style-type: none"> <li>◇ It is clear from the research that public transport to service the new precinct is a major issue. This will clearly impact the servicing of the elderly as well as young people</li> </ul>	<ul style="list-style-type: none"> <li>◇ To provide a loop public transport system to link the new precinct, the railway station and Nowra business/shopping centre. An alternative would be to provide a bus service operated by the Precinct</li> </ul>



# 4. EXTERNAL ANALYSIS



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## 4. EXTERNAL ANALYSIS

### 4.1 INTRODUCTION

As noted in the Methodology section of this report, the external or market analysis undertaken by Acclimate during the course of the study has focused on gaining a thorough insight and understanding of the market in which the proposed new Regional Sports and Community Precinct will operate.

In order to achieve the required level of understanding upon which valued and informed decisions could be made regarding the type and scale of facilities to make up the Regional Sports and Community Precinct, Acclimate undertook an extensive interview and research program which included the following:

- Interviews with key stakeholders including representatives from sport, education, community, business and the Shoalhaven City Council
- Detailed review of existing documentation including Shoalhaven City Council consultant reports
- Interviews with potential stakeholders including community groups such as indigenous, arts, child care, nursing care, medical, health, fitness and education
- Interviews with key influence groups
- Desktop research including Bureau of Statistics and Community Services.

This extensive analysis program has provided significant background information and highlighted a number of key components for inclusion within the precinct to meet and satisfy identified market needs within the Shoalhaven region, as well as the local Bomaderry and Nowra markets.

The feedback from the market analysis is summarised within Section 4.7 of the report.

Details of the interviews undertaken are outlined within the Appendices of this report.



## 4.2 TRENDS

Sporting and recreational facility planning and design has significantly changed in recent years with facilities now being tailored to not only meet local needs but also regional needs and, furthermore, to act more as a community hub rather than a single user facility.

The 2009 “Future of Australian Sport” review found that sport and recreational facilities are generally not meeting demand; consequently reducing the opportunity for Australians to participate in sport.

Poor planning for facilities has been identified as one of the major factors. Best practice approaches both in Australia and internationally recognise that planning of facilities should be based on a local and regional needs basis and to be inclusive of sporting, educational and community needs. This is in lieu of older (and now generally obsolete) population benchmarks for sports and recreational planning.

The 2009 report also recommends that a needs analysis should include an inventory of existing facilities and robust consultation with relevant sporting groups, community groups, educational institutions, together with government providers.

In more recent times it has been identified that this process should also include state associations of the specific sports and recreational groups.

Today the planning and design of sporting and recreational facilities is embracing holistic models which encompass a wide range of complementary recreational, community and commercial activities as a means of extending the use of the facilities. This approach has influenced the way sporting facilities are located, their facility mix, operating and management models, as outlined in sections (a), (b) and (c).

### (a) Co-location of facilities with other community facilities, retail centres and town centres to promote physical activity in day to day life

This includes:

- Co-location of community and recreational facilities to optimise utilisation of all facilities
- Location of facilities in places that are accessible by all residents such as town centres, major public transport routes, as well as educational institutions and community centres
- Precinct wide planning of community and recreational facilities to maximise integration and utilisation of facilities
- Programming of services and activities across multiple community and recreational facilities.

### (b) Facilities to provide a mix of recreational and non recreational services to appeal to a wider community base and improve commercial viability.

This includes:

- Focus on creating a community hub with services and facilities supporting social, health and wellbeing objectives
- Facilities designed to primarily serve the community but also support amateur and elite sporting activities
- Facility mix informed by an overall “hierarchy” of recreational facilities that meet a range of needs through a systematic approach to local and regional needs
- Activities to promote social interaction for the elderly, young parents, disabled and other groups.



**c) Strategic management to ensure continuing viability, long term financial stability and that community needs are being addressed.**

- The pursuit of funding, programming and management partnerships with educational, not for profit and private provisions
- Broader use of facilities to maximise scheduling across the day, particularly in peak periods
- Inclusion of a broader range of commercial facilities including restaurants, cafes, health facilities, medical and rehabilitation facilities and services etc.
- Embracing tertiary institutions to assist in the planning, operation and utilisation of facilities
- Diversity of facilities to allow venues to support all levels of activity (social to elite)
- Establish life cycle management strategies including operations, maintenance and renewal/disposal
- Ensure alignment with the relevant state's provision objectives

### **4.3 PUBLIC TRANSPORT**

It is noted that public transport in Nowra Bomaderry is seen as an undeveloped resource currently, and has led to a private car dependency culture which, it is acknowledged, will be difficult to change without substantial infrastructure investment.

The public transport issue was raised numerous times during the course of the study, with particular reference to transportation to and from the proposed Shoalhaven Regional Sports and Community Precinct.

The need to improve/change the existing culture needs to be examined carefully as part of an overall Nowra/Bomaderry structural master planning process.

The high dependence on private motor vehicles is however expected to continue and as a consequence will have a major impact on:

- Parking
- Accessibility to and from as well as circulation in the Nowra CBD

To remedy this issue, alternative approaches are to be investigated to determine the potential for a change in travel mode to various alternate forms of public transport as well as healthy modes, such as the use of bicycles.

Other alternatives to be considered include, but are not limited to:



- Park and ride systems
- Establishment of major parking facilities
- Shuttle bus or public bus service utilising bus priority lanes

The provision of an improved and regular public transport system servicing the Regional Sports and Community Precinct will be essential, with particular focus on services to meet the demands of:

- Young children
- Young mothers with babies
- The elderly
- School children

#### 4.4 ACCOMMODATION

It is evident from the research undertaken to date that there is a deficiency within the market of 4 to 5 star accommodation which will be required to support elite level sporting teams visiting the region.

As outlined in the adjoining table, it is clear that the motel (2 1/2 to 3 star) market is reasonably well catered for.

At present the only accommodation provided within the Nowra Bomaderry area of a standard higher than that provided by the motel system is that of the Quest Nowra which rates at 4 stars.

From our discussions with the Chamber of Commerce and other interviews undertaken during the course of the Stage 1 study, good quality accommodation is a very real factor for the Nowra Bomaderry region.

#### ACCOMMODATION

Hotel/Motel	RATING	ROOMS	OTHER FACILITIES
Quest Nowra	4	81 Apartments	Conference
Archer Resort	3	50 Rooms	Pool, Meeting Rooms
Nowra Motor Inn	3	29 Rooms	Small Pool
Best Western Balan	3	25 Rooms	Small Pool
George Bass Motor	3	21 Rooms	-
Pleasant Way Motel	3	25 Rooms	Small Pool
Marriott Park Motel	2½	20 Rooms	-
Parkhaven Motor Lodge	3	22 Rooms	Pool
Avaleen Lodge	3	24 Rooms	Small Pool
Bomaderry Motor Inn	2½	25 Rooms	Small Pool

RE: Quest Nowra-it is noted that it is difficult to obtain reservations at the Quest Nowra, as a good proportion of the 81 apartments are taken up by Navy personnel on long term bookings.





In respect of the provision of accommodation to meet the needs of visiting elite level sporting teams (4 to 5 star) it will, in most instances, require a booking of some 20 rooms to support a visiting team.

These teams could well emanate from the following sports based on research to date:

Basketball	-	Men's	Wollongong Hawks
	-	Women's	Sydney Flames
Netball	-	Women's	Sydney Swifts
Cricket	-	Men's	NSW Blues
AFL	-	Men's	Sydney Swans
	-	Men's	Greater Sydney Giants
Rugby League	-	Men's	St George Dragons
Rugby Union	-	Men's	NSW Waratahs
	-	Men's	Shute Shield
Soccer	-	Men's	"A" League Clubs
Athletics	-	Men's/ Women's	State Championships

#### 4.5 SPORTS INDUSTRY

The analysis of the sports industry provided information relating to the various markets in which the proposed Regional Sports and Community Precinct may well operate. To that end the analysis considered the general dynamics of each particular industry as well as identifying emerging trends, threats and possible opportunities.

It is important for this section of the report to be considered together with the findings from the stakeholders (existing and future needs).

The sport and recreation industry has enjoyed stable growth over the course of the past decade from both a participation and attendance stand point. However, with more recent advancements in technology and the proliferation of media and virtual gaming options, there has been a significant negative impact on attendances at live sporting events, access to all sports as well as participation in sport.

As a result, major sports within Australia are having to rethink the manner in which their particular sport is developed in order to improve participation levels and also their connection with communities.

Today we find that these sporting bodies need to be more active and more prominent within all communities and not just rely on the media to promote their games through print, radio, television and social media.

As a consequence major sports today are planning and implementing business and development strategies to address these issues; with one consistent strategy throughout these sports; regionalisation.



What we are now beginning to see is that the governing bodies are directing their state and club affiliates to “go out into regional communities” to establish a position within a region so that they can more effectively develop their sport.

This positioning of the sports within regions will be seen in a number of ways, notably:

- Development offices based within the regions
- Assistance in development of facilities to a standard to accommodate elite level events and matches
- Allocation of elite level matches as well as pre season training squads
- Working with their respective regional people together with councils, education and local community groups to address important social issues
- Assisting in the development of elite pathway programs for young people with an objective to have them remain within the community.

Persons	15,919
Male	7,793
Female	8,126
Median age	42.2
Number of businesses	880

## 4.6 DEMOGRAPHICS

### 4.6.1 General Overview

The Shoalhaven region, located on the coast south of Sydney, covers a broad area; Kiama in the north to just before Batemans Bay in the south, encompassing a land area of approximately 453,063 hectares.

The Shoalhaven region has grown from a population of 88,861 in 2006 to a current population of 99,016 and is anticipated to grow by a further 24% or 23,000 by 2036.



By comparison to broader regions throughout Australia, North Nowra-Bomaderry has an ageing population

#### Median Age

Bomaderry	42
Wollongong	38
Illawarra	41
NSW	38
Australia	37

The “*Australian Government Department of Employment Area Labour market overview – Shoalhaven, in February 2014*”, identified the following:

- The age group responsible for the largest migration out of the Shoalhaven area is the 15-24 years age group
- All other age groups had net migration of people moving into Shoalhaven
- The largest migration into the area occurred in the 55 to 64 age group

The “*Illawarra-Shoalhaven Medicare Local – Population Health Profile: 2013 Report*” prepared by Grand Pacific Health Ltd, identified the following in relation to the Shoalhaven area and in particular the Nowra-Bomaderry precinct:

#### 1. Demographic and socio-economic priority groups

- Indigenous population
- Aged population (65 years and above)
- Single parent population and single families with dependent children
- Socio-economically disadvantaged groups:

- Low income earners and households
- Pensioners and Centrelink income recipients,
- Jobless persons and families
- Homeless persons

Nowra-Bomaderry was identified as being in the top three socio-economically disadvantaged precincts in the Illawarra-Shoalhaven region.

#### Health priority themes

##### (a) Health and lifestyle risks

- Lack of fruit and vegetable consumption
- Overweight and/or obesity
- High risk alcohol consumption;
- High cholesterol
- Smoking
- Smoking during pregnancy
- Psychological distress

##### (b) Health conditions leading to morbidity and/or mortality

- Chronic diseases
- Type 2 diabetes
- Respiratory conditions – asthma, COPD
- Circulatory conditions – hypertension, coronary heart diseases;



- i. Musculoskeletal conditions – arthritis;
- ii. Mental health and behavioural problems;
- iii. Lung cancer (linkages with smoking) and colon cancer

(c) Avoidable conditions leading to burden on health services:

- i. Injury and poisoning cases including road accidents
- ii. Potentially preventable hospitalisations (ACSC) and avoidable mortality
- iii. Fall related injury

(d) Indigenous health

(e) Disability service and carer health and well being

(f) Access to aged care and disability services; current as well as planning for the estimated growth in the population of persons aged 65 and above

#### 4.6.2 Education

Nowra Bomaderry has traditionally acted as an education hub for the northern Shoalhaven area, and as such education facilities have served both a regional and local role.

However, with the development and growth many satellite settlements within the northern Shoalhaven, education facilities within Nowra Bomaderry are becoming more self contained.

There is also an increasing trend towards private schooling. Primary

schools within the Nowra Bomaderry area from 2001 to 2016 have experienced a drop in students from 2,519 to 2,482 in 2016, a reduction of 1.5%. However the future projection from primary schools presents a different trend, with students increasing from 2,482 in 2016 to 3,595 in 2026, an increase slightly more than 43% over the next 20 years.

High schools in the Nowra Bomaderry district are experiencing a marginal increase in students between 2001 (4,755) up to 4,842 in 2016, an increase of 1.8%.

As was the case with primary schools, high schools are also projecting growth over the course of the next 20 years from 4,842 in 2016 to 7,322 in 2036, an increase slightly above 51%.

Collectively this shows that between primary and high schools in Nowra Bomaderry, there will be an increase in student numbers from 7,324 in 2016 to 10,917 in 2036, an overall increase of 3,593 students or growth of approximately 49%.

Such an increase in student numbers will place further demand on sports and recreational facilities including the proposed Regional Sports and Community Precinct, particularly given the close proximity of a number of Nowra Bomaderry primary and high schools including:

- Bomaderry Primary
- Bomaderry High
- Nowra Anglican College
- Nowra High
- Nowra Primary
- Shoalhaven High School



### 4.6.3 Population

The overall Shoalhaven region has a population base as at 2016 of 98,636 which is projected to increase by 21.14% over the course of the next 20 years to a total of 119,467 as outlined in the table below:

#### SHOALHAVEN REGION

Area	2016	2021	2026	2031	2036	Total Change
Bangalee/ Cambewarra Village, Tapitallee and surrounds	3,063	3,201	3,926	5,275	6,979	3,916
Berry and surrounds	4,415	4,450	4,502	4,576	4,669	254
Bomaderry	6,783	6,915	7,037	7,162	7,329	546
Burrill Lake, Kings Point, Dolphin Point, Lake Tabourie	2,920	3,013	3,146	3,335	3,470	550
Callala Bay, Cullala Beach, Currarong, Myola and surrounds	3,682	3,785	3,877	3,960	4,052	370
Coastal mid	2,265	2,305	2,344	2,405	2,472	207
Coastal south	1,733	1,771	1,811	1,848	1,883	150
Culburra Beach, Orient Point	3,523	3,670	3,827	4,002	4,178	655
Greenwell Point, Terara and surrounds	1,893	1,903	1,914	1,980	1,950	57
Huskisson, Falls Creek, Tomerong Woollamia	3,418	3,531	3,629	3,714	3,820	402



Area	2016	2021	2026	2031	2036	Total Change
Milton, Mollymook, Mollymook Beach, Narrawallee and surrounds	6,473	7,060	7,720	8,280	8,599	2,126
North Nowra	5,766	6,027	6,424	7,006	7,529	1,763
Nowra	9,412	9,683	9,950	10,027	10,099	687
Rural balance	2,643	2,645	2,672	2,714	2,758	115
Sanctuary Point	6,916	7,100	7,217	7,264	7,330	414
Shoalhaven Heads,	3,154	3,189	3,222	3,272	3,328	174
St Georges Basin, Basin View	4,290	4,486	4,833	5,157	5,407	1,117
Sussex Inlet, Swanhaven, Berawan, Cudmirrah and surrounds	4,268	4,399	4,581	4,753	4,921	653
Ulladulla	6,585	6,878	7,141	7,384	7,608	1,023
Vincentia, Erowal Bay and surrounds	5,615	6,088	6,437	6,564	6,634	1,019
West Nowra, South Nowra, Nowra Hill and surrounds	4,862	5,816	6,742	8,037	9,160	4,298
Werrigee	4,937	5,023	5,191	5,291	5,293	361
<b>TOTAL</b>	<b>98,636</b>	<b>102,936</b>	<b>108,192</b>	<b>113,956</b>	<b>119,467</b>	<b>20,857</b> <b>(21.14%)</b>



It is acknowledged that there is a growing percentage of aged people (65 and over) within the Shoalhaven region. This figure is estimated to grow by more than 50% through to the year 2036. A further area of interest is the low to, in some cases negative, growth in the age category of 15 to 24 which, from 2011 to 2036, is projected at 7.2%

Age group	2011	2026	% change	2036	% change
0-14	17,012	18,944	11.4	20,950	10.6
15-29	14,945	14,986	0.3	16,517	10.2
30-49	21,295	22,705	6.6	25,110	10.5
50-64	20,945	21,874	4.4	23,691	8.3
65-79	16,225	21,725	33.8	23,721	9.1
80 over	5,833	7,956	36.3	9,479	19.1
<b>TOTAL</b>	<b>96,255</b>	<b>108,190</b>	<b>12.3%</b>	<b>119,468</b>	<b>10.4%</b>



• **NOWRA BOMADERRY**

Whilst the study is to establish a Master Plan for development of an Regional Sports and Community Precinct for Shoalhaven, greater focus has been given to the Nowra Bomaderry area given that it represents 45% of the overall projected population base in 2036. In 2015/2016 Nowra Bomaderry represented just 38.6% of the overall Shoalhaven population base. As such it is of interest to analyse the projected growth in population by age groups and occupancy rates:

**Nowra Bomaderry Population projection—Functional Age group (Number)**

Age group	2016	2021	2016	2031	2036
Young dependents (0-14)	7,622	8,661	9,669	10,362	10,885
Working age (15-64)	23,400	24,940	26,915	29,346	32,232
Elderly dependents (65+)	6,845	7,911	9,152	10,065	10,592
<b>Total</b>	<b>37,867</b>	<b>41,512</b>	<b>45,736</b>	<b>49,773</b>	<b>53,709</b>

**Nowra Bomaderry Population Projection—Functional Age group (%)**

Age group	2016	2021	2026	2031	2036
Young dependents (0-14)	20.1	20.9	21.1	20.8	20.3
Working age (15-64)	61.8	60.1	58.8	59.0	60.0
Elderly dependents (65+)	18.1	19.1	20.0	20.2	19.7
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on the two tables adjoining, the following can be concluded:

- Nowra Bomaderry population is projected to increase by 15,842, an increase of 70% over the period
- The 0-14 age group is projected to increase by 3,263, or 42%
- The 15-64 age group is projected to increase by 8,832, or 37%
- The 65+ age group is projected to increase by 3,747, or 54%.

The increase in both the 0-14 age group and particularly the 65+ age group are certainly to be considered in the context of facilities and services to be provided within the proposed regional Sports and Community Precinct.

Of further interest is an analysis of dwellings to be developed to cater for this population growth in the Nowra Bomaderry area.

