



Community Infrastructure Strategic Plan 2017 - 2036





recreation open space and sport specialists

Version control

Version	Date	Document	Author	Reviewer	Recipient
1	4 August 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
2	8 October 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
3	16 November 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
4	30 November 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
5	9 March 2016	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
6	30 March 2016	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
7	21 March 2017	Final V1	Emily Wagon	Scott Walker	Susan Edwards
8	29 May 2017	Final	Emily Wagon	Scott Walker	Susan Edwards

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Executive summary

Shoalhaven City Council (Council) is responsible for the management, planning and development of a significant proportion of community infrastructure within the Shoalhaven. To align with Council's Community Strategic Plan's aim *to become a City that is sustainable, has strong and resilient communities and nurtures a skilled economic base, with leadership that thinks strategically and acts corroboratively*, a review of Council's existing community infrastructure was conducted to produce this Community Infrastructure Strategic Plan (the Plan) for the whole of Shoalhaven.

The Plan makes recommendations for the future provision, priorities and funding of community infrastructure at local, district and regional levels.

Community infrastructure for the purpose of the Plan has been defined as:

"Community infrastructure is public land and buildings e.g. cultural buildings, recreation buildings, passive and active open space, which accommodate community support services, programs and activities e.g. preschool service, child care, youth services, aged services, community meetings, sporting competition, informal recreation, cultural activities, education activities, community support etc"

Community infrastructure has been further broken down into two groups for the purpose of analysis further in the Plan.

- ☐ Open space and recreation - Council-managed land that are broadly available for public leisure and recreation, pedestrian and cycle movement, sport or for nature conservation purposes
- ☐ Community buildings - Council-managed buildings that are able to be used by groups and organisations for recreational, social, community service, educational or health promoting activities, and as community meeting places or be hired by the public on a casual basis.

Traditionally, community infrastructure has been planned using the 'standards' approach. However, over time, planners have learnt that the standards approach will not, on its own, necessarily produce well used and successful community infrastructure. An approach that incorporates best practice planning guidelines and assesses the physical characteristics of the area, the range of community infrastructure already available and the surrounding community, is more effective.

A total of 9 design guidelines/principles were developed to guide the preparation of this Plan and can be found in section 7.1. These include:

- ☐ quality planning
- ☐ place making
- ☐ multi-use and adaptable
- ☐ variety
- ☐ accessible to all
- ☐ sustainable places
- ☐ shared buildings
- ☐ safe places
- ☐ active living.

Various open space and community building types possess different values, functions and settings. Community infrastructure needs to be assessed in terms of its existing and likely future function (classification) and its role (hierarchy) within that function. Using best practise, benchmarking and industry experience, the following classification framework and provision standards have been applied to Shoalhaven's community infrastructure network (table 1).

Table 1. Community infrastructure classification framework and provision standards

Classification	Hierarchy	Provision standard
Open space		
Recreation parks	Local	0.5ha per 1,000 people
	District	0.6ha per 1,000 people
	Regional	0.2ha per 1,000 people
Sports parks	District	1.3ha per 1,000 people
	Regional	0.6ha per 1,000 people
Aquatic facilities	Local aquatic centre	1 facility per 10,000 - 40,000 people
	District aquatic centre	1 facility per 40,000 - 70,000 people
Indoor sports facilities	Indoor leisure facility	1 facility per 50,000 people
Classification	Hierarchy	Demand base
Community buildings		
Community centre	Local	1 building per 10,000 people
	District	1 building per 50,000 people
Convention/exhibition centre	Regional	1 building per 200,000 people
Art Gallery	District	Needs based
	Regional	Needs based
Performing Arts space	District	1 building per 50,000 people
	Regional	1 building per 150,000 people
Museum	Regional	Needs based
Library	District	Refer to People Places Guide for library
	Regional	Refer to People Places Guide for library

There are three other standards that need to be considered when planning for and assessing community infrastructure. These standards include:

- ☐ access
- ☐ land characteristics
- ☐ level of embellishment.

More detail on these standards is in Appendix E. It is important to note that regional facilities strategically will not be provided in planning areas two and four.

The future planning of Shoalhaven's community infrastructure has also taken into account the needs and demographics of the surrounding community, what is currently already being provided by neighbouring infrastructure, availability of existing infrastructure that is being under utilised and funding opportunities. The community infrastructure planning guidelines have also been considered.

Shoalhaven is the most visited local government area in NSW outside of Sydney¹. The population can grow three to five times in the summer peak holiday period, placing increased pressure and demand on Shoalhaven's community infrastructure¹. As these numbers are not normally included in the residential population, the tourist numbers need to be considered in the planning process to ensure the existing or proposed community infrastructure can continue to meet demand and cater for both residents and tourists during these busy periods.