Indicator	2016	2012	2026	2031	2036
Population	37,866	41,513	45,736	49,771	53,710
Occupancy rates	2.50	2.43	2.37	2.31	2.26
Occupied total dwellings	15,146	17,084	19,298	21,546	23,765
Vacancy rates %	6.90	6.90	6.90	6.90	6.90
<b>Total Dwellings</b>	<b>16,262</b>	<b>18,342</b>	<b>20,719</b>	<b>23,133</b>	<b>25,515</b>

It is noted that over the course of the next 20 years it is projected that a further 8,619 dwellings will be developed and occupied within the Nowra Bomaderry area



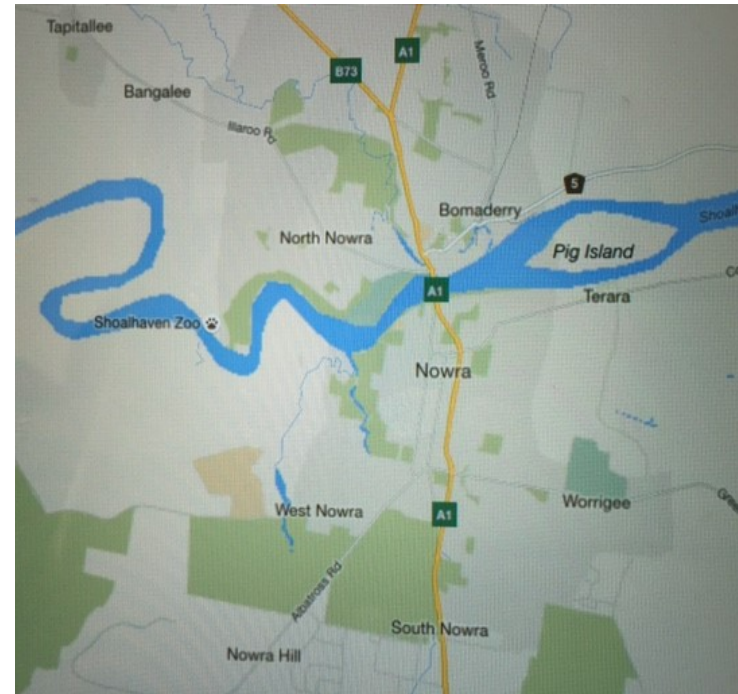


Of further interest is to consider the general location/area of the projected population growths, notably:

Area	2015	2036	% Change
Nowra	9,408	10,099	7.34
Bomaderry	6,742	7,329	8.19
West Nowra	4,698	9,160	94.98
North Nowra	5,743	7,529	31.09
<b>Total</b>	<b>26,591</b>	<b>34,117</b>	<b>12.83%</b>

This represents an increase in population of 7,526 over the course of the next 20 years or in other words an increase of 28%.

The significance of this growth is the location of the growth areas in relation to the proposed Regional Sports and Community Precinct, that is they are all within a radius of 8 km from the precinct.



**4.6.4 Economic Trends**

Nowra Bomaderry, regarded as the economic hub of the Shoalhaven is very much aligned to the overall economic health of the Southern Illawarra region.

Between 1996-2001 total employment in the region grew by 9.1%, while employment in Australia grew by 8.7%. Employment within the Shoalhaven district however, grew by 13.5% for the same period, above that of the national and regional average.

**4.6.5 Employment Growth**

Employment in the Shoalhaven area is projected to grow from 32,222 in 2016 to 39,512 in 2036 or by 23.3%.

A significant part of this growth is expected to occur in Nowra Bomaderry with growth from 14,625 in 2016 to 20,145 in 2036, a growth

	2016	2021	2026	2031	2036
<b>Shoalhaven</b>					
Population	64,443	67,056	69,699	73,638	79,024
Participation rate	0.50	0.50	0.50	0.50	0.50
Employment	32,222	33,528	34,850	36,819	39,512

**Nowra Bomaderry**

Population	23,400	24,941	26,915	29,344	32,232
Participation rate	0.63	0.62	0.63	0.62	0.63
Employment	14,625	15,588	16,822	18,340	20,145

of 38% as indicated in the table below:

It is of interest to note the sections of the market in which this above average employment growth is occurring. As outlined in the table below, it is driven by both population and favourable developments in its economic base secondary industries. In part, this growth results from the lifestyle attraction of the region for retirees.

Nowra Bomaderry	2016	2021	2026	2031	2036
Production industry	2,388	2,553	2,687	2,907	3,127
Services industry	2,116	2,263	2,382	2,577	2,771
Business services	962	1,029	1,083	1,171	1,260
Services to consumers	6,014	6,431	6,768	7,323	7,876
Community services	5,400	5,774	6,076	6,575	7,071
<b>Total</b>	<b>16,880</b>	<b>18,050</b>	<b>18,996</b>	<b>20,553</b>	<b>22,105</b>

The major sectors exhibiting employment growth include cultural and recreational services, retail, health and community services, construction and education. Other significant economic base sectors include defence, hospitality, commercial fishing as well as wood and paper manufacturing.



**4.6.6 Health**

Health is a major cost for all levels of government. The more effective initiatives that can be undertaken from a preventative health aspect, the greater likelihood of reduced costs later on in terms of other care and assistance facilities, which come at a greater cost than the preventative measures that can be undertaken.

The Nowra/Bomaderry region has experienced above average rates of health issues that can be prevented and mitigated by the introduction of appropriately structured health and wellbeing programs.

Region	Type 2 Diabetes	High Cholesterol	Asthma	Cardio Disease	Respiratory Disease
Shellharbour	3.7	5.6	9.8	111	114
Nowra-Bomaderry	3.9	5.9	10.7	104	94
Shoalhaven - Balance	3.6	5.7	10.4	107	103
Wollongong – Inner	3.6	5.6	9.5	105	116
Wollongong – Balance	3.7	5.6	9.6	103	112
Illawarra-Shoalhaven Total	3.6	5.7	9.9	103	106
New South Wales	3.5	5.5	9.2	104	104
Australia	3.4	5.6	9.7	100	100

Source: PHIDU Social Health Atlas of Australia: Medicare Locals; published 2012.

The above table clearly identifies that there is an increased occurrence of diseases, above the state and national averages, that are commonly associated with poor health status. The study also identified that the above correlated with key indicators of poor health.

Region	Physical Inactivity	Obesity	
		Male	Female
Shellharbour	34.8	24.3	20.0
Nowra-Bomaderry	37.5	23.8	17.5
Shoalhaven - Balance	33.6	23.4	19.0
Wollongong – Inner	32.3	22.6	18.9
Wollongong – Balance	34.0	23.7	19.4
Illawarra-Shoalhaven Total	33.7	23.2	18.8
New South Wales	34.9	21.6	16.5
Australia	34.3	19.6	16.4

Source: PHIDU Social Health Atlas of Australia: Medicare Locals; published 2012.

The ability to have a locally accessible community complex that provides both exercise facilities along with access to community health and well being services, should play a significant role in driving down these numbers.

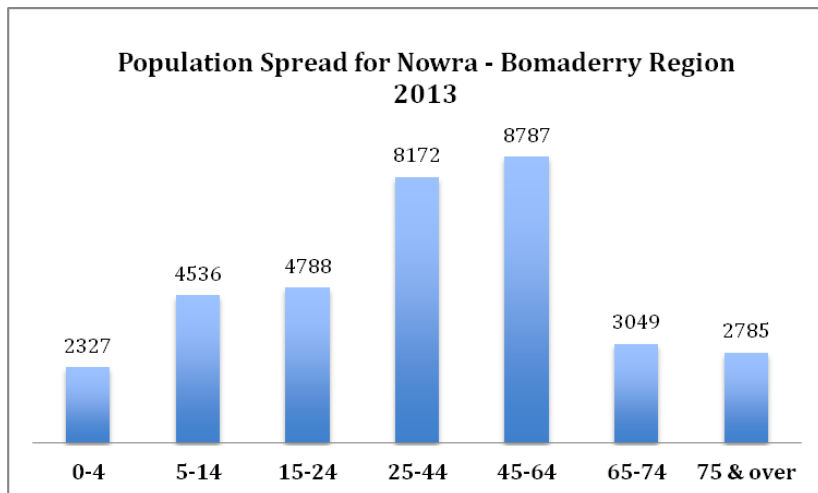
This emphasises the requirement that the Complex be developed on the basis that it not only provides the required health and Social Services, but also provides areas for communal interaction for attendees, such as the elderly, resulting in an improvement in the health and well being of the aged community.

The overall conclusion from the studies reviewed, was that the introduction of accessible preventative health strategies within the region are essential. A key component of such strategies is having a clearly identified hub that provides an environment that is welcoming and encourages visitation from targeted groups requiring assistance.



### 4.6.7 Aged Care

The provision and location of facilities for the aged is a key issue for communities. The Nowra-Bomaderry area in particular has a significant aged population that is anticipated to grow in proportion to the rest of the population.



Source: Population Health Profile - Medicare Local Report 2013 (Source ABS 2012)

Approximately 43% of the population are aged over 45 years and 17% are aged over 65 years and it is estimated that the population will further age in the future:

	0-4	4-15	15-24	25-44	45-64	65-74	75+	Total
2011	2,327	4,536	4,788	8,172	8,787	3,049	2,785	34,444
2021	2,220	4,460	4,230	8,690	9,340	4,740	4,030	37,710
Change	-107	-76	-558	518	553	1,691	1,245	3,266

Based on the above, the aged population over 45 years will increase to 57% and over 65 will increase to 22%

This represents a substantial ageing of the population and highlights the need to ensure appropriate and adequate community facilities that are readily accessible within the region.

With limited public transport being cited in a number of studies, along with several of the interviewees in the course of this study, having one complex providing multiple community facilities is important in encouraging attendance. This is particularly important in respect of the aged, who are arguably less mobile (particularly those most likely to require many of the services being identified).

The Medicare Local Study 2013, also identified that:

*“In addition to the health effects of homelessness, researchers have identified social isolation in the elderly as a major health risk factor and argue that it is more harmful than not exercising and twice as harmful as obesity.”*

The design of the facilities within the complex will need to factor in the aged requirements in terms of movement around the facility (e.g. wheelchair access)



#### 4.6.8 Indigenous

In 2011 it was estimated that the Indigenous population for Nowra-Bomaderry was 2,338, which represented approximately 7% of that region’s population.

Source: ABS Census 2011

Region	Indigenous Persons	% of Total Population
Jervis Bay	227	59.9%
Kiama	285	1.4%
Shellharbour	1,930	3.0%
<b>Nowra-Bomaderry</b>	<b>2,338</b>	<b>7.0%</b>
Shoalhaven - Balance	1,980	3.3%
Wollongong – Inner	1,807	1.8%
Wollongong – Balance	2,442	2.6%
Illawarra-Shoalhaven Total	10,989	3.0%
<b>New South Wales</b>	<b>172,621</b>	<b>2.0%</b>
Australia	548,368	2.5%

In terms of volume and density, the Nowra-Bomaderry area contains a high proportion of Indigenous inhabitants that will require appropriate and adequate facilities provided that are readily accessible.

The table adjoining provides a number of key indicators, pertaining to the nature of the Indigenous population:

INDICATOR	Rate 2006	Relative to Indigenous NSW	Relative to non Indigenous Shoalhaven
Proportion aged 65+	4%	1% more	17% less
Children born per woman	3.1	2% more	16% more
One parent families	31%	1% more	21% more
Preschoolers as a % of 3-4s	54%	3% less	30% less
Secondary students as % of 12-	65%	3% less	21% less
% of adults with tertiary qualifi-	36%	2% less	12% less
Average individual income	\$363	10% less	21% less
% of 55-64s with severe disability	10%	66% more	14% more

Source: Office of Communities, Aboriginal Affairs – Portrait of Shoalhaven (based on 2006 census)

While the above report is from 2006 it does provide a strong indication of key areas of concern that will continue to require attention within the indigenous community, primarily:

- Childcare
- Education
- Health

With Bomaderry having an above average percentage of indigenous residents and perceived problems with transport being raised, it is important that facilities addressing the above issues are local and readily accessible.



#### 4.6.9 Child Care

The environment surrounding childcare is important as it relates to a number of other areas including health and education.

Furthermore it is important to identify the circumstances surrounding the carers, to ensure that they are able to exist in an appropriate environment in terms of health and social interaction. The Table below provides a comparative of where the region lies in terms of single parent families.

ABS Census 2011

Region	Total single parent families	%of population over 15 years old	Single parent families with children under 15 yrs.	% of total families with children under 15 yrs.
Jervis Bay	31	1.0	20	51.3
Kiama	723	4.4	369	19.3
Shellharbour	3,345	6.7	1,862	25.9
Nowra-Bomaderry	1,743	6.6	1,066	31.5
Shoalhaven balance	2,668	5.4	1,504	29.3
Wollongong– inner	4,479	5.4	2,137	22.7
Wollongong balance	4,467	6.0	2,307	23.1
Illawarra/ Shoalhaven balance	17,456	5.8	9,275	25.0
NSW	297,904	5.3	151,157	21.2
Australia	901,636	5.2	472,848	21.3

Of particular concern are the circumstances surrounding single parent families, where there exists a combined burden of caring for the children and deriving an income.

With nearly 1/3 of all families with children under 15 being single parent families, there needs to be strong consideration given to the development of facilities and services that provide parents, carers and children with the opportunity to access appropriate sport and social recreation activities, to assist in attaining a healthy lifestyle.

There are a number of key areas that the above figures highlight should be considered in terms of planning for a community orientated complex:

- **An area and facility where children and carers are encouraged to visit and thereby get out of their homes and enter into a social environment that is health orientated**
- Services, including education, that encourage healthy choices across various aspects of lifestyle
- **Activities that are health orientated and encourage social interaction**
- Accessibility of the facility for the community
- Affordability of the facilities and services provided.



#### 4.6.10 Youth

With youth representing the immediate future adult population of a region, it is important that there are robust pathways in terms of education and personal development (including health). If there is not an effective environment in place for this group, it is doubtful that circumstances will be able to change in the future.

The Table below identifies the education/working status of local youth (15-19)

Regions	% of full time participation in any form of education at age 16 in 2011	% learning or earning at age 15 to 19 in 2011	% school leavers in higher education in 2012
Jervis Bay	56.3	100.0	N/A
Kiama	85.6	85.0	33.2
Shellharbour	78.2	78.5	19.9
<b>Nowra/Bomaderry</b>	<b>73.6</b>	<b>69.7</b>	<b>17.2</b>
Shoalhaven balance	78.7	76.7	19.4
Wollongong-inner	85.2	83.7	33.7
Wollongong balance	80.7	80.3	25.1
Illawarra-Shoalhaven total	80.4	79.6	22.7
<b>New South Wales</b>	<b>80.1</b>	<b>81.4</b>	<b>29.1</b>
Australia	79.1	80.1	30.4

With the Nowra-Bomaderry region having the lowest learning earning percentage for youth, particularly with the rate of school leavers going on to higher education at nearly half the national figure.

The ability to create a focal point with various activities, appealing and/or necessary, can be significant in assisting in improving the figures above.

The positive responses received from both TAFE and University of Wollongong, provide an opportunity to develop meaningful programs in an appropriate environment, that has the potential to encourage youth to engage in further development.

Source; PHIDU Social Health Atlas of Australia: Medicare Locals, published 2012 /13



ACCLIMATE

*Adapt to a changing environment*



**4.6.11 Income**

The design of facilities needs to take into account the economic circumstances of the community.

While low socio economic areas have been linked to poor physical and mental health issues, the ability of the community to pay for services and facilities is limited. Therefore, it is important to develop appropriate structures and operations that are efficient and effective in delivering programs, and are positioned in such a way that will maximize attendance from the community sectors being targeted.

In determining the appropriate facilities and operating structures, it is important to understand the economic circumstances of the local community.

There are strong indications that the Nowra-Bomaderry is not strong in the socio economic area as demonstrated below in the *Socio- Economic Indexes For Areas (SEIFA)* (note lower values represent lower socio-economic status), as assessed by the Australian Bureau of Statistics.

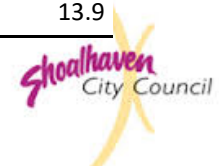
Regions	SEIFA	Unemployment rate %
Kiama	1055	3.8
Shellharbour	969	7.40
<b>Nowra/Bomaderry</b>	<b>940</b>	<b>10.0</b>
Shoalhaven balance	962	6.7
Wollongong-inner	991	6.5
Wollongong balance	968	7.3
Illawarra-Shoalhaven Total		7.1
<b>New South Wales</b>		<b>5.1</b>
Australia		5.1%

The Medicare Local report 2013, stated that;

*“While research has proven that unemployment is strongly associated with poor physical and mental health, the health and social impacts of unemployment are reported to be even more catastrophic for children within jobless families. In 2011 it was found that within the Illawarra-Shoalhaven 16.2% of all children below 15 years of age belonged to jobless families, with 15.9% of all jobless families having to support children under the age of 25 years. Apart from Jervis Bay, both these indicators were reported to be the highest for the Nowra Bomaderry region.”*

# PHIDU Social Health Atlas of Australia: Medicare Locals, published 2013

Regions	Families		Children	
	Jobless families with children under 15	% total families with children under 15	Children under 15 in jobless families	% of children under 15 years
Jervis Bay	15	40.5	45	52.3
Kiama	145	7.8	259	7.7
Shellharbour	1,142	15.7	2,181	16.8
<b>Nowra/Bomaderry</b>	<b>715</b>	<b>21.2</b>	<b>1,304</b>	<b>21.4</b>
Shoalhaven balance	995	19.4	1,780	19.5
Wollongong-inner	1,345	14.3	2,236	13.9
Wollongong-balance	1,541	15.4	2,825	15.9
Illawarra-Shoalhaven total	5,898	15.9	10,630	16.2
<b>New South Wales</b>	<b>100,680</b>	<b>14.1</b>	<b>185,239</b>	<b>14.7</b>
Australia	294,874	13.3	541,792	13.9





This section of the report summarises the findings from the interviews undertaken during the course of the study together with research undertaken with the Shoalhaven City Council consultant and in house reports and general desktop research.

**4.5.1 Sporting Groups**

Sport	Current environment	Future requirements
<b>CRICKET</b>		
<ul style="list-style-type: none"> <li><b>SHOALHAVEN CRICKET ASSOCIATION</b></li> </ul>	<ul style="list-style-type: none"> <li>• Association presently has 30 senior and 28 junior teams.</li> <li>• Bomaderry Cricket Club is the only club based at Artie Smith Oval</li> <li>• Facilities are considered sub standard</li> <li>• Council does not maintain the fields and pitches</li> <li>• The game is growing</li> <li>• Vandalism is a major problem, so too are trail bikes destroying the playing surface</li> </ul>	<ul style="list-style-type: none"> <li>• Requires significantly improved playing and practice facilities</li> <li>• Requires a senior ground which has fencing, lighting and turf wickets</li> <li>• Requires an indoor cricket facility for junior and senior                             <ul style="list-style-type: none"> <li><b>Note:</b> This is also required by schools– both primary and secondary</li> </ul> </li> <li>• Requires practice wickets—ideally turf and synthetic</li> </ul>
<ul style="list-style-type: none"> <li><b>NSW CRICKET ASSOCIATION</b></li> </ul>	<ul style="list-style-type: none"> <li>• Nowra Bomaderry has been identified as a major regional centre by the Association and they are proposing to assist a good deal more in the development of the game within the region</li> </ul>	<ul style="list-style-type: none"> <li>• Potential support for an Indoor cricket centre</li> <li>• Potential for a development officer to be located at Nowra Bomaderry</li> <li>• Potential to play a trial NSW cricket match</li> </ul>



Sport	Current environment	Future requirements
<b>JUNIOR RUGBY LEAGUE</b>	<ul style="list-style-type: none"> <li>• Presently have 5 junior teams (70 children aged 6-16 years of age) playing for Bomaderry</li> <li>• This is projected to grow to 13 teams by 2020, including boys and girls</li> <li>• Juniors play in the Shoalhaven competition which has a total of 8 teams including Nowra, St Georges Basin, Culburra, Ulladulla, Sussex Inlet and Batemans Bay</li> <li>• <b>No senior team plays at Bomaderry—Nowra Bomaderry Jets play at Showgrounds. The Jets did however play 3 matches at Bomaderry during the 2015 season</b></li> <li>• Juniors train Tuesday, Wednesday, Thursday and Friday 4.00-6.00 pm using 3 fields</li> <li>• Seniors train Tuesday and Thursday 6.00-8.00pm using 3 fields</li> <li>• Consider the facilities at Bomaderry to be poor, including the fields and change rooms</li> </ul>	<ul style="list-style-type: none"> <li>• Consider that the senior team should be based back at Bomaderry</li> <li>• To achieve the above, and NRL standard playing field with fencing and lighting to enable night football to be provided, together with seating and quality change rooms</li> <li>• An additional 2 training fields to be provided</li> </ul>



Sport	Current environment	Future requirements
<b>COUNTRY RUGBY LEAGUE</b>	<ul style="list-style-type: none"> <li>• Nowra Bomaderry Jets play in the Group 7 League and their home ground is the Nowra Showgrounds</li> <li>• The Showgrounds is not regarded as an ideal venue and the standard of facilities is poor</li> </ul>	<ul style="list-style-type: none"> <li>• Would fully support the development of an NRL standard playing field together with seating, lighting and quality change rooms</li> <li>• Such a facility should become the home of the Nowra Bomaderry Jets</li> <li>• NRL would support the playing of regional and state level matches</li> <li>• Would also consider planning a development office in Nowra Bomaderry</li> <li>• Facility could also host an NRL club “pre season training camp”.</li> </ul>
<b>NSW RUGBY LEAGUE</b>	<ul style="list-style-type: none"> <li>• NSWRL controls rugby league throughout the state with Country RL coordinating all rugby league within all country regions</li> </ul>	<ul style="list-style-type: none"> <li>• Would support proposed development through Country RL</li> <li>• Would support local elite pathway programs to ensure juniors remained within the local home environment</li> <li>• Fully support local injection of elite NRL players to visit schools</li> </ul>



Sport	Current environment	Future requirements
<p><b>NOWRA BOMADERRY JETS</b></p>	<ul style="list-style-type: none"> <li>• Have 5 senior teams, 1st, 2nd, 3rd, women and tag</li> <li>• The Jets play home games and train at the Nowra Showgrounds</li> <li>• The facility is OK, but not entirely great as the standard of the field varies and there are times that they are unable to access the facility including show time</li> <li>• On these occasions the Jets move their home games to the Bomaderry Sporting Complex</li> <li>• They also have difficulties on game days due to many other activities running at the same time</li> <li>• Play in the Group 7 competition with all finals played outside of Nowra Bomaderry.</li> <li>• They would like to be able to hold finals but at present are unable to do so due to the standard of the facility</li> </ul>	<ul style="list-style-type: none"> <li>• If an NRL standard rugby league field was to be developed at the Bomaderry sporting Complex they would relocate immediately</li> <li>• Lighting for night games and training is essential as too, is spectator seating</li> <li>• An amenities facilities to have ‘large storage” office/ club rooms, change, medical area and kiosk</li> </ul>



Sport	Current environment	Future requirements
<b>LITTLE As</b>	<ul style="list-style-type: none"> <li>• Little As in Nowra/Bomaderry has a total of just over 250 junior athletes (boys and girls) from the age of 5 through to 15</li> <li>• They presently train and compete at the Shoalhaven High School athletics facility which is turf and is in very poor condition</li> <li>• The club competes against Shoalhaven, Milton/Ulladulla, St Georges Basin, Kiama, Albion Park and Lake Illawarra</li> <li>• In all these are approximately 1,300 Little As competing</li> <li>• If a tartan track was developed it would accommodate most zone and state championships</li> <li>• Clubs are losing young athletes to lack of facilities and poor quality facilities</li> <li>• Some athletes travel to Wollongong (Barton Park) to train and compete on a tartan track</li> </ul>	<ul style="list-style-type: none"> <li>• Require a synthetic (tartan) athletics track urgently</li> </ul>



**ACCLIMATE**

*Adapt to a changing environment*



Sport	Current environment	Future requirements
<b>SENIOR ATHLETICS</b>	<ul style="list-style-type: none"> <li>• There are two senior athletics clubs in the Shoalhaven; Nowra Athletics (Cambewarra) and St Georges Basin (St Georges Basin). Both clubs are on the south of the Nowra River and they both believe it would be preferable to locate an athletics field on the south side.</li> <li>• There are approximately 320 senior athletes competing, with registration increasing.</li> <li>• Both clubs compete on grass surfaces and are continually impacted on the use of facilities leading to half the athletics season lost in 2015</li> </ul>	<ul style="list-style-type: none"> <li>• Both clubs agreed that a new athletics facility with a tartan track would be a great boost to athletics in the region and retain young athletes who generally migrate to Wollongong</li> </ul>
<b>CLIMB NOWRA</b>	<ul style="list-style-type: none"> <li>• Nowra is a major outdoor rock climbing area, recognised world wide</li> <li>• All rock climbing in the area is undertaken outdoors and is very popular with the interstate and overseas climbers.</li> <li>• Consider that a centre like “Climb Fit” located at St Leonards, Sydney, would be ideal for Nowra Bomaderry.</li> </ul>	<ul style="list-style-type: none"> <li>• Require an Indoor Centre which would be used by the following groups:                             <ul style="list-style-type: none"> <li>-those learning how to rock climb</li> <li>-experienced rock climbers for training</li> </ul> </li> <li>• A Regional Indoor Centre would take up 3 to 5 squash courts and ideally need a height of up to 30m. Fitout for such a centre would be approximately \$500K</li> <li>• An indoor centre would be used predominantly on weekends and evenings, schools would use it during the day</li> </ul>



Sport	Current environment	Future requirements
<b>SOCCER AND IN-DOOR SOCCER (FUTSAL)</b>	<ul style="list-style-type: none"> <li>• Soccer has its headquarters at South Nowra which presently has 6 quality fields with a further 2 to be added, both with lighting</li> <li>• Soccer has no need for the Bomaderry Complex but would use a high quality field with lighting, fencing and with quality spectator seating and change facilities for an elite level event</li> <li>• A high level demand exists for an indoor soccer (futsal) facility to re-establish the sport</li> <li>• Public transport is poor and makes it difficult for people to get to the precinct</li> <li>• To secure elite level events Nowra/Bomaderry must develop more high quality accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Requires a dedicated Indoor Soccer (Futsal) facility</li> <li>• It is considered that futsal will not gain the required use in the proposed Shoalhaven Indoor Sports Centre to grow the sport</li> <li>• They consider that one of the existing basketball courts should be converted into a futsal facility</li> </ul> <p><b>UPDATE:</b></p> <p>As noted, the conversion of the existing basketball stadium is not able to accommodate an Indoor Soccer (Futsal) facility and, as such, it is recommended this facility be provided for within the Shoalhaven Indoor Sports Centre.</p>
<b>BASKETBALL NSW</b>	<ul style="list-style-type: none"> <li>• The existing basketball centre has passed its use by date</li> <li>• The Shoalhaven Association presently has a total of 28 senior and 32 junior teams</li> <li>• Concerns about the Bomaderry complex is the lack of the following:                         <ul style="list-style-type: none"> <li>i. a good public transport system</li> <li>ii. Good quality and ample supply of accommodation to cater for visiting elite level teams</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The proposed 4 court Shoalhaven Indoor Sports Centre facility will cater for the region’s basketball requirements into the foreseeable future</li> </ul>



Sport	Current environment	Future requirements
<b>SHOALHAVEN BASKETBALL</b>	<ul style="list-style-type: none"> <li>• The development of the multi purpose use facility is much needed to assist in developing basketball participation in the region as well as volleyball, netball, badminton and futsal</li> <li>• They did not see Indoor Cricket as a user of the new multi purpose facility</li> <li>• A general program for the new facility would be:                             <ul style="list-style-type: none"> <li>(i) Monday—seniors (male) 6-00pm-10-00pm</li> <li>(ii) Tuesday— seniors (female) 6-00pm-10-00pm</li> <li>(iii) Wednesday—juniors (male) 4-30pm-7-30pm</li> <li>(iv) Thursday volleyball 6-00pm-10-00pm</li> <li>(v) Friday juniors (female) 4-30pm– 7-30 pm</li> <li>(vi) Schools during the week 9-00am-12-00pm + 1-00pm-3-00pm</li> <li>(vii) Weekend: representative games: senior and junior.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• They intend to operate/manage the new facility</li> <li>• They will market and sell the facility for other events including martial arts, Swifts, Kings, tennis, indoor archery and bowls; with revenues going to management</li> <li>• They consider that the new facility will operate independently of the Regional Sports and Community Centre.</li> </ul>





Sport	Current environment	Future requirements
<b>NSW AFL</b>	<ul style="list-style-type: none"> <li>• South coast league presently has 6 clubs each with two teams; Bomaderry, Nowra, Ulladulla, Wollongong, Batemans Bay and Kiama as well as 6 junior clubs from under 10s up to under 17s.</li> <li>• AFL is happy to share facilities with cricket and other sports</li> <li>• The NSW AFL development group is presently based at North Dalton Park in Wollongong</li> </ul>	<ul style="list-style-type: none"> <li>• Would fully support the development of a quality standard playing field with fencing and lighting to enable games to be played at night</li> <li>• Provision of quality change rooms, bathrooms, medical room, storage for 4 teams as well as for umpires and a club room</li> <li>• A second field would be ideal</li> <li>• Should offices be provided the NSW AFL may well open a development arm</li> </ul>
<b>BOMADERRY TIGERS (AFL)</b>	<ul style="list-style-type: none"> <li>• Bomaderry Tigers is a very strong club and is based at the Artie Smith Oval which they share with cricket</li> <li>• The playing surface is fair but really needs a complete resurfacing</li> <li>• It would be ideal to have improved amenities</li> <li>• They would appreciate greater support from the NSW/ACT AFL</li> </ul>	<ul style="list-style-type: none"> <li>• Improved facilities including:                             <ul style="list-style-type: none"> <li>(i) playing fields (senior and junior)</li> <li>(ii) new amenities block</li> <li>(iii) fenced ground</li> <li>(iv) field lighting</li> </ul> </li> <li>• Bigger AFL presence in Nowra Bomaderry to address:                             <ul style="list-style-type: none"> <li>(i) Elite junior pathway programs</li> <li>(ii) Visiting schools regularly</li> <li>(iii) Financial support for upgrading facilities</li> </ul> </li> </ul>



Sport	Current environment	Future requirements
<p><b>SHOALHAVEN COUNCIL AQUATICS</b></p>	<ul style="list-style-type: none"> <li>• The site presently has the following aquatic facilities which are considered to be of a poor quality:                             <ul style="list-style-type: none"> <li>- 50 metre outdoor pool</li> <li>- 25 metre indoor pool with 6 lanes</li> </ul> </li> <li>• It is proposed that these pools be decommissioned given the Community Pavilion is developed with the squad programs using the 50m outdoor pool moving to the Nowra Aquatic Park 9 lane 50 m heated outdoor pool.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommended that the following facilities be provided for within the Community Pavilion:                             <ul style="list-style-type: none"> <li>(i) 20m x 20m learn to swim pool, used also for water aerobics</li> <li>(ii) 25m x 8 lane lap pool in accordance with Council’s amendment</li> <li>(iii) 20m x 5m play pool</li> </ul> </li> <li>• It is further recommended that the above aquatic facilities are supported by a gymnasium, as well as a medical and rehabilitation area</li> </ul>
<p><b>NSW RUGBY UNION</b></p>	<ul style="list-style-type: none"> <li>• Shoalhaven play in the Illawarra competition</li> <li>• Finals are played at Wollongong</li> <li>• NSW Rugby Union has no direct contact with the club, this is undertaken through the Illawarra competition</li> </ul>	<ul style="list-style-type: none"> <li>• Would recommend a synthetic surface as opposed to turf</li> <li>• Would certainly consider playing pre season elite level and final matches at the new venue</li> </ul>



Sport	Current environment	Future requirements
<p><b>SHOALHAVEN RUGBY UNION</b></p>	<ul style="list-style-type: none"> <li>• Presently have the following teams:                             <ul style="list-style-type: none"> <li>- Seniors—1st, 2nd and Colts</li> <li>- Juniors— under 8/9s, 11s, 14s and 15s</li> </ul> </li> <li>• Have 70 registered senior players and 80 registered juniors</li> <li>• The club plays in the Illawarra competition which has teams from Bowral, Camden, Campbelltown, Shamrock, Wollongong University, Avondale, Kiama and Vincentia</li> <li>• Their existing facility can accommodate up to approximately 3,000 patrons and has held a pre season elite level match between the Waratahs and Western Force</li> </ul>	<ul style="list-style-type: none"> <li>• They would prefer to hold all matches, including elite level, country championships and public school carnivals at their existing facility</li> <li>• However the club recognised that, if a higher quality facility was available, they would certainly need to consider using it.</li> </ul>
<p><b>SHOALHAVEN NETBALL</b></p>	<ul style="list-style-type: none"> <li>• Presently have 16 outdoor courts located at Park Road Nowra, together with change rooms</li> <li>• They presently have a total of 1,049 registered players playing within;                             <ul style="list-style-type: none"> <li>(i) 8 senior teams</li> <li>(ii) junior teams playing from under 8/9s, 10s, 11/12s, 13/14s and 15/17s</li> </ul> </li> <li>• The 16 courts are now used to capacity every day of the week                             <ul style="list-style-type: none"> <li>-Monday to Thursday: Twilight competition</li> <li>-Friday: rep teams</li> <li>-Saturday/Sunday: carnivals and competitions.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• They require, as a minimum, 2 indoor courts to meet present demand and 4 indoor courts if they are to hold regional and state championships</li> </ul> <p>Note: They believe that only local clubs will use the new indoor complex</p> <ul style="list-style-type: none"> <li>• The club cannot see how they can effectively use the new centre given the understanding as to its use by basketball, volleyball, badminton and futsal</li> <li>• They could hold elite level events and championships, but are not sure how they can access the facility.</li> </ul>



Sport	Current environment	Future requirements
<b>NOWRA CROQUET</b>	<ul style="list-style-type: none"> <li>• There are two existing courts at present</li> <li>• They note that they have formal approval through Council to proceed with construction of two additional courts on the existing tennis courts</li> <li>• They have an existing 5 year lease which terminates on the 15th May 2019 with no renewal option. An annual rental of \$746.61 plus GST with a CPI index is paid annually</li> <li>• They have an existing club house which has the following facilities; kitchen, eating area, toilet and a veranda; which was built in 2005</li> <li>• They have at present a total of 66 members ranging in age from early 50s through to early 80s, with approximately 60% of members being female</li> <li>• They hire out the courts to schools, church groups as well as disabled groups</li> <li>• The club maintains the two courts as well as the amenities and plant storage facilities</li> </ul>	<ul style="list-style-type: none"> <li>• They need to develop 2 additional courts in order to accommodate regional, state and national championships. Note: for a state championship they would expect up to 30 players. Traditionally, a game is comprised of 8 players per court</li> <li>• In addition to the two additional courts, the club would also be required to expand the club house to provide change rooms and bathrooms for male and female, medical rooms, dining and club rooms together with an extended viewing area</li> <li>• They believe the cost to do this would be “around \$300,000”.</li> </ul> <p><b>Note:</b> As mentioned in the Introduction, in its adoption of the Master Plan for the precinct, Council has determined that the Croquet Club be relocated to the Artie Smith Oval site and be provided with four courts together with an amenities facility.</p>



4.5.2 EDUCATION

Education	Current environment	Future requirements
<b>NOWRA ANGLICAN COLLEGE</b>	<ul style="list-style-type: none"> <li>• The school presently uses the following facilities at the complex:                             <ul style="list-style-type: none"> <li>- rugby union and league</li> <li>- soccer</li> <li>- cricket</li> <li>- Australian Rules</li> </ul> </li> <li>• The present standard of facilities is considered to be poor</li> <li>• They have 750 students from kindergarten to year 12 and this number is expected to increase by up to 1,100 students by 2030</li> <li>• They have a very real need for an Athletics Centre, existing facilities at Shoalhaven High are very poor and now travel to Wollongong</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly improved facilities, playing and practice for rugby union, league, soccer, cricket and Australian rules</li> <li>• Improved change room and associated facilities</li> <li>• Development of a synthetic athletics track with jumping and field game facilities</li> <li>• Provision of spectator facilities</li> </ul>
<b>NOWRA HIGH SCHOOL</b>	<ul style="list-style-type: none"> <li>• The school presently has just over 1,000 students from year 7 to 12</li> <li>• They have a grass (turf) athletic facility which has had its share of problems—it is overused</li> <li>• There is a talented athletics program</li> <li>• They do not use the existing facilities at Artie Smith Oval or Bomaderry Sporting Complex due to cost of transport</li> </ul>	<ul style="list-style-type: none"> <li>• Council to develop a synthetic athletic facility on their grounds</li> </ul>



Education	Current environment	Future requirements
<b>BOMADERRY PRIMARY SCHOOL</b>	<ul style="list-style-type: none"> <li>• The school presently has a little over 350 students</li> <li>• They use the facilities including                             <ul style="list-style-type: none"> <li>-playing fields</li> <li>-aquatic</li> <li>-basketball/netball</li> </ul> </li> <li>• Bomaderry swimming pool is always booked out</li> <li>• They have a very real need for after school facility/active programs</li> </ul>	<ul style="list-style-type: none"> <li>• Desperately need an athletics facility – many of their students are also Little As</li> <li>• Have a demand for an indoor cricket and soccer facility</li> <li>• An after school care facility would be really welcomed</li> </ul>
<b>TAFE</b>	<ul style="list-style-type: none"> <li>• Do both on line and face to face education</li> <li>• Offer the following courses:                             <ol style="list-style-type: none"> <li>i. Trade and technology</li> <li>ii. Community service</li> <li>lii. Business</li> <li>Iv. Health (medical and fitness)</li> </ol> </li> <li>• They have a program running with the Dragons centred around mental health</li> <li>• TAFE is looking to build a strategic alliance for its future development</li> </ul>	<ul style="list-style-type: none"> <li>• Would be most interested in working together with Council in a partnership to deliver:                             <ol style="list-style-type: none"> <li>1. Community programs:                                     <ul style="list-style-type: none"> <li>- health, fitness</li> <li>- medical</li> <li>- employment</li> <li>- literacy</li> </ul> </li> <li>2. Support units through nursing for indigenous, disabled and aged care</li> <li>3. Facility and events management support</li> </ol> </li> </ul>