Community infrastructure analysis

Overall, Shoalhaven has an abundance of community infrastructure. Approximately 620ha of land for recreation and sports parks and 90 community buildings service the community. The beach, natural areas/ bushland and tracks/trails and boardwalks were identified as the most popular recreation and sports buildings, while the libraries, public halls/community centres and art galleries were the most popular community buildings.

Analysis identified a significant surplus of community infrastructure, now and in the future (2036). A summary of the analysis is below in table 2. It is important to note National Parks, schools and other private buildings have not been considered in this analysis, as the Plan only looks at Council owned and/or managed community infrastructure.

Openspace

The analysis of open space involves calculating the future need for the open space type, based on hectares per population/1,000 and then subtracting this total from the current supply of open space.

Table 2. Summary of Shoalhaven's current open space supply, demand and gap analysis

Open space type	Current land supply (ha) (sum of current network)	Current land demand (ha) (DSS x population / 1,000)	Current land gap (ha) (current supply - current demand)	Future land demand 2036 (ha) (DSS x population / 1,000)	Future land gap 2036 (ha) (current supply - future demand)
Recreation parks					
Total	257.52ha	127.38ha	+52.58ha	155.3ha	+24.66ha
Local	130.16ha	48.99ha	+81.17ha	59.73ha	+70.43ha
District	119.83ha	58.79ha	+61.04ha	71.68ha	+48.15ha
Regional	7.53ha	19.60ha	+10.37ha	23.89ha	+6.08ha
Sports park					
Total	259.11ha	186.16ha	+72.95ha	226.98ha	+32.13ha
District	196.89ha	127.37ha	+68.52ha	155.30ha	+41.59ha
Regional	62.22ha	58.79ha	+3.43ha	71.68ha	-9.46ha
Aquatic centres*					
Local	7 centres	3 centres (5 if planning areas 2 and 4 are considered 'rural')	+4 centres (+2 if planning areas 2 and 4 are considered 'rural')	4 centres (6 if planning areas 2 and 4 are considered 'rural')	+3 centres (+1 if planning areas 2 and 4 are considered 'rural')
District	5 centres	2 centres	+3 centres	3 centres	+2 centres
Indoor sports centres*					
District	1 centre	1 centre	meeting demand	2 centres	-1 centre
text highlighted in red indicates a deficiency of land or community facility					
* demand standards for aquatic and indoor sports centres are based on facility per population number					

Recreation and sports parks

From a land perspective, Shoalhaven has an abundance of land dedicated as open space. Currently, Council has a surplus of land for recreation parks (155ha) and sports parks (71ha). However, a functioning and well used open space network does not rely solely on the quantity of land (refer to section 7.3.2). While Council is exceeding community demand for open space land now and into the future, site inspections and community consultation identified the following main issues:

- ☐ a large proportion of the network is under embellished, contains ageing infrastructure and/or lacks a variety of play opportunities
- ☐ many of the popular foreshore recreation parks are under-embellished
- ☐ too many small pocket parks clustered in one area
- ☐ some of the sports parks are not utilised to full capacity. Due to the seasonal nature of sport, many remain unused half of the year, while others are at full capacity.

Council's future direction for open space planning should focus around three key actions:

1. rationalisation of low use/ageing sportsgrounds and/or recreation parks
 - alternative use of land
 - lease of land
 - sale of land
 - a community trust is established for the asset (Council is no longer responsible for the asset)
2. decommission (remove embellishments and convert to undeveloped open space)
3. upgrade (upgrade the number and quality of embellishments)

Upgrades to recreation and sports parks (listed in Section 12: Recommendations) can be funded via a number of means:

- ☐ money from the sale or leasing of land recommended for rationalisation
- ☐ section 94 contributions - demand for open space is not just land, but also the supporting embellishments. As the current network's embellishments are not meeting the demands of the current population, nor the future (however there is a surplus of land), funds from Section 94 contributions can go towards upgrading the existing recreation and sports parks.

Aquatic centres

Council's aquatic centres are popular places for Shoalhaven residents to recreate, ranking the fourth most common place to visit². From a standards perspective, three local and two district aquatic facilities should meet community demand. Shoalhaven is well serviced with aquatic centres, planning area one has a total of six. Consultation with the community and council staff identified a number of concerns regarding the longevity of a number of centres and the increasing costs of ongoing maintenance. Further investigations into the feasibility of each facility that would compare the ongoing costs of maintenance verses closure and rationalisation need to be conducted. Funds from any recommended sales would go towards upgrading the remaining aquatic centres in Shoalhaven.