Education	Current environment	Future requirements
<b>UNIVERSITY OF WOLLONGONG</b>	<ul style="list-style-type: none"> <li>• The university presently offers the following courses:                             <ul style="list-style-type: none"> <li>i. Medicine</li> <li>ii. Nursing</li> <li>iii Arts</li> <li>iv. Social Science</li> <li>v. Events management</li> </ul> </li> <li>• Presently has 600 students on campus</li> <li><b>Note:</b> University mentioned that there is an extreme lack of quality accommodation in Nowra Bomaderry and must be addressed</li> </ul>	<ul style="list-style-type: none"> <li>• University of Wollongong is very interested to assist in the project</li> <li>• Consider that an opportunity could exist for students to gain work experience through the new facility in the following areas:                             <ul style="list-style-type: none"> <li>i. Nursing</li> <li>ii. Social Science (rehabilitation-community health)</li> <li>iii. Nursing (rehabilitation)</li> <li>iv. Arts (community development)</li> <li>v. Indigenous programs</li> </ul> </li> </ul>
<b>BOMADERRY HIGH SCHOOL</b>	<ul style="list-style-type: none"> <li>• The school presently has 800 students</li> <li>• They use the Artie Smith Oval and Bomaderry Sporting Complex for all their designated sports periods including:                             <ul style="list-style-type: none"> <li>-soccer</li> <li>- cricket</li> <li>- rugby league</li> <li>- rugby union</li> <li>- hockey</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• They have a major requirement for facilities to meet the following student demands:                             <ul style="list-style-type: none"> <li>i. indoor cricket</li> <li>ii. indoor soccer (futsal)</li> <li>iii. Indoor hockey</li> <li>iv. all weather athletic track</li> <li>v. dance classes</li> </ul> </li> <li>• Would like a facility where they could hold:                             <ul style="list-style-type: none"> <li>i. interactive conferences</li> <li>ii. lectures (4 week courses to learn about varying subjects)</li> </ul> </li> <li>• Would like to see the 3 residential properties bought and demolished</li> </ul>



Education	Current environment	Future requirements
<p><b>SHOALHAVEN HIGH SCHOOL</b></p>	<ul style="list-style-type: none"> <li>• It is noted that Acclimate contacted the High School on seven occasions asking to speak with the principal Kim Rakiposki and the school’s sports master Damien Reef.</li> <li>• To date we have had no response</li> </ul>	



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4.5.3 COMMUNITY

Community	Current environment	Future requirements
<p><b>SHOALHAVEN COUNCIL</b>  <b>“COMMUNITY/SOCIAL INFRASTRUCTURE”</b></p>	<ul style="list-style-type: none"> <li>• The facilities to support the Bomaderry community are considered very poor</li> <li>• Lack of regional sporting and community facilities</li> <li>• Insufficient playgrounds and “things” for children to do after school and at weekends</li> <li>• There is no Youth Centre apart from the Habitat operated facility</li> <li>• The Artie Smith Oval and Bomaderry Sporting Complex requires landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Essential that a child care, family day care and library be established in Bomaderry</li> <li>• Library could be an internet café</li> <li>• Develop a Community Centre including meeting rooms and offices</li> <li>• There is a need for an Occupational Therapy Centre</li> <li>• There is a need for a BMX and Skate Park facility</li> <li>• Buy the three residential sites on Cambewarra Road</li> </ul>
<p><b>SHOALHAVEN HABITAT (Indigenous)</b></p>	<ul style="list-style-type: none"> <li>• There are night patrols undertake for “youth” but they recognise that they need more assistance</li> <li>• There are approximately 100 homeless Aboriginal and Torres Strait Islanders at present and this figure is growing</li> <li>• Habitat undertakes employment and training but requires additional support</li> </ul>	<ul style="list-style-type: none"> <li>• Have a major requirement for youth facilities in the Bomaderry area</li> <li>• Require meeting rooms and classrooms</li> <li>• Community programs through the new precinct would assist greatly, particularly through the development of a meeting place</li> <li>• Development of a scholarship program through the precinct</li> <li>• An indigenous vegetable garden and barbecue area.</li> </ul>



Community	Current environment	Future requirements
<p><b>SHOALHAVEN COUNCIL</b>  <b>“DAY CARE”</b></p>	<ul style="list-style-type: none"> <li>• Bomaderry is a fractured but growing community and is self sufficient</li> <li>• It has one of the lowest literacy and numeracy rates in the state</li> <li>• Whilst a mobile library service is provided, it is not adequate to service the needs of the community</li> <li>• The area lacks public transport</li> <li>• There is a high incidence of crime and alleged drug trafficking</li> </ul> <p>(The rail connection and station is extremely important to Bomaderry)</p>	<ul style="list-style-type: none"> <li>• Provision of a library is essential—books and/or digital</li> <li>• Community pavilion should consider the following elements to be included:                             <ul style="list-style-type: none"> <li>i. occasional care                                     <ul style="list-style-type: none"> <li>- childhood nurse</li> <li>- health/fitness</li> <li>- medical clinic</li> <li>- Aboriginal services</li> </ul> </li> <li>ii. indigenous meeting place</li> <li>iii. hydrotherapy for the aged</li> <li>iv. playground</li> <li>v. community garden area—vegetables and fruit</li> </ul> </li> </ul>
<p><b>SHOALHAVEN COUNCIL</b>  <b>“ARTS CENTRE”</b></p>		<ul style="list-style-type: none"> <li>• Consider that the Arts Centre can play a significant role at the precinct and in particular within the Community Pavilion, notably through:                             <ul style="list-style-type: none"> <li>i. provision of art classes</li> <li>ii. art therapy classes for disabled and elderly</li> <li>iii. art classes for young mothers— linked with children</li> <li>iv. animation workshops</li> <li>v. provide “mind craft” - to design and develop models</li> </ul> </li> <li>• Build a syllabus of art classes to roll out—requires a reasonable area to implement</li> <li>• Consider that indigenous art and sculptures within the precinct be incorporated</li> <li>• Consider major landscaping of the site and include areas for picnics</li> </ul>



Community	Current environment	Future requirements
<b>SHOALHAVEN COUNCIL</b>	<ul style="list-style-type: none"> <li>• Considers that a model similar to the Grand Pacific Health Clinic at Nowra Hospital should be considered for the Community Pavilion, providing:                             <ul style="list-style-type: none"> <li>- consulting rooms</li> <li>- suites for visiting specialists</li> <li>- conference/teaching area</li> </ul> </li> <li>• There is a high level of aged within the suburb of Bomaderry with in excess of 23% of the population aged 55 and over</li> <li>• It is a major housing commission area</li> <li>• There is a high number of intellectual and physically handicapped</li> </ul>	<ul style="list-style-type: none"> <li>• It will be important that this facility be well resourced and that it works closely to define precisely what their needs are</li> <li>• Considered that a lounge area similar to an airport with hot spot areas (wireless) for children, adults and the elderly where they can tap into the internet and do work, homework etc. would be a big winner</li> <li>• Need for community nursing, parenting, natal and neurologist</li> </ul>
<b>SHOALHAVEN COUNCIL “LIBRARY”</b>	<ul style="list-style-type: none"> <li>• An existing mobile library service is provided within the Nowra Bomaderry area. The service is considered reasonable but not ideal</li> </ul>	<ul style="list-style-type: none"> <li>• Considered that a small library as part of a larger open area which provides the following would be an ideal component for the Community Pavilion:                             <ol style="list-style-type: none"> <li>i. small collection of books for exchange</li> <li>ii. books to be stored on mobile shelving</li> <li>iii. lounge seating to be provided</li> </ol> </li> <li>• Provide a reference librarian</li> <li>• Maybe linked to the café/bistro</li> </ul>



4.5.4 BUSINESS

Business	Current environment	Future requirements
<b>CHAMBER OF COMMERCE</b>	<ul style="list-style-type: none"> <li>• The Chamber presently has 250 members and are growing steadily, with expectations of over 400 by 2020</li> <li>• The membership is very diversified</li> </ul>	<ul style="list-style-type: none"> <li>• The Chamber would welcome the opportunity to be involved possibly through the following avenues:                             <ul style="list-style-type: none"> <li>i. Commercially</li> <li>ii. Operations</li> <li>iii. Food/beverage</li> <li>iv. Retail</li> <li>v. Community support</li> </ul> </li> </ul>
<b>BOMADERRY BOWLING CLUB</b>	<ul style="list-style-type: none"> <li>• The Club is well established and has recently purchased the Bomaderry RSL Club (54 poker machines) as well as a site located on Cambewarra Road to the west of Pacific Highway</li> <li>• The Club continues to grow and is looking for opportunities to do so</li> </ul>	<ul style="list-style-type: none"> <li>• The concept being considered at the Artie Smith Oval and Bomaderry Sporting Complex is of interest to the Bowling Club from the following points of view:                             <ul style="list-style-type: none"> <li>i. The Club would be interested in providing services to support the management of the site as well as the community particularly by way of:                                     <ul style="list-style-type: none"> <li>- field maintenance</li> <li>- landscape maintenance</li> <li>- food and beverage</li> </ul> </li> <li>ii. The Club may also be interested being involved in the overall management of the precinct and would consider the inclusion of poker machines to drive a commercial element for the precinct and in doing so, offset some of the operating costs.</li> </ul> </li> </ul>



Business	Future requirements
<p><b>SHOALHAVEN COUNCIL</b>  <b>“ECONOMIC DEVELOPMENT”</b></p>	<ul style="list-style-type: none"> <li>• Considered that at the south eastern end of the Artie Smith Oval site, an office block or a quality hotel should be developed to generate commercial return and meet demand.</li> </ul> <p><b>Note: Suggestion is that Council considers a land swap with Department of Education for their site on the corner of Cambewarra Road and North Tarawal Street</b></p> <ul style="list-style-type: none"> <li>• Also suggested that Council purchase the 3 residential sites located on Cambewarra Road, between the Bomaderry High School and the Bomaderry Sporting Complex.</li> <li>• Strongly recommended inclusion of a sports science facility to support the aged people.</li> </ul>



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# 5. INTERNAL ANALYSIS



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## 5. INTERNAL ANALYSIS

### 5.1 INTRODUCTION

As noted in the Study Methodology section of this report, the Internal Analysis for Stage 1 of the master planning study has been focused on addressing the objectives of the Shoalhaven City Council with regard to the development of the Regional Sports and Community Precinct as outlined in section 1.2.

Whilst recognising the importance of establishing a regional facility to accommodate elite level events and, at the same time supporting the development of local sport within the Shoalhaven, particular attention has been given to establishing a facility which will operate seven days a week from morning until night.

In addition, ensuring that a community component of the project not only provides support infrastructure to the sports which are to be accommodated on site, but to provide meaningful, sustainable and effective community services and facilities to support and assist the local community.

A further aspect of the internal analysis was the consideration of commercial aspects of the project, particularly from an operational standpoint.

It is noted that a good deal of the commercial strategy work will be undertaken during Stage 2 of the master planning study, however a number of commercial options have been considered during Stage 1, including:

- Cafe, bistro and bar/restaurant
- Gymnasium

- Aquatic centre
- Medical and rehabilitation
- Membership
- Child care
- Retail.

As noted in Section 1.4 of this report, Stage 2 will undertake a good deal more work in relationship to the Internal (Client) Analysis including, but not limited to:

- A detailed review of operating and management options
- Development of an operational plan together with a financial plan
- Development of reporting structures and functions, particularly those direct to Council.

Stage 2 will also deliver to Council a recommendation as to the most effective and efficient management structure; supported by a financial plan for development and operation.



# 6. FACILITY ANALYSIS



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## 6. FACILITY ANALYSIS

### 6.1 INTRODUCTION

The facility analysis undertaken by Acclimate was completed in three distinct stages as outlined below; with an objective that each stage can be reviewed and analysed independently as well as collectively.

**Stage 1:** Involved a review of all existing facilities at the Artie Smith Oval and Bomaderry Sporting Complex sites. The review assessed their quality, functionality, capacity and their capability of effectively accommodating the long-term requirements of the Regional Sports and Community Precinct.

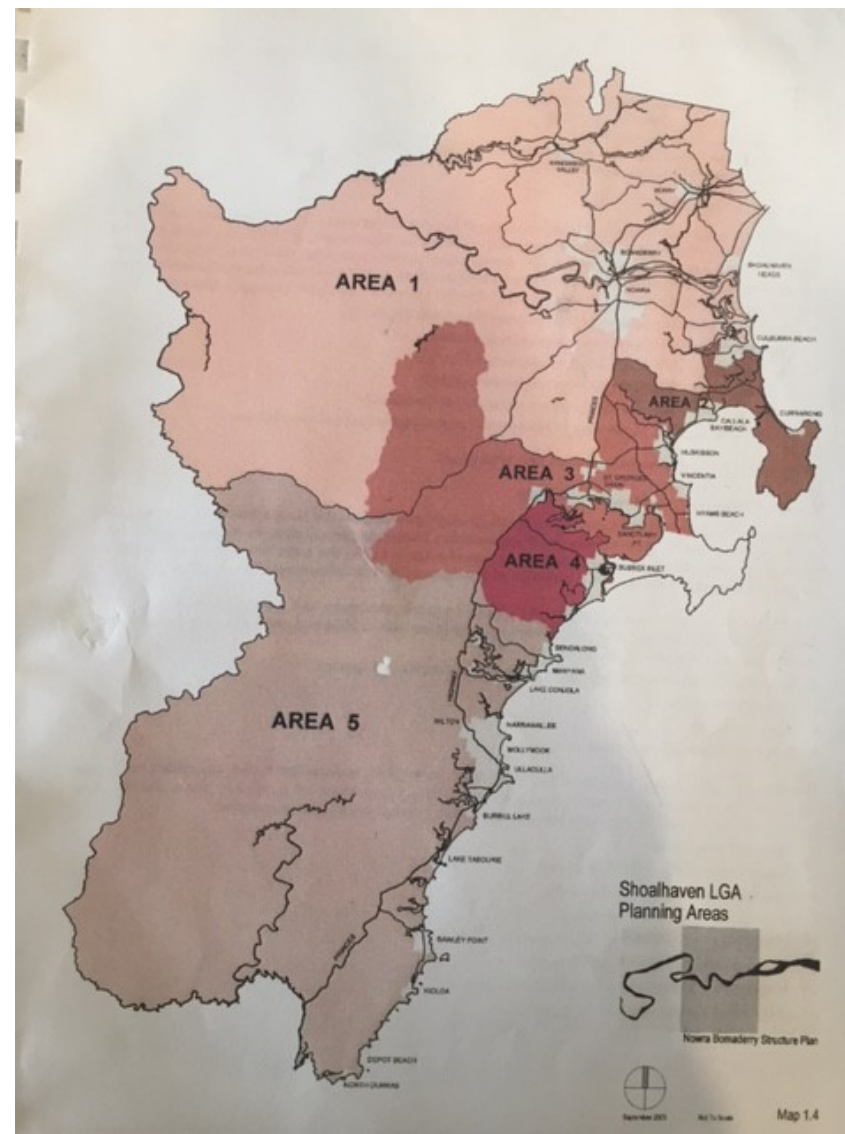
**Stage 2:** Involved a review of findings from the external analysis; in particular stakeholder needs as outlined in Section 4.7 of this report, to determine the specific requirement for facilities to meet their long-term needs.

At the completion of Stages 1 and 2 a further analysis was undertaken to establish a long-term facility brief outlining all future facility requirements as part of the development of the Regional Sports and Community Precinct including:

- Expansion and/or upgrade of existing facilities
- Demolition and removal of existing facilities
- Development of new facilities
- Modification of existing facilities to accommodate new functions and/or activities

**Stage 3:** Involved the review of the Council's adoption of the Master Plan submitted in Stage 1 Draft report and the amendments relating to that adoption together with the imposed design changes required to accommodate planning initiatives for the Shoalhaven Indoor Sports Centre.

In addition, Acclimate undertook an analysis of existing sporting venues within Planning Area 1, Area 2, and Area 3 (refer Planning Area Map adjoining), to gain an understanding of sporting facilities presently provided for sporting codes within the Shoalhaven district as well as facilities proposed in the future.



## 6.2 REGIONAL (EXISTING) FACILITIES

Following is a summary of existing sporting and recreational venues and associated facilities provided throughout the Shoalhaven region, identifying the sporting codes accommodated and potential future development of facilities.

It is noted that the proposed Regional Sports and Community Precinct is not planned to replicate any of the facilities outlined within this section but to complement them, and provide a higher quality facility to support events at a regional and state level as well as fostering elite level pathway programs.

For the purpose of this analysis, a review of existing facilities has been focused on Planning Areas 1, 2 and 3 as identified in the area map on the previous page. A summary of towns and villages within the 3 selected areas are noted below:

### Planning Area 1

- Berry
- Bomaderry
- Greenwell Point
- Kangaroo Point
- Nowra
- Shoalhaven heads
- Terrara

### Planning Area 2

- Callala Bay
- Callala Beach
- Culburra Beach
- Currawong
- Myola
- Orient Point

### Planning Area 3

- Basin View
- Bewong
- Erowal Bay
- Huskisson
- Hyams Beach
- Old Erowal Bay
- Sanctuary Point
- St Georges Basin
- Vincentia
- Tomerong
- Wandandian
- Woollamia
- Wrights Beach



When analysing existing sporting facilities consideration was also given to population growth and trends, as outlined below:

Area/Year	2016	2021	2026	2031	2036
Area 1	51,124	55,460	59,434	62,742	65,879
Area 2	6,620	6,610	6,579	6,505	6,358
Area 3	21,336	22,669	23,894	24,985	25,966
<b>TOTAL</b>	<b>79,080</b>	<b>84,739</b>	<b>89,907</b>	<b>94,230</b>	<b>98,203</b>

- Nowra
- Vincentia
- Bomaderry
- West Nowra
- North Nowra
- South Nowra
- Huskisson
- Culburra Beach
- St Georges Basin
- Sanctuary Point
- Sussex Inlet
- Milton
- Mollymook
- Ulladulla

It is of interest to note that the 3 planning areas selected for review represent approximately 75% of the overall Shoalhaven region population.

Furthermore, the Shoalhaven City Council has identified the following main towns and villages as representing increased growth in green field and dwellings:



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AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>AREA NO. 1</b>		
<b>Burnie Regan Sporting Complex</b>	Bordered by Bomaderry Creek, private residences and off West Cambewarra Road	Provides a number (6) of hockey fields and fields for cricket
<b>Berry Showgrounds</b>	Bordered by Albany, Victoria and Alexandra Streets as well as Station Road, Berry	Requires a multi purpose playing field in the middle of showgrounds to accommodate rugby league, union, soccer
<b>Berry Sports Complex</b>	Bordered by Bundewallah Creek, farmland pasture, Woodhill Mountain Road with entry off North Street, Berry	Provides two sports fields for cricket and touch football, tennis courts, netball courts and a skate park
<b>Bomaderry Oval</b>	Bordered by Bomaderry Creek, industrial complex, picnic and playground area with entry off Bolong Road Bomaderry	Provides one sporting field for cricket and soccer
<b>Drexel Park</b>	Surrounded by private residential land and homes with entry off Pitt Street, North Nowra	Provides one sporting field for cricket and soccer



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>Gordon Ravell Oval</b>	Bordered by private residences, South Street and Greens Road, Greenwell Point	Provides one sporting field for cricket and rugby league
<b>Jerry Bailey Oval</b>	Bordered by Wagin, Staples, McIntosh Streets with entry off Woolstencraft Street, Shoalhaven Heads	Provides one sporting field for cricket and soccer, a skate park and a judo club
<b>Kangaroo Valley Showgrounds</b>	Bordered by residential dwellings, a primary school, agricultural watercourses with the main entry off Moss Vale road, Kangaroo Valley	Provides a sporting field to accommodate cricket, touch football and rugby league
<b>Lyrebird Sports Park</b>	Bordered by residential dwellings	Provides a number of sporting fields to accommodate for cricket, touch football, soccer, rugby league
<b>Nerang Road tennis courts</b>	Bordered by National Park land, private land with entry off Nerang Road, Bomaderry	Provides 12 tennis courts



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>Nowra High School</b>	Bordered by residential dwellings, private land, Junction and Brereton Streets with entry off Moss street, Nowra	Provides 4 playing fields for cricket, rugby league, soccer and hockey
<b>Nowra Recreation Ground</b>	Bordered by Scenic Drive, Shoalhaven District Hospital, North Street with entry off Shoalhaven Street, Nowra	Provides one playing field for cricket
<b>Nowra Showgrounds</b>	Bordered by the Shoalhaven River, private residences, Plunkett and Norridge Streets, and West Street. Entry and exit points off Plunkett and West Streets, Nowra	Provides a number of facilities: <ul style="list-style-type: none"> <li>• 2 sport fields for cricket, rugby league and Australian Rules football</li> <li>• Croquet lawns</li> <li>• Tennis courts</li> <li>• Gymnastics</li> </ul>



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>Park Road Netball Courts</b>	Bordered by Shoalhaven High School, St Johns Evangelist High School, Park Road, with entry off John Purcell Way, Nowra	Provides a total of 16 outdoor netball courts
<b>Ratcliffe Park</b>	Bordered by private residential properties with main entry off Greenwell Point Road, Nowra	Provides 1 sports field for cricket
<b>Ray Abood Village Green</b>	Bordered by residential properties, privately owned land with main entry off The Concourse Cambewarra	Provides 1 sports field for cricket and football
<b>Rugby Park</b>	Bordered by land owned by the NSW Aboriginal Land Council with main entry off Flinders Road, South Nowra	Provides 3 sports fields for rugby union
<b>Sharman Park</b>	Bordered by residential dwellings, community owned land and Crawford Drive with entry off Elwin Close, West Nowra	Provides 2 sports fields for soccer



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>Shoalhaven High School “Ron Brown Athletics Complex”</b>	Bordered by Park Road Netball Courts, residential land and Holloway Road with the main entry off Park Road	Provides 1 grass based athletic field for schools, little As and senior athletics
<b>South Nowra Soccer Fields</b>	Bordered by commercial and residential land, Princes Highway, Hillcrest Avenue with entry off Mumbulla Road, South Nowra	Provides 7/8 soccer fields
<b>Thurgate Oval</b>	Bordered by industrial and residential land, Tawawarra Street and Bolong Street with main entry off Bowada Street, Bomaderry	Provides 3 sports fields for cricket and soccer
<b>Vic Zealand Oval</b>	Bordered by residential dwellings, tennis courts, fire station and Community Centre with entries off Explorer Boulevard and Shoalhaven Heads Road	Provides 5 sports fields accommodating cricket, soccer and hockey
<b>West Street Oval</b>	Bordered by Crown land, Showgrounds, West Street with entry off Plunkett Street, Nowra	Provides 1 sports field for cricket and Australian Rules football





AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>AREA NO. 2</b>		
<b>Callala Sports Field</b>	Bordered by private property, Callala Bay Primary School, native vegetation with entry off Emmett Street, Callala Bay	Provides the following: - 2 sports fields for soccer - 2 netball courts - 1 basketball court - 1 skate park
<b>Elliot Reserve</b>	Bordered by private residential properties, Weber Parade, Yalwal Street and Piscator Avenue with entry off Beecroft Parade, Currawong	Provides 2 tennis courts, basketball/netball court and skate park
<b>Crookhaven Park</b>	Bordered by land owned by the NSW Aboriginal Land Council, Park Row with entry off Prince Edward Avenue, Crookhaven Heads	



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>AREA NO. 3</b>		
<b>Frances Ryan Reserve</b>	Bordered by commercial land, Road Reserve, and Sanctuary Point Primary School with entry off Paradise Beach Road, Sanctuary Point	Provides 2 sports fields for cricket and rugby league and a skate park
<b>Huskisson Sportsground</b>	Bordered by Kioloa, Tomerong Park and Owen Street, Huskisson	Provides 3 sports fields to accommodate cricket and soccer as well as 4 tennis courts
<b>Sanctuary Point Oval</b>	Bordered by private residential, Road Reserve with entry off Larmer Avenue	Provides 1 sports field for cricket and athletics
<b>St Georges Basin Sports Field</b>	Bordered by St Georges Basin, a riparian corridor, Road Reserve and Panorama Road with access off The Wool Road, St Georges Basin	Provides 3 sports fields for soccer and touch football



AREA/FACILITY	LOCATION	EXISTING FACILITIES AND USERS
<b>AREA NO. 3 (Cont)</b>		
<b>Vincentia High School</b>	Bordered by National Park, vegetation and The Wool Road, Vincentia	Provides 1 sports field and an indoor sports hall
<b>Vincentia Sportsground</b>	Bordered by private property and National Park with entry off The Wool Road, Vincentia	Provides 2 sports fields to accommodate cricket, rugby union, touch football and Australian Rules football
<b>Wool Lane Sporting Complex</b>	Bordered by private residences and Road Reserve with entry off Cammaray Drive, Sanctuary Point	Provides 2 softball/baseball diamonds, 1 sports field for hockey and 3 netball courts



### 6.3 PRECINCT ANALYSIS

Following is a summary of the existing facilities located at both the Artie Smith Oval and Bomaderry Sporting Complex sites.

#### 6.3.1 Artie Smith Oval

- **Bomaderry Basketball Stadium**

The existing indoor venue accommodates 2 basketball courts together with limited support infrastructure including office/administration, storage, change/bathroom.

The building overall is in need of a significant upgrade and retrofit; particularly to address the external façade, and requires provision of adequate support infrastructure.



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**Notes:** The review of the indoor venue was undertaken with the understanding that a new 4 court indoor venue is to be developed adjoining the existing indoor venue and to run parallel with Cambewarra Road.

- **Cricket and Australian Rules Oval**

The existing oval has an overall fall from west to east of approximately 3 metres and the overall playing surface is in poor condition and in need of a major upgrade. There is no fencing to the oval or lighting. A very poor standard concrete wicket is located in the centre of the field

- **Cricket and Hockey facility**

A secondary field area is also provided to the east of the main field for the above sports. The playing surface is of poor standard, not defined and with an undulating surface. It is only used for junior sport due to the state and size of the area

- **Change rooms facility**

Change room, together with toilet and shower facilities are provided to support the outdoor playing fields for cricket and Australian Rules and is located to the north of the main field.

The existing change rooms are in very poor condition and totally inadequate to support existing demand and needs.

- **Parking**

Parking areas are provided to support the basketball venue as well as the outdoor playing fields however are considered to be inadequate to meet present demand.



### 6.3.2 Bomaderry Sporting Complex

- **Sports Field No. 1**

Is located in the north western corner of the site and is used by junior rugby league and occasionally by the seniors (Nowra Bomaderry Jets) during winter and cricket/touch football in summer.

The field has poor panelled fencing to the south and western sides of the field together with field lighting, provided by 4 poles.

The playing surface is considered to be “fair”.

- **Sports Field No. 2**

Is located to the east and adjoining Sports Field No. 1 and is used for junior rugby league. It is noted that a concrete cricket pitch is located between the No.1 and No. 2 fields. There is no fencing to the No. 2 field and limited field lighting. The playing surface is fair to poor.

- **Sports Field No. 3**

Is located to the south of the No. 2 sports field and to the north of the existing aquatic facility.

The site was previously used as a velodrome but today is used for junior cricket and rugby league.

The playing surface is in poor condition.

- **Cricket practice wickets**

To the north of the No. 1 field are located 4 concrete practice cricket wickets., together with wire enclosures. Overall the practice area is considered to be of a poor standard.

- **Change-room facility**

A change-room/amenities block services Sports Fields 1, 2 and 3 and is regarded as being in poor condition and does not provide the level or quality of facilities to meet existing needs.



- **Croquet facility**

The croquet facility is located to the south of the No. 1 Field and provides two croquet courts which appear to be in good condition.

In addition, the croquet facility provides a club house with bathroom, toilet and kitchen/dining, lounge area, together with external seating.

The facility is in reasonable condition.

Car parking is also provided.

- **Bomaderry Aquatic Centre**

Is located to the south of the No. 3 Field and to the east of the croquet lawns.

The Aquatic Centre provides a 6 lane x 25 metre indoor lap pool together with associated infrastructure including plant, offices, change and showers, together with an outdoor 50 metre pool.

The two pools are considered to be in poor condition and do not meet all the necessary needs of the local community.

The Aquatic Centre has an adjoining car park which is regarded as being adequate, but is not sealed

- **Barbeque Picnic Area**

A barbeque picnic area is located towards the entry of the Complex adjoining the western boundary to the site.

The facilities are extremely limited, in poor condition and inadequately signed.

- **Playground area**

A small and limited playground area is located at the front of the site and adjacent to the barbeque picnic area.

It is regarded as being out of date and lacking any potential to meet today's needs.

- **Main Road Entry**

A main sealed road into the site off Cambewarra Road is two lanes and runs from the entry onto the site to the location of Sports Fields Nos. 1 and 2.

The main road which is in relatively good condition satisfactorily services all the facilities located within the Bomaderry Sports Complex.



### 6.4 CONSOLIDATED FACILITY BRIEF

Based on the findings from the External Market Analysis, together with the findings from the Facility Analysis; in particular sections 6.1, 6.2 and 6.3, the following summary of findings are now consolidated.

ITEM	FACILITY TYPE
i.	<p><b>Rectangular Playing Field</b></p> <p>A high quality playing field to be provided to enable elite level (regional and state) matches to be played accommodating rugby league, rugby union and soccer. The playing field to be fenced and have field lighting to a level to enable night matches to be played and potentially games televised.</p> <p>In addition, spectator seating to be provided, ideally to accommodate up to 3,000 fixed seating or 2,500 embankment seats with the potential for additional temporary seating to meet spectator demand for elite level matches.</p> <p>High quality change room facilities are to be provided commensurate with elite level standards. These change rooms to also service the No. 2 and No. 3 Fields.</p>
ii.	<p><b>Rectangular Playing Fields Nos. 2 and 3</b></p> <p>Provision of a further 2 playing and training fields for rugby league.</p>

ITEM	FACILITY TYPE (CONT)
	<p>Note: Both rugby league and soccer note that they would prefer to remain at their existing sites namely Rugby Park and South Nowra Soccer Fields (Ison Park) for all training and local matches.</p> <p>They would however, look to hold elite level matches at the facility</p> <p><b>Note:</b> Given that the Nowra/Bomaderry Jets will relocate to the new Regional Sports and Community Precinct on completion, the 2 additional training/playing fields are essential</p>
iii.	<p><b>Oval Playing Field</b></p> <p>Provision of a high quality oval to accommodate both cricket and Australian Rules football and to enable elite level (regional and state) matches to be played.</p> <p>The playing surface to be to AFL and CA standard and to be 150m x 140m fence to fence and have a turf centre wicket area with a minimum of 4 turf wickets.</p> <p>The oval playing area to be fenced, ideally with a white picket fence, and to have lighting to enable day/night matches to be played.</p> <p>Spectator seating to be provided to accommodate up to 750 by way of grassed embankment seating and a mix of fixed seating with an allowance to be made for temporary seating to meet spectator demand for elite level matches.</p>





ITEM	FACILITY TYPE (CONT)
	High quality change rooms to be provided to an elite level standard and to also service other cricket and Australian Rules facilities on the site.
iv.	<p><b>Cricket Practice Wicket Area</b></p> <p>Provision of a cricket practice wicket area adjoining the oval and delivering the following as a minimum:</p> <ul style="list-style-type: none"> <li>• 2 turf wickets</li> <li>• 4 synthetic wickets</li> <li>• 30 metre long run ups</li> <li>• Fielding practice area of 40m x 40m (this could be part of a junior oval)</li> </ul>
v.	<p><b>Indoor Cricket Centre</b></p> <p>It is clear from research that a dedicated indoor cricket centre is required within the Nowra Bomaderry area to support cricket generally at school , club and elite level. Consideration to be given to an Indoor Centre being developed within the existing basketball stadium on completion of the new Shoalhaven Indoor Sports Centre</p>

ITEM	FACILITY TYPE (CONT)
vi.	<p><b>Croquet Facility</b></p> <p>In accordance with Council’s adoption of the Master Plan, provision has been made for the development of a new croquet facility providing the following:</p> <ul style="list-style-type: none"> <li>• 4 croquet courts</li> <li>• An amenities facility including a club lounge, meeting room, storage, toilets and change areas together with a plant and equipment storage area</li> </ul> <p>The croquet facility is to be located on the Artie Smith Oval site to the south of the new Shoalhaven Indoor Sports Centre</p>
vii.	<p><b>Athletics Track and Field Facility</b></p> <p>There is clearly a high demand for a high quality synthetic (tartan) track and field facility in the Shoalhaven region.</p> <p>This demand emanated from schools, little As, Nowra Athletics as well as state based sporting bodies and senior local sports.</p> <p>Such a facility will be widely used and be a focus of major regional events and elite level competitions and training programs.</p> <p>It is proposed that an 8 lane x 400 metre tartan track be developed as part of the Regional Sports and Community Precinct.</p>



ITEM	FACILITY TYPE (CONT)
	Note: In addition to providing a much needed facility for the Shoalhaven, it also provides the 2nd rectangular playing/training field for both senior and junior rugby league.
viii.	<p><b>Rugby League Facility</b></p> <p>It is proposed that a facility be developed to support;</p> <ul style="list-style-type: none"> <li>(a) the main rectangular field</li> <li>(b) the two rectangular playing and training fields</li> </ul> <p>The amenities building to provide, as a minimum, the following facilities:</p> <ul style="list-style-type: none"> <li>• 4 player change and bathroom areas</li> <li>• 2 referee change and bathroom areas</li> <li>• Medical/first aid</li> <li>• Match day office</li> <li>• Kiosk/kitchen</li> <li>• Storage</li> <li>• Public toilets</li> </ul>
ix.	<p><b>Cricket and Australian Rules Facility</b></p> <p>A facility to be constructed which services the following:</p>

ITEM	FACILITY TYPE (CONT)
	<ul style="list-style-type: none"> <li>(a) Main cricket and Australian Rules football oval</li> <li>(b) Cricket practice area</li> <li>(c) Junior cricket and Australian Rules football area.</li> </ul> <p>It is proposed that as a minimum the following facilities to be provided within the amenities building:</p> <ul style="list-style-type: none"> <li>• 4 player change and bathroom areas</li> <li>• 1 umpire change and bathroom area</li> <li>• Medical/first aid area</li> <li>• Match day office</li> <li>• Club room</li> <li>• Kiosk</li> <li>• Storage</li> <li>• Public toilets</li> </ul>
x.	<p><b>Athletics Facility</b></p> <p>Provision of a facility to provide the following facilities as a minimum to service athletics events and training;</p> <ul style="list-style-type: none"> <li>• 2 athlete change and bathroom areas for male and female</li> <li>• 1 official change and bathroom area</li> </ul>



ITEM	FACILITY TYPE (CONT)
	<ul style="list-style-type: none"> <li>• Medical and first aid room</li> <li>• Reception office and registration area</li> <li>• Storage</li> <li>• Time recording and photo room</li> <li>• Kiosk</li> <li>• Spectator seating</li> <li>• Public toilets</li> </ul>
xi.	<p data-bbox="405 719 629 742"><b>Community Pavilion</b></p> <p data-bbox="405 767 1077 911">The Community Pavilion as proposed will capture a wide range of facilities and services to meet expected high levels of demand within the Shoalhaven region; with particular reference to Nowra Bomaderry.</p> <p data-bbox="405 936 1077 1038">It is proposed that the pavilion will have seven distinct elements as noted below in order for the pavilion to operate effectively from early morning to late evening:</p> <p data-bbox="405 1064 584 1086"><b>(1) Aquatic area</b></p> <p data-bbox="405 1112 1077 1214">This area will provide much needed quality indoor facilities to support learn to swim, water aerobics, lap swimming and children's play pool.</p> <p data-bbox="405 1240 913 1262">It is proposed that the aquatic centre will offer:</p>

ITEM	FACILITY TYPE (CONT)
	<ul style="list-style-type: none"> <li>• 20m x 20m pool</li> <li>• 25m lap pool x 8 lanes</li> <li>• Children’s play pool</li> <li>• Storage</li> <li>• Seating for viewing</li> <li>• Plant and equipment</li> </ul> <p data-bbox="1357 633 1581 655"><b>(2) Gymnasium area</b></p> <p data-bbox="1357 681 2029 783">It is proposed that the gymnasium will provide the following facilities to address a number of immediate demands, notably:</p> <ul style="list-style-type: none"> <li>• A fitness and health gymnasium</li> <li>• A cardio or spin room</li> <li>• An aerobics room</li> <li>• Storage</li> </ul> <p data-bbox="1357 1010 1630 1032"><b>(3) Medical rehabilitation</b></p> <p data-bbox="1357 1058 2029 1240">A medical rehabilitation area is to be provided to meet what is anticipated to be a high level demand particularly in the aged category. The area will provide the following facilities but note it will also work closely with the aquatic area, the gymnasium area as well as the medical support element within</p>



ITEM	FACILITY TYPE (CONT)
	<p>the community services area:</p> <ul style="list-style-type: none"> <li>• A physiotherapy area</li> <li>• A consulting room</li> <li>• Change room and toilet</li> <li>• 2 hydrotherapy pools</li> </ul> <p><b>(4) Café/Retail Area</b></p> <p>A retail services area to also be provided to support customers visiting the Regional Sports and Community Precinct and, in addition, provide a commercial return to the precinct.</p> <p>The retail area to provide:</p> <ul style="list-style-type: none"> <li>• A retail merchandise area</li> <li>• A licensed café/bistro</li> <li>• Toilets</li> <li>• Storage</li> </ul> <p><b>(5) Office, Entry and Change area</b></p> <p>A central core to the community pavilion will be the office, entry and change areas which will provide the following support services and facilities:</p> <ul style="list-style-type: none"> <li>• An entry foyer</li> <li>• A reception area</li> <li>• Offices for Regional Sports and Community Precinct</li> </ul>