Indoor sports centres

Indoor sport is currently played at the Bomaderry Indoor Sports Stadium and Milton Showground Basketball Stadium. Standards wise, only one indoor facility is required in Shoalhaven. However, with the population expected to exceed 100,000 people by 2026 and the growing participation trends in indoor sport, the Bomaderry Indoor Sports Stadium is near capacity and requires structural upgrades. By 2026 an additional indoor sports centre is required (1 stadium per 50,000 people). A new Shoalhaven Indoor Sports Centre is proposed adjacent to the Bomaderry Indoor Sports Stadium, creating a sporting hub. Once this facility is constructed and operational, Shoalhaven's indoor sportings needs will be met.

² findings from the Community Survey (further information in Section 6.2.2)

Community buildings

The analysis of community buildings involves calculating the future need for the facility, based on facility per population and then subtracting this total from the current number of buildings.

Table 3. Summary of Shoalhaven's current community buildings supply, demand and gap analysis

	Current number of buildings	Current demand for buildings	Current gap (current supply - demand)	Future demand for buildings	Future gap (current supply - future demand)
Community centres					
Total	52 buildings	11 buildings	+41 buildings	14 buildings	+38 buildings
Local (1/10,000 people)	44 buildings	9 buildings	+35 buildings	12 buildings	+32 buildings
District (1/50,000 people)	8 buildings	2 buildings	+6 buildings	2 buildings	+6 buildings
Cultural buildings					
Convention centres/performing spaces					
Total	4 buildings	2 buildings	+2 buildings	4 buildings	meet demand
District (1/50,000 people)	2 building	1 building	+1 building	2 buildings	meet demand
Citywide (1/100,000 people)	2 buildings	1 building	+1 building	2 buildings	meet demand
Museums (needs based)					
Total	2 buildings^	No current demand, however, investigations will be required if a future need is identified by the community.			
Local (opportunistic*)	2 buildings^				
District (1/100,000 people)	2 buildings				
Art galleries (needs based)					
Citywide (1/100,000 people)	1 building	No current demand, however, investigations will be required if a future need is identified by the community.			
Libraries					
Local (no standard, demand based)	1 building	-	-		
District (Refer to People Places Guide for library building planning tools)	3 buildings	2 buildings	+1 building	3 buildings	+1 building when Vincentia library is built and operational

Table 3 cont.

Specialised community centres	
<i>There are no standards for the number of facilities per population for these types of buildings. Instead, they are built or retrofitted to meet the demands of the local community</i>	
Arts and craft buildings	Total= 7
Surf life saving clubs	Total= 4
Visitor information centre	Total= 2
Mens sheds (<i>a large number of mens sheds are not on Council land</i>)	Total= 6

The Shoalhaven community is very well serviced with community buildings, with community demand being met under all sub-classifications.

Standards wise, eleven community centres would service the Shoalhaven residents. With approximately 52 community centres, just under half (46.2%) of the centres are leased, restricting access to the general public, leaving 24 available for community use. Still significantly over the required eleven centres.

Background research, site inspections and community consultation identified the following issues:

- ☐ five centres have usage rates over 50%
- ☐ 44.2% of centres have a building condition rating of good, very good or as new
- ☐ 53.8% of people that completed the community survey are prepared to drive 20 minutes or more to a quality, multi-purpose community building
- ☐ Council does not actively promote their community centres and the services they offer
- ☐ many of the towns have private facilities (e.g. bowls clubs) that offer the same services as a council community centre
- ☐ a number of the specialised community buildings can also be used for general community purposes (e.g. surf life saving clubs).

With such a high proportion of community centres in fair, poor or very poor building condition and a moderate amount of people prepared to drive 20 minutes or more to good quality and functioning community centre, it is recommended that Council begin to reduce their surplus and focus on upgrading a number of existing centres that have the potential to become multi-purpose centres offering a range of activities and functions.

Council's future direction for community buildings, particularly community centres, should focus around four key actions:

1. rationalisation (alternative use of land, lease of land or sale)
2. decommission (remove building and convert to undeveloped open space)
3. upgrade (upgrade the building and to make it a desirable facility for various activities, uses and community groups)
4. a community trust is established for the asset (Council is no longer responsible for the asset).

Upgrades to the community centres (listed in Section 12: Recommendations) can be funded via a number of means:

- ☐ money from the sale or leasing of land recommended for rationalisation
- ☐ section 94 contributions.

Future direction

Previously, community infrastructure has generally been built, upgraded or embellished on an “as needs” basis, often in response to lobbying from local residents and subsequent requests from elected Councillors, which has resulted in an ad-hoc network of under-utilised community infrastructure. As such, current and future community infrastructure planning needs to change and focus on upgrading and making better use of existing recreation and sports parks and community buildings.