ITEM	FACILITY TYPE (CONT)
	<ul style="list-style-type: none"> <li>• Change rooms and bathrooms (wet and dry as well as male and female) to support the aquatic and gymnasium and rehabilitation areas</li> </ul> <p><b>(6) Community Services Area</b></p> <p>Considered to be one of the most important elements of the overall Regional Sports and Community Precinct.</p> <p>This area will provide a wide range of services and support facilities which collectively are aimed at establishing a “Community Meeting Place”.</p> <p>Services will include but not be limited to:</p> <ul style="list-style-type: none"> <li>• Child care and playground</li> <li>• Nursing</li> <li>• Aged care services</li> <li>• Medical</li> <li>• Specialist consulting</li> <li>• Indigenous services</li> <li>• Health fitness and wellbeing</li> <li>• Community programs</li> <li>• Library (small)</li> <li>• Hot spot areas for work and study</li> <li>• Classes, tutorials and lectures including art.</li> </ul>



ITEM	FACILITY TYPE (CONT)
	<p>It is proposed that the following facilities will be provided to support the above activities:</p> <ul style="list-style-type: none"> <li>• Child care centre</li> <li>• Playground</li> <li>• Classrooms</li> <li>• Meeting areas</li> <li>• Nurses station</li> <li>• Medical rooms</li> <li>• Consulting rooms</li> <li>• Change room and toilets for male and female</li> <li>• Large multi-purpose lounge</li> <li>• Storage</li> </ul>
	<p><b>(7) Clubroom/Lounge Module</b></p> <p>It is proposed to include a clubroom with member lounge area which will centralise all the sporting clubs and teams' off field activities within the community pavilion and create a meeting place for the sports as well as for precinct members.</p>
xii.	<p><b>Indoor Soccer/Futsal</b></p> <p>Research has shown that there is a strong demand for an</p>

ITEM	FACILITY TYPE (CONT)
	<p>indoor soccer (futsal) facility to be provided for within the Regional Sports and Community Precinct.</p> <p>This demand has emanated from both primary and secondary schools as well as from the soccer (football) fraternity. It is proposed that provision be made within the new Shoalhaven Indoor Sports Centre to accommodate indoor soccer (futsal)</p>
xiii	<p><b>Indigenous Community Garden and Art</b></p> <p>A number of groups interviewed during the study noted the provision of facilities at the precinct for indigenous people Would be most appropriate and meet a very real need, particularly in Bomaderry.</p> <p>As a result, it is suggested that an area be provided within the precinct for a garden to be developed and maintained by the local indigenous people.</p> <p>Furthermore that consideration be given to placing indigenous artwork and sculpture throughout the precinct.</p>



ITEM	FACILITY TYPE (CONT)
xiv	<p><b>Walkways</b></p> <p>With the provision of child-minding, childhood nursing as well as health and fitness facilities, it s proposed to introduce a perimeter walkway system which will link to the two sites and deliver a 2.5 km walking and running system.</p> <p>This will enable not only young mothers, but people of all ages to meet and to support a healthy lifestyle.</p>
xv	<p><b>Internal Road and Parking</b></p> <p>It is proposed to introduce an internal road system to both precinct sites which delivers the following:</p> <ul style="list-style-type: none"> <li>(a) A roadway which travels in one direction only providing a loop system</li> <li>(b) A roadway which can be used by cyclists</li> <li>(c) A roadway which services “angle parking” throughout the site</li> <li>(d) A roadway which services major parking areas</li> </ul>

ITEM	FACILITY TYPE (CONT)
xvi	<p>It is proposed that a total of approximately 600 car parking spaces will be provided on the two sites together with provision of parking for buses, disabled, motorbikes and bicycles.</p> <p>This total parking takes into account the parking allowed for the proposed Multi Purpose Sports Centre</p> <p><b>Spectator Seating</b></p> <p>Given the topography of the land, it is proposed that all outdoor seating for the cricket/AFL oval, the athletics facility and the rectangular fields be created as grassed embankments and terraced seating</p>



ITEM	FACILITY TYPE (CONT)
xvii	<p data-bbox="414 336 622 359"><b>Maintenance Shed</b></p> <p data-bbox="414 384 1086 448">Provision is also to be made for a maintenance shed which will provide storage for the following items:</p> <ul data-bbox="488 475 770 906" style="list-style-type: none"> <li data-bbox="488 475 730 497">• Gang ride on mower</li> <li data-bbox="488 518 770 541">• Rollers (heavy and light)</li> <li data-bbox="488 561 589 584">• Tractor</li> <li data-bbox="488 604 640 627">• Boom spray</li> <li data-bbox="488 647 602 670">• Aerators</li> <li data-bbox="488 691 600 713">• Scarifier</li> <li data-bbox="488 734 613 756">• Chainsaw</li> <li data-bbox="488 777 622 799">• Generator</li> <li data-bbox="488 820 678 842">• Coring machine</li> <li data-bbox="488 863 607 885">• Spreader</li> </ul> <p data-bbox="414 922 965 944">The area will also be required to store fertilizer etc.</p> <p data-bbox="414 965 1086 1038">It is proposed that the maintenance facility be located as part of the Athletics Facility</p>

ITEM	FACILITY TYPE (CONT)
xviii	<p data-bbox="1357 331 1503 354"><b>Landscaping</b></p> <p data-bbox="1357 379 2051 485">Landscaping of the Regional Sports and Community Precinct will be a most important design element and will address such important issues as:</p> <ul data-bbox="1435 507 2051 1129" style="list-style-type: none"> <li data-bbox="1435 507 2051 571">• Roadway landscaping including Cambewarra Road and internal roads to the precinct</li> <li data-bbox="1435 587 1738 609">• Wind and weather breaks</li> <li data-bbox="1435 630 2051 694">• Informal landscaping including large lawn area together with shade and shelter</li> <li data-bbox="1435 710 2051 774">• Formal landscaping including paved areas, picnic spots, water features and planter beds</li> <li data-bbox="1435 790 1682 812">• Pedestrian precincts</li> <li data-bbox="1435 833 1704 855">• Grassed embankments</li> <li data-bbox="1435 876 1839 898">• Site security fencing (refer item xix)</li> <li data-bbox="1435 919 2051 1129">• Lighting Including for:             <ul data-bbox="1514 954 1890 1088" style="list-style-type: none"> <li data-bbox="1514 954 1771 976">- playing/training fields</li> <li data-bbox="1514 997 1626 1019">- security</li> <li data-bbox="1514 1040 1648 1062">- landscape</li> <li data-bbox="1514 1083 1890 1106">- footpaths, roads and car parking</li> </ul> </li> <li data-bbox="1435 1106 1966 1128">• Signage—including directional and information</li> </ul>



ITEM	FACILITY TYPE (CONT)
xix	<p><b>Security Fencing</b></p> <p>Provision is to be made for perimeter security fencing; ideally palisade fencing 1.8 metres high to the entire precinct.</p> <p>The fencing is required not only for overall security for the precinct but to enable sports to charge entry for special events including but not limited to elite level games.</p>
xx	<p><b>Naming and Branding</b></p> <p>Whilst not forming part of the consolidation of facilities, it is noted and recommended that the proposed Regional Sports and Community Precinct be renamed and rebranded to enable the precinct to be marketed and positioned as a regional facility, locally, regionally and intrastate</p>
xxi	<p><b>Membership</b></p> <p>It is also recommended that a “membership” entitlement be incorporated within the new precinct with particular focus on the community pavilion</p>
xxii	<p><b>Existing Aquatic Area</b></p> <p>Given that the location for the athletics facility is midway centred on the Bomaderry Sporting Complex site, it will be necessary to demolish the existing facilities which, as noted previously are of a poor standard and generally do not meet the specific requirements of today’s community needs.</p>

ITEM	FACILITY TYPE (CONT)
	<p>Furthermore, the 50m outdoor swimming squads are able to relocate immediately to the new Nowra Aquatic Park, whereas the lap swimmers and learn to swim squads will be located in the new state of the art aquatic facility within the new community pavilion</p>
xxiii	<p><b>Existing Croquet Lawns</b></p> <p>The existing croquet lawns will also need to be demolished to make way for the new athletics facility.</p> <p>As noted, the Nowra Croquet Club is to be relocated to the Artie Smith Oval site to the south of the Shoalhaven Indoor Sports Centre</p>
xxiv	<p><b>Climb Nowra</b></p> <p>A meeting was held with Climb Nowra during the research component of the master planning study, but following an initial analysis it was not thought that this activity would fit well with the other sports. Consideration should be given to this activity fitting together with “X games” related sports on an alternate and appropriate site</p>





## 6.5 RECOMMENDED FACILITY MIX

### INTRODUCTION

The Facility Mix section of this report takes the information outlined in the “Consolidated Facility Analysis” and determines the specific requirements, listed below, for each of the facilities noted in the consolidated facility analysis:

- Projected number of occupants
- Area required to accommodate the projected number of occupants
- Areas required for circulation and support services
- Car parking required to support each facility
- The breakdown of each facility and notations where required

This section of the report enables a clear picture as to the total area of facilities to be located on the site as well as enabling a general understanding as to the appropriate location of facilities on site and their relationship with other facilities.

## 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Projected No. of occupants	Area allowance sqm
<b>COMMUNITY PAVILION</b>			
<b>Gymnasium</b>	Gymnasium	100	400
	Aerobics/Yoga	50	150
	Cardio/Spin	40	100
	Storage	-	70
<b>Sub total</b>			<b>720</b>
<b>Aquatic</b>	20m x 20m (i)	40	400
	25 metre lap pool x 8 lanes	16	500
	Storage	-	70
	Play Pool	50	100
	Spectator seating	120	120
<b>SUB TOTAL</b>			<b>1,190</b>

(i) 20m x 20m to accommodate: Learn to swim - lap swimming/ walking - water aerobics etc.

Facility Mix	Facility Break Down	Area allowance sqm
<b>PHYSIOTHERAPY/REHABILITATION</b>		
	Physiotherapy area	60
	Consulting rooms (2)	40
	Hydrotherapy	150
<b>SUB TOTAL</b>		<b>250</b>



### 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance sqm
<b>CAFÉ/BISTRO</b>		
	Café/Bistro	150
	Kitchen/store	100
<b>LOUNGE</b>		
	Bar	40
	Lounge	250
	Toilets	100
	Outdoor area (a)	-
<b>SUB TOTAL</b>		<b>640</b>

(a) The outdoor area of 300 sqm plus is not included in the total gross area of the community pavilion

Facility Mix	Facility Break Down	Area allowance sqm
<b>RETAIL/MERCHANDISE</b>		
	Retail	200
<b>SUB TOTAL</b>		<b>200</b>

Facility Mix	Facility Break Down	Area allowance sqm
<b>OFFICE/RECEPTION/ENTRY/FOYER</b>		
	Reception	100
	Offices	200
	Entries	-
	Foyer/circulation (b)	-
	Change/toilet	40-
<b>SUB TOTAL</b>		<b>340</b>

(b) The foyer/circulation and entry areas are provided for in the circulation/space/services allowance in the following tables

Facility Mix	Facility Break Down	Area allowance sqm
<b>CHANGE ROOM/TOILET AREAS</b>		
	Wet change/toilet	200
	Dry change/toilet	200
<b>SUB TOTAL</b>		<b>400</b>

Facility Mix	Facility Break Down	Area allowance sqm
<b>COMMUNITY SERVICES AREA</b>		
	Reception/nurse	100
	Lounge	400
	Classrooms (2)	100
	Meeting rooms (2)	40
	Consulting area	200
	Toilet/change	100
<b>SUB TOTAL</b>		<b>940</b>

Facility Mix	Facility Break Down	Area allowance sqm
<b>OCCASIONAL DAY CARE</b>		
	Day care room	100
	Playground (c)	-
<b>SUB TOTAL</b>		<b>100</b>

(c) The outdoor playground area of 300 sqm, servicing both the occasional and long day care centres is not included in the total gross area of the community pavilion



### 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance sqm
<b>LONG DAY CARE</b>		
	Long day care room	180
	Playground (c)	-
<b>SUB TOTAL</b>		<b>180</b>
<b>TOTAL NET AREA</b>		<b>4,960</b>
<b>CIRCULATION SPACE/ SERVICES/ PLANT</b>		
	Circulation and services at 20% on net area	1,000
	Plant	400
<b>GROSS BUILDING AREA</b>		<b>6,360 sqm</b>

(c) The outdoor playground area of 300 sqm, servicing both the occasional and long day care centres is not included in the total gross area of the community pavilion

### Facility Mix      Facility Break Down

#### ATHLETICS FIELD

- Track and Field (ii)
- Long/Triple jump
- Lighting (750 Lux)
- Embankment seating
- Scoreboard

*(ii) Provides for an 8 lane tartan track and turf infield to accommodate a full sized rugby/rugby league field*



### 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance sqm
<b>ATHLETICS AMENITY FACILITY</b>		
	Change rooms (2)	150
	Toilets/showers	50
	Officials change	50
	First aid/medical	30
	Storage	100
	Reception	40
	Registration	50
	Time record/Photo/announcer	30
	Spectator area (iv)	
	Spectator toilets	50
	Kiosk	30
	Office	30
<b>Sub Total</b>		<b>610</b>
	Circulation space and services allowance at 10% of net area	60
<b>GROSS BUILDING AREA</b>		<b>670</b>

Car parking provision  
*Provision for up to 2,500 spectators to be accommodated on grassed embankment. Provision for fixed seating in*

Facility Mix	Facility Break Down
<b>RUGBY LEAGUE FIELDS</b>	
<b>Field No. 1</b>	Playing field
	Field lighting (750 Lux)
	Field fencing
	Embankment seating
	Scoreboard
	Surface
<b>Field No. 2</b>	Play/train field
	Field lighting
	Scoreboard
	Embankment seating
	Surface



## 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance
<b>RUGBY/RUBY LEAGUE AMENITIES</b>		
	Change rooms (4)	300
	Toilets and showers (4)	120
	Referees change (2)	60
	Medical/First aid	30
	Match day office	30
	Kiosk	30
	Spectator toilets	60
	Meeting rooms (2)	80
	Storage (2)	60
	Spectator areas	
<b>Sub total</b>		<b>770</b>
Circulation space and services allowances at 7% of net area		50
<b>GROSS BUILDING AREA</b>		<b>820</b>
Car parking provisions		

Facility Mix	Facility Break Down
<b>CRICKET AND AFL FIELDS</b>	
<b>Field No. 1</b>	150m x 130m Field
	Field lighting (750 Lux)
	Field fencing (timber picket)
	Surface
	Centre wicket (turf)
	Scoreboard
	Spectator seating



### 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance sqm
<b>CRICKET PRACTICE FACILITY</b>		
<b>Practice area</b>	50m x 20m	
	Surface (grass)	
	Wickets: Turf (2)	
	Synthetic (4)	
	Nets (retractable netting)	
<b>CRICKET AND AFL AMENITIES FACILITY</b>		
	Change rooms (4)	300
	Toilets and showers (4)	100
	Umpire change (1)	30
	Medical/first aid	30
	Office	30
	Spectator toilets	60
	Storage (2)	60
	Kiosk	30
<b>Net area</b>		<b>640</b>
<b>Circulation space and services allowance</b>		
<b>12%</b>		<b>80</b>
<b>GROSS BUILDING AREA</b>		<b>720</b>

Facility Mix	Facility Break Down	Area allowance sqm
<b>INDOOR CRICKET CENTRE</b>		
	6 cricket wickets(3.5mwide x20)	420
	Run ups (20 m x 20 m)	400
	Change rooms (2)	150
	Bathrooms (2)	60
	Office	30
	Classroom	60
	Seating/viewing	120
	Storage	60
	Reception entry/foyer (i)	60
	Meeting room (ii)	30
<b>Net area</b>		<b>1460</b>
<b>Circulation space and service allowance at 20% of net area</b>		<b>250</b>
<b>GROSS BUILDING AREA</b>		<b>1710</b>



### 6.5 FACILITY MIX

Facility Mix	Facility Break Down	Area allowance sqm
<b>CROQUET COURTS</b>		
	4 croquet courts (each court 32m x 25.6m) Circulation space between courts (approx.) and to boundary fencing	
<b>AMENITIES BUILDING</b>		
	Plant and equipment area	25
	Toilet area (male/female/disabled)	45
	Kitchen/club lounge	10
	Meeting room	10
	Storage area	5
	Circulation	50
<b>GROSS BUILDING/SITE AREA</b>		<b>145</b>

Facility Mix	Facility Break Down	Area allowance sqm
<b>MAINTENANCE/WORKSHOP</b>		
	Plant storage	100
	Workshop	50
	Chemical storage	10
	Toilets	20
	Staff room	20
<b>SUB TOTAL</b>		<b>200</b>
<b>GROSS BUILDING AREA</b>		<b>200</b>



## 6.6 PLANNING AND DESIGN OBJECTIVES

### Creating the Sports and Community Precinct

The precinct which is to be located at the Artie Smith Oval and Bomaderry Sports Complex provides an initial challenge in developing a solution to link the two sites both physically and visually.

Whilst discussed in detail in Section 5 “Site analysis”, it is important that the two sites operate and work together as one, as a means of ensuring all facilities are easily accessible to both sporting and community groups.

To assist in providing a realistic and meaningful solution it will be seen within this report that it is recommended that a flyover footbridge be constructed linking the two sites and bridging Cambewarra Road.

Furthermore it is proposed that the Community Pavilion (hub) position be located at the Southern end of the Bomaderry Sporting Complex facing Cambewarra Road and linked to the flyover footbridge.

It is proposed that the Community Pavilion will operate as a central hub linking the two sites as well as linking and supporting the sports and recreational activities located on the two sites, notably rugby league, union and football fields, athletics field, cricket and Australian Rules football field, indoor cricket and croquet as well as the Shoalhaven Indoor Sports Centre.

The Community Pavilion with its broad mix of community facilities including aquatic, health fitness and wellbeing, together with associated child care, classrooms, library and café/bistro will see the pavilion operating seven days a week from early morning to late at night.

This will, apart from providing much needed social and community support facilities for the local community, also ensure that the overall site is continually active and generating a supplementary income stream.

The introduction of the Community Pavilion to the site changes the focus from

a typical sports facility to a community destination which delivers a commercial outcome.

In addition, it is planned to provide sporting facilities which are of a high quality which will potentially deliver and support:

- Sporting events at regional and state level
- Quality facilities for junior and senior local sport
- Quality training and warm up areas
- Junior state pathway programs.

A further planning objective has been to facilitate the construction of a safe and efficient internal road, cycleway and walkway system providing the following attributes:

- A perimeter walkway to both sites and linked by the overhead flyover. It is proposed that such a walkway system will operate morning, afternoon and night by walkers and runners for both fitness and pleasure.

The walkway is to provide an overall lap distance of approximately 2.5 km.

- A one way perimeter roadway system together with provision for cyclists with various entry and access points.

One key consideration is to limit the amount of vehicle entry and exit points to the precinct off Cambewarra Road

- The roadway system to also allow for associate angle parking to assist in reducing the number of major car parking areas.

A further planning objective is to develop a market garden for the local community which could also include a special area for an indigenous garden.





## 6.7 CONCEPT DESIGN

Concept design plans have been developed for the following facilities which are proposed to be incorporated within the Regional Sports and Community Precinct development:

- Community facility
- Rugby league, union, football facility
- Athletics facility
- Cricket/AFL facility
- Croquet facility
- Indoor cricket Centre
- Maintenance/workshop facility

It is noted that a concept design for the proposed indoor cricket centre to be provided for within the existing basketball centre has not been addressed at this point but will be addressed as part of Stage 2 of the master planning study.

Plans outlined within this report are to be considered as preliminary and are presented to provide an understanding of the overall concept, positioning on the site and to describe the overall scope of works; in order to enable an elemental cost plan for the development to be established.

### 6.7.1 COMMUNITY PAVILION

As shown in the plans on the following page, the Community Pavilion is proposed to be developed as a two storey structure to create a visual prominence to the main entry of the Regional Sports and Community Precinct. As will be identified in Section 9 of this report, it is recommended that the new Community Pavilion be located at the main entry to the precinct and at the

south eastern corner of the existing Bomaderry Sporting Complex.

The pavilion as such will take up the land presently occupied by the existing three private residences.

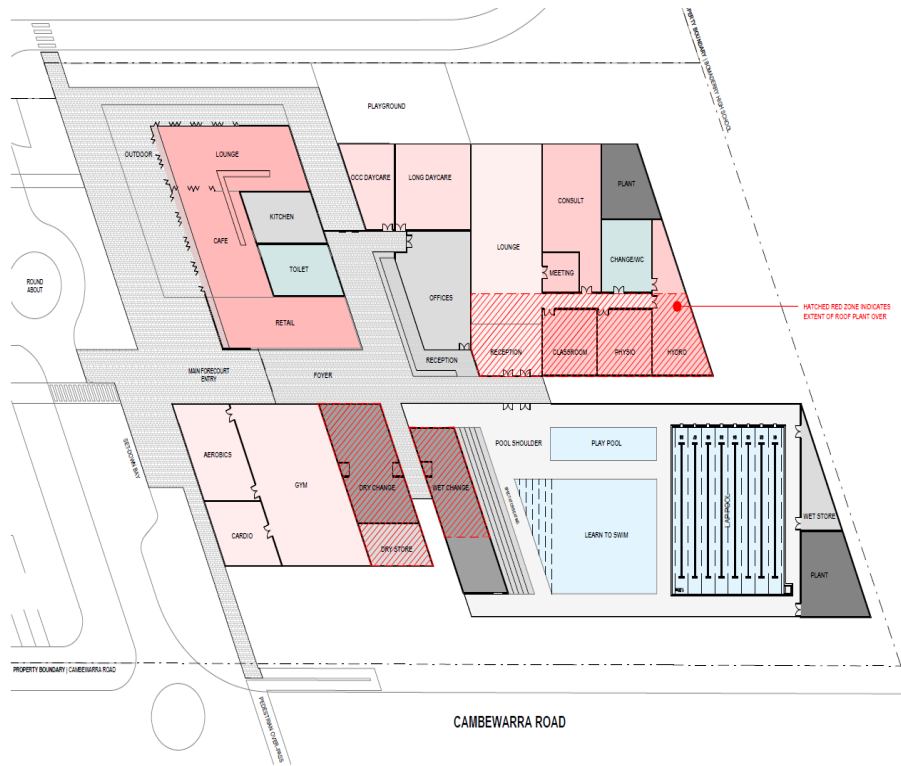
The pavilion will, as noted in section 6.4, have seven modules as noted below and each of these modules will operate in conjunction with one another as a means of optimising the use of each module; thereby creating efficiencies of scale.

- An aquatic module
- Gymnasium
- Cafe/retail
- Community services module
- Rehabilitation module
- Clubroom module
- Administration

The clubroom module has been added to centralise a club/lounge room for all sporting clubs and teams that participate at the precinct, rather than developing separate club rooms for each of the individual sports.

Overall it is proposed that the Community Pavilion will be an imposing building and establish a high quality standard for the overall precinct and as a result generate community pride and care for all facilities.





**6.7.2 RUGBY LEAGUE FACILITY**

The Rugby League facility which will also accommodate elite level events for union and soccer, will be located adjoining the main rectangular field and the No. 2 rectangular field. It is proposed that the facility will be built into, and as part of, the grassed embankment with tiered seating areas surrounding the main field; in particular the southern end of the main field.

This will serve to ensure that clear unobstructed viewing lines are maintained throughout the entire precinct.

Setting the facility into the embankment will also enable a viewing deck to be created on the roof of the pavilion, providing a location for television and radio broadcasters and camera men to use for elite level matches.



ACCLIMATE

Adapt to a changing environment



### 6.7.3 ATHLETICS FACILITY

The Athletics facility is to be located on the western side of the track and field facility, and at the southern end so as to be in line with the finish line for all track events.

Once again the facility is to be built as part of the grassed seating embankment running parallel with the track and field on the western side.

The facility will be provided with the appropriate timing and photo finish equipment as well as public address and scoreboard operations.



### 6.7.4 CRICKET/AFL FACILITY

The Cricket and Australian Rules Football facility is to be located on the south western side of the main (senior) oval to ensure that when viewing of games from the facility spectators are not looking into late afternoon sun.

The facility will be built on grade and provide spectator seating at the front together with grassed embankment seating around the outside of the oval.

Change rooms and amenities will service both AFL and cricket requirements, notably 22 players for AFL.



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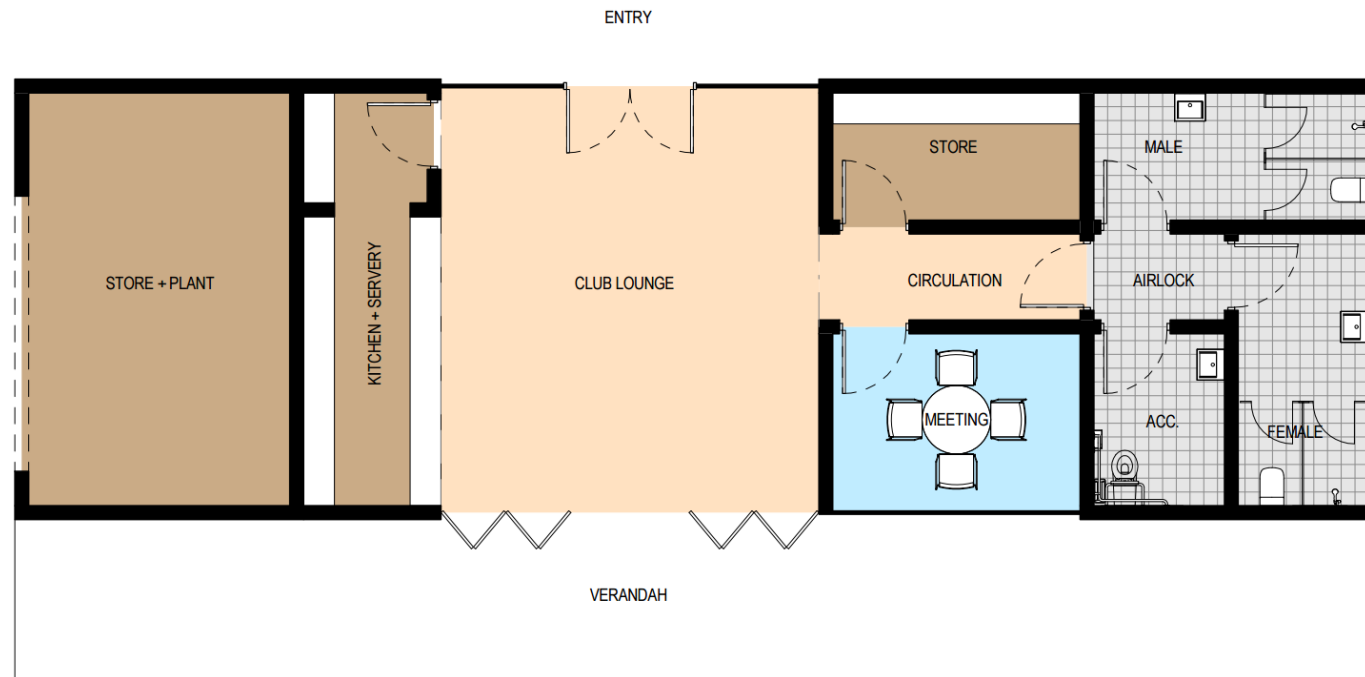
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### 6.7.5 CROQUET FACILITY

The Croquet facility is to be located to the south of the four croquet courts with direct access to the one way loop road system, kerb side parking and the perimeter pedestrian footpath.

The facility will be built on grade with a 3m wide verandah providing viewing of all four croquet courts.



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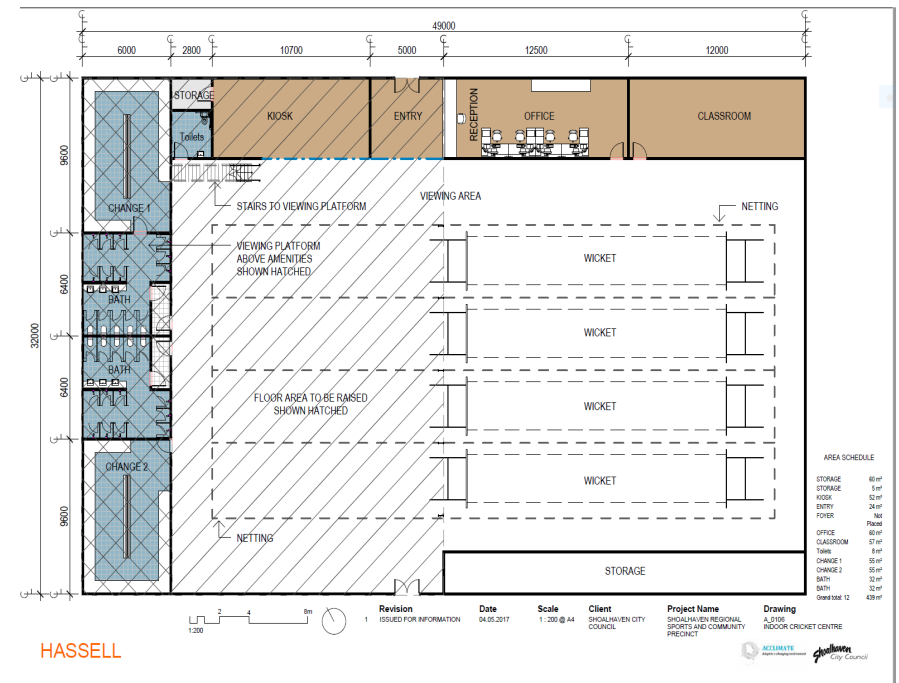
### 6.7.6 INDOOR CRICKET CENTRE

The Indoor Cricket Centre is to be located within the existing basketball stadium which is to be completely renovated both internally and externally.

Externally the facility will have walls and roof reclad with the skillion section to the front demolished.

Internally the walls will be reclad and a new floor to be constructed, together with a new fit out for the centre.

The centre will also be fitted out with appropriate wickets and netting.



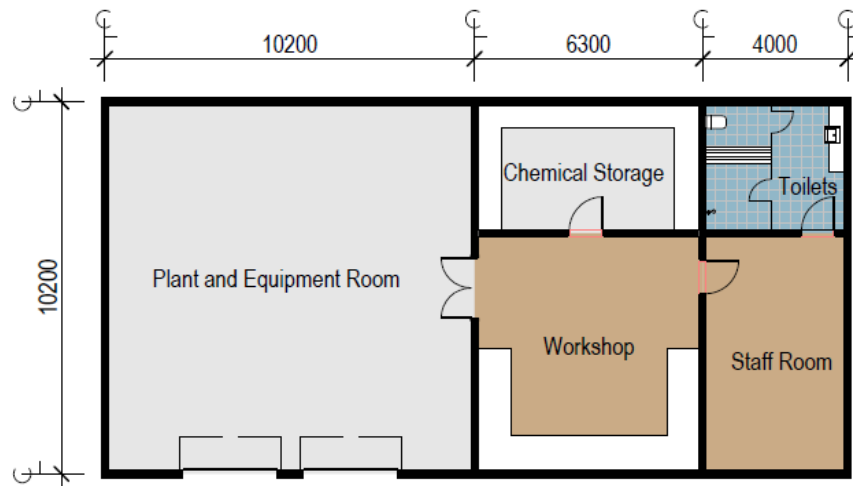
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**6.7.7 MAINTENANCE/WORKSHOP FACILITY**

The Maintenance/workshop facility is to be located adjoining and to the northern end of the Athletics Facility with direct access to the one way loop road system enabling convenient access to all facilities within the precinct.



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# 7. SITE ANALYSIS



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## 7. SITE ANALYSIS

### 7.1 INTRODUCTION

The Stage 1 Draft report provided a detailed review of both the Artie Smith Oval and Bomaderry Sporting Complex sites relating to their specific location, areas and facilities provided together with visitations.

The reader is referred to section 7.1 of the Stage 1 Draft report for further details.

A key element of the site analysis was identifying a solution for the physical and visual connection of the two sites.

A number of options were considered with the following recommendations as foundations to the connections of the two sites, namely:

- Establishment of a roundabout at the main entry to both the existing Artie Smith Oval and Bomaderry Sporting Complex sites
- Establishment of a flyover footbridge spanning Cambewarra Road and linking the two sites
- Access points for the Artie Smith Oval site to Barwon Street and North Tara-wal Street.

Furthermore, that the following elements be provided to reinforce the connection between the two sites and provide ease of access for pedestrians and cyclists:

- Provision of safe walkways/footpaths
- Provision of an internal road system together with associated kerbside parking.

At the conclusion of the analysis option No. 2 was selected as the most appropriate and effective solution, as well as providing parking for approximately 570 cars and parking for 10 buses.

### 7.2 SITE PLAN UPDATE

#### Option 2





Given the amendments and changes that have occurred following Council’s adoption of the Master Plan and the planning changes for the Shoalhaven Indoor Sports Centre, it has been necessary to make a number of minor changes to the Site Plan Option 2, notably:

- Replanning of the pedestrian footpath and provision for two bridges to facilitate the reorientation of the car park servicing the Shoalhaven Indoor Sports Centre and the swale and retention pond
- Redirection of the internal loop road system and bicycle pathway to accommodate the planning change to the Shoalhaven Indoor Sports Centre
- Provision for the croquet facility has required minor changes once again with respect to the footpath and roadway systems
- Provision for access from the loop road system to the Maintenance/ Workshop facility

The updated Master Plan located below indicates the changes which have been necessary following Council’s adoptions and amendments to the Stage 1 draft and the planning changes emanating from the Shoalhaven Indoor Sports Centre.



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# 8. OPERATIONAL ANALYSIS



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## 8. OPERATIONAL ANALYSIS

As noted in section 2.6 of this report the work undertaken from an operational standpoint has been very preliminary but sufficient to ensure the following has been achieved during the course of Stage 1 of the master planning study for the Regional Sports and Community Precinct, notably:

- Assessing the appropriate facility mix
- Assessing the potential commercial elements and how they are integrated effectively within the facility mix
- Determining the most appropriate relationships between the various facilities from an effective and efficient operating standpoint
- Consideration as to the optimum functional linkage between facilities

The above work was undertaken with a clear understanding and appreciation of Council's objectives for the new Regional Sports and Community Precinct as well as the manner in which the new precinct is to be managed.

To that end focus has been given to the following during the initial master planning phase:

- Limiting duplication of support facilities to field sports
- Centralising, where possible, support facilities within the Community Pavilion to assist in driving commercial aspects of the development
- Ensuring where possible that all outdoor and indoor facilities

add value and support one another

- Ensuring that facility use is maximised and that a flow-on effect is experienced by other facilities within the precinct.
- Ensuring that the planning of facilities has inbuilt flexibility to cater for future "churn" within the sports and community markets.

During the course of undertaking preliminary work a number of potential commercial opportunities were identified and are listed below:

- Membership to the Regional Sports and Community Precinct with specific sub memberships to the gymnasium, aquatic and eventually a sports lounge/club house
- Naming and branding of the new precinct will be very important and should reflect the 'significance' of the Community Pavilion
- Naming rights of the new precinct

It is noted that during Stage 2 of the master planning study more time will be devoted to addressing the commercial aspects of the development.

In addition, Stage 2 will, as noted in Section 1.4 of this report, address the overall operating and business management aspects of the Regional Sports and Community Precinct, notably:



**(i) Development of an operational plan to address the following components:**

- operating philosophy
- operating structure
- functions and staffing

Note: this will take into account the recommended management options which will be undertaken during Stage 2 and resolved with Council.

- staffing policies and procedures
- operating systems and procedures
- supply and hiring agreements
- licence agreements

**(ii) Development of a Business Strategy Framework:**

- business philosophy
- business strategy which will address the following components
  - (a) management and ownership structures outlining options for Council’s consideration
  - (b) organisational structure
  - (c) management and organisational strategies
    - marketing
    - community
    - facilities

- finance

**(iii) Development of a Financial Plan to include;**

- operating profit and loss projection including start up cost projections
- funding options and strategy
- elemental cost plan for development and staging options

**(iv) Development of a Delivery Model Strategy providing the following:**

- delivery model options
- procurement strategy and recommendations



# 9. MASTER PLANNING



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# 9. MASTER PLANNING

## 9.1 INTRODUCTION

HASSELL, a multidisciplinary architectural design practice with offices in Australia, China, Singapore, Thailand and United Kingdom was engaged by Acclimate to assist in the concept design for the four pavilions as well as the master planning of the Regional Sports and Community Precinct.

HASSELL worked together with Acclimate on the facility analysis, the development of the consolidated facility brief and the recommended facility mix together with the site planning options; in order to obtain a clear understanding and appreciation of the overall project.

In addition, HASSELL was further briefed on the purpose of the study as well as Council’s objectives and expectations of the Regional Sports and Community Precinct development.

Following a detailed review of both existing and proposed facilities to be accommodated at the new precinct, HASSELL, together with Acclimate, was able to determine the most appropriate mix of facilities to be recommended for inclusion; as outlined in this report.

As outlined in section 7, the review also addressed the most appropriate site layout to link the two sites and furthermore provide the most effective means of moving people around the precinct by way of car, walking, running and cycling.

Site Planning Option 2 was considered to be the most appropriate solution based on the following:



- Development of a major roundabout on Cambewarra Road providing direct vehicle access to both the Artie Smith Oval and Bomaderry Sporting Complex sites.
- Construction of a pedestrian flyover (footbridge) linking the two sites
- Vehicle entry to the Bomaderry Sporting Complex site leads to a one way loop road system linking to parking areas as well as kerb side (angle) parking and facilities
- Vehicle entry to the Artie Smith Oval site is off Cambewarra Road, Barwon Street and North Tarawal Street, and on to a one way road system
- Linking the two sites is also a pedestrian walkway system running the perimeter of both sites.

Furthermore, in the planning of the site, it has also been necessary to take into account the amendments required by Council in its adoption of the Master Plan submitted in the Stage 1 Draft report as well as the changes adopted in the planning of the Shoalhaven Indoor Sports centre.

## 9.2 MASTER PLAN

Given the contouring of both sites it was determined that the sites should be layered as a feature and to create interesting and aesthetically pleasing level changes to both sites.

To that extent the layering of the overall precinct followed the delineation of the five defined parcels of land as noted previously.

As such the following levels have been determined for the two sites:

Area 1: RL : 52.00

Area 2: RL : 35.00

Area 3: RL : 40.00

Area 4: RL : 49.00

Area 5: RL : 49.00 - 46.00

The layering of the precinct not only serves to create interesting spaces, but also clearly defines the areas of activity within.



The contouring of the site also delivered a number of obvious solutions when it came to the overall master planning of the precinct

To begin with, it was considered that the precinct required a prominent front door and entry clearly identifying the site as a ‘sports and community’ centre.

Furthermore, it required a significant structure at the front of the site to reinforce the site’s prominence and to project presence and quality.

It was for these reasons that a major roundabout is recommended together with front entry gates, as well as the placement of the Community Pavilion on Cambewarra Road in the south eastern corner of the existing Bomaderry Sporting Complex.

To the west of the Community Pavilion will be a car park accommodating approximately 120 cars and servicing the Community Pavilion.

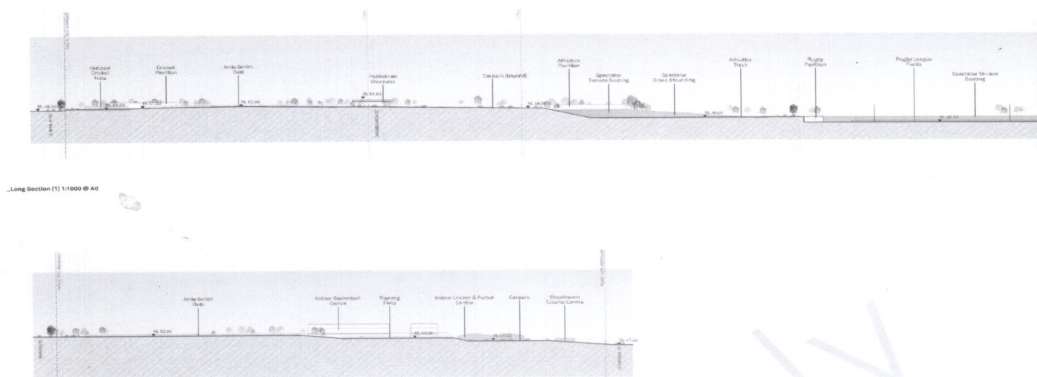
In addition, a community garden to feature indigenous plants has been provided for to adjoin the car park, as well as a playground for children adjoining the child care centre.

The main entry road services the car park before moving into a one way loop road running the perimeter of Area 3, which houses the existing croquet and aquatic facilities.

The loop road features a 4 metre wide roadway, a 2 metre wide cycling lane together with angle car parking as indicated in the adjoining cross section.

It is estimated that a total of 120 cars will be parked on the loop road system.

Area 3 was identified as the appropriate location for the 400 metre, 8 lane track and field facility based on the size and orientation of the area to accommodate the athletics facility.



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It is noted that the track and field facility is orientated in a north/south direction, to both accommodate the facility within Area 3, but also to comply with international track and field standards.

The orientation of the facility also enabled large grass embankment areas to be created for casual spectator seating.

Furthermore, due to change in level from the Community Pavilion to the track and field facility of 9 metres, patrons at the Community Pavilion will also have unobstructed viewing of the facility.

Located to the north of the track and field facility will be the main rectangular field and the No. 2 rectangular field.

It is noted that the field to the athletics facility will be used as a No. 3 rectangular field when required.

The main field within the north western segment of area 2 will be developed to an elite level standard in order to accommodate NRL, ARU and FFA fixtures.

As such the field will feature:

- High level standard playing field
- Field lighting to 750 lux
- Perimeter field fencing 900 mm high
- Grassed embankment and fenced seating to the west and south of the field to accommodate approximately 2,500 patrons

Additional temporary seating can be provided to accommodate up to 1,000 patrons for elite level games located to the east of the field.

The No. 2 field will be a standard rectangular field to accommodate training and playing of matches. Lighting to a level of 250 to be provided.



A pedestrian walkway system 3 metres wide together with a cycle lane of 2 metres runs a loop around the main and No. 2 rectangular fields as indicated in the adjoining section and in turn will connect back into the roadway, cycle and walkway loop around the athletics facility.

The walkway system connects with entries to the various facilities including the rugby league pavilion, athletics pavilion and the community facility. The walkway and cycle lane then connect to the pedestrian flyover (overpass to Cambewarra Road), linking to the existing Artie Smith Oval site.

The walkway and cycle path then runs a loop around the site connecting to the AFL/cricket facilities, the croquet facility, the existing basketball stadium which is to house the indoor cricket centre and the proposed Shoalhaven Indoor Sports Centre.

The AFL/cricket oval will be constructed to an elite level standard to accommodate professional level vents to be held and with provision for up to 5,000 patrons to be seated on grass embankments.

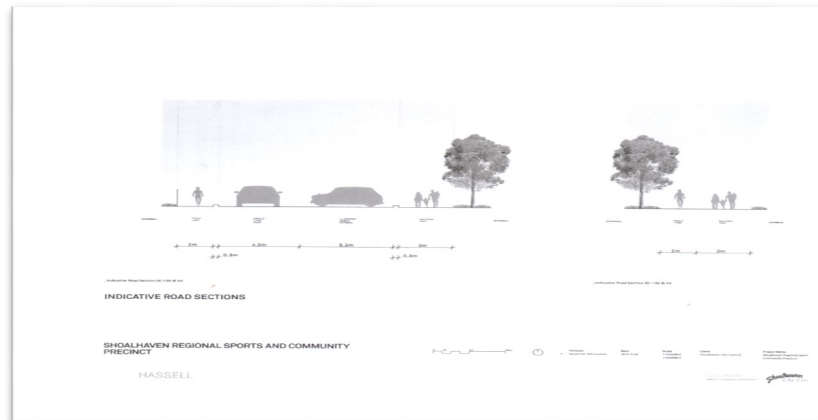
The oval is supported by a cricket practice area with 6 practice wickets.

A one way roadway runs from an entry point at the Cambewarra Road roundabout, then runs parallel with Barwon Street, then West Birriley Street, joining up with the Shoalhaven Indoor Sports Centre car park and exiting into North Tarawal Street.

An entry point to the internal roadway is also provided off Barwon Street.

On site parking is provided as part of the roadway system for up to 60 cars together with approximately 200 cars and 6 buses in a parking area adjoining the Basketball Stadium and the proposed Shoalhaven Indoor Sports Centre.

A further 80 cars will be provided as parallel parking along Barwon Street and West Birriley Street.



With the planning changes to the car parking servicing the Shoalhaven Indoor Sports Centre and the provision of a swale and retention pond, it has been necessary to make a number of amendments to the Master Plan outlined in the Stage 1 Draft report, notably:

- Removal of the proposed junior AFL/cricket oval. In lieu will be the inclusion of a new croquet facility featuring four croquet courts and an amenities building
- Redirection and reorientation of the internal loop road, pedestrian footpath and cycle lane, including provision of 2 pedestrian bridges to span the retention pond and swale

It is recommended that the AFL/cricket and croquet facilities both be extensively landscaped to soften the overall precinct and to provide areas of shade for patrons.

In addition, internal lighting of the precinct and signage (directional and information) will be most important.

Security fencing is also recommended to run the entire perimeter of the precinct.



**PROPOSED SITE LAYOUT**

01 New Touchdown 200m x 100m Oval	02 Sports Hall 10,000sqm Facility	03 Squash/ Tennis Building 10 Squash Courts	04 Squash Courts (Indoor) - 10 Courts	05 Lawnmower Storage
06 Squash Courts (Outdoor) - 10 Courts	07 Parking 100 Spaces	08 Squash/ Tennis Building 10 Squash Courts	09 Squash Courts (Indoor) - 10 Courts	10 Lawnmower Storage
11 Squash Courts (Outdoor) - 10 Courts	12 Parking 100 Spaces	13 Squash/ Tennis Building 10 Squash Courts	14 Squash Courts (Indoor) - 10 Courts	15 Lawnmower Storage
16 Squash Courts (Outdoor) - 10 Courts	17 Parking 100 Spaces	18 Squash/ Tennis Building 10 Squash Courts	19 Squash Courts (Indoor) - 10 Courts	20 Lawnmower Storage
21 Squash Courts (Outdoor) - 10 Courts	22 Parking 100 Spaces	23 Squash/ Tennis Building 10 Squash Courts	24 Squash Courts (Indoor) - 10 Courts	25 Lawnmower Storage

**DRAFT BOMADERRY / NOWRA REGIONAL SPORTS AND COMMUNITY PRECINCT**

**HASSELL**

Scale: 1:1000

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**PROPOSED SITE LAYOUT**

- 01 New Roundabout
- 02 New Roundabout
- 03 Community Centre
- 04 Community Centre Drop Off
- 05 New Roundabout
- 06 New Roundabout
- 07 New Roundabout
- 08 New Roundabout
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**DRAFT BOMADERRY / NOWRA REGIONAL SPORTS AND COMMUNITY PRECINCT**

HASSELL



Item	Area (sqm)	Volume (cu m)	Weight (kg)	Value (\$)
1. Concrete	1000	1000	1000	1000
2. Steel	500	500	500	500
3. Brick	2000	2000	2000	2000
4. Sand	5000	5000	5000	5000
5. Gravel	10000	10000	10000	10000
6. Asphalt	5000	5000	5000	5000
7. Earthwork	10000	10000	10000	10000
8. Landscaping	5000	5000	5000	5000
9. Fencing	1000	1000	1000	1000
10. Lighting	500	500	500	500
11. Signage	100	100	100	100
12. Other	1000	1000	1000	1000
<b>Total</b>	<b>40000</b>	<b>40000</b>	<b>40000</b>	<b>40000</b>



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# 10. PRECINCT STAGING AND BUDGETING



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## 10. PRECINCT STAGING & BUDGETING

### 10.1 INTRODUCTION

Rider, Levett, Bucknall, the project team’s professional quantity surveying firm has undertaken an updated review of the following items:

- Community Pavilion
- Croquet courts and amenities
- Athletics facility, amenities and maintenance shed
- Rugby league facilities and amenities
- Indoor cricket
- Cricket/AFL facility and amenities
- Maintenance/workshop building
- Budget and program for Stage 1 of the precinct’s development
- Budgets and programs for all 3 stages of the development

It is noted that the staging for the development has changed from the program outlined in the Stage 1 Draft report and now provides for 3 distinct stages with Stage 1 of the development now to include the Community Pavilion, the Athletics and Croquet facilities together with the Maintenance facility.

### 10.2 PROJECT BUDGET

Outlined below is an updated elemental summary of the overall budget for the Shoalhaven Regional Sports and Community Precinct project. The budget assumes that all components of the project to be undertaken at the same time and not undertaken on a staged basis.

Furthermore, the budgets are based on an assumption that the Development Application (DA) will be undertaken considering that all facilities to be included within the Regional Sports and Community Precinct as noted below, are included.

ITEM	BUDGET \$
• Community pavilion	23,229,583
• Athletics facility and maintenance pavilion	10,069,290
• Rugby League facility and amenities	9,073,418
• AFL/Cricket facility and amenities	8,819,222
• Indoor cricket	2,378,562
• Croquet courts and amenities	2,082,952
<b>ESTIMATED NET COST</b>	<b>55,653,027</b>
• Margins and Adjustments	9,171,973
<b>NET CONSTRUCTION COST</b>	<b>64,825,000</b>
• Design and statutory fees	7,553,000
<b>NET DEVELOPMENT COST</b>	<b>72,378,000</b>
• Design and construction contingency	7,419,000
<b>NET DEVELOPMENT BUDGET</b>	<b>79,797,000</b>

**Notes:**

It is noted that budgets for the facilities and amenities include the costs for roads, footpaths and landscapes

It is noted that the net development budget does not include for GST or escalation



**ESCALATION FORECASTS**

- Jan-Dec 2017 4.25%
- Jan-Dec 2018 4.00%
- Jan-Dec 2019 3.50%
- Jan-Dec 2020 3.50%
- Jan-Dec 2021 4.00%
- Jan-Dec 2022 4.00%

**10.3 STAGING**

It is noted that the Regional Sports and Community Precinct is recommended to be undertaken in 3 distinct stages as outlined within this section of the report.

**STAGE 1—DESCRIPTION OF WORKS**

---

**COMMUNITY PAVILION**

---

- Community pavilion
  - Roads and footpaths
  - Roundabouts
  - Car parking
  - Pedestrian footbridge
  - Playground
- 

---

**ATHLETICS FACILITY/AMENITIES**

---

- Demolition aquatic and croquet facilities
  - Athletics facility and amenities
  - Field lighting
  - Grassed embankments
  - Internal loop roads and parking
  - Footpaths and bicycle paths
  - Landscaping
- 

---

**MAINTENANCE/WORKSHOP BUILDING**

---

- Maintenance/workshop building
  - Associated roadworks
- 

---

**CROQUET COURTS/AMENITIES**

---

- Croquet courts and amenities
  - Amenities
  - Footpath and bridge access to car park (Shoalhaven Indoor Sports Centre)
  - Landscaping
- 



**INDICATIVE PROGRAM**

- Initiate DA August 2017
- Submission of DA February 2018
- Design development February—March 2018
- Approval of DA June 2018
- Tendering August-October 2018
- Construction certificate November 2018
- Start on site November 2018
- Construction: start November 2018
- : completion July 2020
- Occupation July/August 2020

**INDICATIVE BUDGET \$50,730,000**

**(Exclusive of GST and escalation)**

**STAGE 2: DESCRIPTION OF WORKS**

**AFL/CRICKET FACILITIES**

- Main cricket/AFL oval
- Cricket/AFL amenities facility
- Field lighting and fencing
- Cricket practice area
- Roads and parking
- Pedestrian and bicycle paths
- Landscaping

**INDOOR CRICKET CENTRE**

- Remove and re clad roof, internal and external walls
- Internal fitout of indoor cricket facility
- Roads, footpaths

**INDICATIVE PROGRAM**

- Tendering June-August 2020
- Construction certificate September 2020
- Start on site September 2020
- Construction: start September 2020
- : completion May 2021
- Occupation May/June 2021

**INDICATIVE BUDGET 16,052,000**

**(Exclusive of GST and escalation)**



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**STAGE 3: DESCRIPTION OF WORKS**

<b>RUGBY LEAGUE FACILITIES</b>
• Main rugby league field
• Second rugby league field
• Rugby league amenities facility
• Grassed embankments
• Terrace seating
• Field lighting
• Pedestrian bicycle paths
• Landscaping

<b>INDICATIVE PROGRAM</b>	
• Tendering	April 2021—June 2021
• Construction certificate	July 2021
• Start on site	July 2021
• Construction: start	July 2021
• : completion	March 2022
• Occupation	March-April 2022
<b>INDICATIVE BUDGET</b>	
	<b>\$13,015,000</b>
<b>(Exclusive of GST and escalation)</b>	

**10.4 INDICATIVE BUDGET**

The total indicative budget based on the recommended three stages outlined is **\$79,797,000 (exclusive of GST and escalation)**.



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# APPENDICES



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## APPENDICES

During the course of the study Acclimate undertook the following interviews with representatives from a wide range from sports, community groups, educational institutions, Council and business.

Date	Entity	Attendees
28 Sept 2015	NSW AFL	David Lawson Sam Graham
28 Sept 2015	NSW Cricket	Andrew Jones Anthony Brooks
28 Sept 2015	Rugby NSW	Bruce Whorboys
	Shoalhaven City Council	Craig Milburn Jane Lewis James Harris Ray Whiting Kevin Norwood
6 October 2015	Aboriginal Habitat	Gerry Moore Sylvia Tinkey Janet Atkins
6 October 2015	TAFE	Paul Goodwin
6 October 2015	Shoalhaven Cricket Association	Kathy Russell
6 October 2015	Shoalhaven City Council	Donna Corbyn Glen Elliott James Harris Jane Lewis Ray Whiting



**APPENDICES**

Date	Entity	Attendees
7 October 2015	Shoalhaven City Council	Susan Edwards
7 October 2015	University of Wollongong	Robbie Collins
7 October 2015	Nowra Anglican College	Lorrae Sampson
7 October 2015	Bomaderry Bowling Club	Craig Wilbrahams (initial telephone)
7 October 2015	Nowra High School	Angela Byron
7 October 2015	Bomaderry Primary School	Chrystal Wallace
16 October 2015	Junior Rugby League	Steve McConville
16 October 2015	Shoalhaven Little Athletics	Kate Daniel Steve McConville
16 October 2015	Shoalhaven City Council	Craig Milburn, Jane Lewis, James Harris
16 October 2015	Shoalhaven Day Care	Helen Waterhouse
16 October 2015	Rugby Union	Greg Murphy
16 October 2015	Shoalhaven council Aquatics	Kevin Norwood
16 October 2015	Nowra Athletics	Scott Johnson Peter Dooley



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## APPENDICES

Date	Entity	Attendees
16 October 2015	Bomaderry High School	Jill Appleton
16 October 2015	Nowra Croquet	Did not respond
16 October 2015	Chamber of Commerce	Brendan Goddard
16 October 2015	Shoalhaven High School	Kim Rakiposki Damien Reef
29 October 2015	Climb Nowra	Rob Crow
29 October 2015	Country Rugby League	Kevin Felgate
29 October 2015	Chamber of Commerce	Brendan Goddard
29 October 2015	Soccer/Futsal	Ian Cockburn
29 October 2015	Basketball NSW	John Martin
29 October 2015	City Arts Centre	Bronwyn Coulston
29 October 2015	Little Athletics	Kate Daniel



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## APPENDICES

Date	Entity	Attendees
30 October 2015	Bomaderry Bowling Club	Garry Wilbraham
30 October 2015	Shoalhaven Council	Jane Lewis Susan Edwards
30 October 2015	Aged and Disabled	Karin Denny
30 October 2015	Library	Sarah Taylor
30 October 2015	Shoalhaven Council Economic Development	Greg Pullen
30 October 2015	Croquet	Did not respond
12 November 2015	Nowra Bomaderry Jets	Dan Smith
12 November 2015	Nowra Croquet	Glyn Williams (Phone)



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**APPENDICES**

Date	Entity	Attendees
26 November	Croquet	Glynn Williams
26 November	Shoalhaven AFL	Neville Hickmont
26 November	Shoalhaven Netball	Sue Malley Kathy Rembisz
26 November	Shoalhaven Basketball	Ralph Cook John Martin
1st December	Nowra Bomaderry Jets	Dan Smith
1st December	Shoalhaven Rugby	Greg Murphy



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