Due to the surplus of community infrastructure, it is recommended that those in poor condition and/or rarely used be rationalised. Outcomes of land rationalisation can take a number of forms:

- ☐ alternative use of land i.e. conversion from open space to community building or environmental protection area
- ☐ lease of land i.e. to retain land in Council ownership whilst earning rental income for the permissible use of the land
- ☐ sale of land for commercial or residential purposes
- ☐ a community trust is established for the asset (Council is no longer responsible for the asset).

The funds acquired through the lease or sale of land should only be used to re-invest in the relevant network i.e. open space or community buildings and increase the capacity of existing spaces or buildings. It is important to note that regional facilities strategically will not be provided in planning areas two and four.

Community consultation also identified that people would prefer to see Council upgrade the existing infrastructure, rather than build new buildings and parks.

In summary, it is recommended that future planning focus on:

- ☐ upgrading a number of local recreation parks to district recreation parks to balance out the demand for a regional recreation park and meet community expectations
- ☐ ensuring that community groups have explored all alternative options before requesting a new community building to conduct their activities, to avoid Council developing another single-use building that will provide little or no operating profits and require on-going maintenance
- ☐ ensuring a variety of play equipment, catering for a number of different age groups, is included throughout the network
- ☐ applying appropriate management models to ensure community infrastructure is maintained to a consistent standard and buildings and sports parks are being used to their full potential
- ☐ ensuring that section 94 contribution plans only include projects that will enhance the existing community infrastructure network, not duplicate it.

The next section is a summary of the community infrastructure analysis for each planning area.

PLANNING AREA ONE

The most populated planning area in Shoalhaven with 44,043 people, planning area one has almost half of the LGA's community infrastructure. The age profile of the planning area varies with approximately 25% under 25 years of age and 20% aged 65 years and over. By 2036 the population of planning area one is expected to increase to 56,336, with 25% of the population aged 65 years and over.

Planning area one is comprised of the following localities:

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> Berry | <input type="checkbox"/> Greenwell Point | <input type="checkbox"/> North Nowra |
| <input type="checkbox"/> Bomaderry | <input type="checkbox"/> Kangaroo Valley | <input type="checkbox"/> Shoalhaven Heads |
| <input type="checkbox"/> Cambewarra | <input type="checkbox"/> Nowra | <input type="checkbox"/> Worrigeer. |

The natural assets of the area make the coast and hinterland popular holiday and day-trip destinations for tourists and locals.

Community infrastructure current supply analysis (summary)

Table 4. Summary of planning area one's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9ha/1,000	21	141.48ha	+57.80ha	+34.44ha	46.3%	64.8%
District	1.3ha/1,000	17	79.26ha	+22.00ha	+6.02ha	-	-
Regional	0.6ha/1,000	4	62.22ha	+35.79ha	+28.42ha	-	-
Recreation parks	1.3ha/1,000	75	127.60ha	+70.34ha	+50.13ha	74.1%	64.8%
Local	0.5ha/1,000	46	78.80ha	+56.78ha	+51.02ha	-	-
District	0.6ha/1,000	27	48.19ha	+21.79ha	+18.19ha	-	-
Regional	0.2ha/1,000	2	0.62ha	-8.19ha	-7.55ha	-	-
Aquatic centres							
District	1/20,000-50,000	1 district & 3 local		+3 facilities	+3 facilities		
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Indoor centre							
Regional	1/50,000	1 centre		not meeting demand, services all LGA			
Community buildings						50.0%	55.6%
Community centres							
Local	1/10,000	21 buildings		+17 buildings	+16 buildings	-	-
District	1/50,000	6 buildings		+5 buildings	+5 buildings	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Cultural buildings							
Convention centres/Performing space							
District	1/50,000	1 building		meeting demand	meeting demand	-	-
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Museum							
Local	opportunistic	1 building		-		-	-
District	1/100,000	1 building		meeting demand	meeting demand	-	-
Art gallery							
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Library							
District	Refer to <u>People Places Guide for library building planning tools</u>)	1 building		meeting demand	meeting demand	-	-
*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality as good and very good. Text in red indicates a deficiency in open space land or community buildings							

From a land quantity perspective, planning area one is well serviced with community infrastructure. However, when the quality of the embellishments and buildings are assessed, a large proportion of the community infrastructure is lacking variety, multiuse and ageing.

Community consultation identified that the community would prefer to see a network of quality infrastructure, that offers a variety of experiences, instead of what is currently offered. The residents in planning area one that completed the community survey indicated that approximately 28% are already travelling 20 minutes or more to a community building, while 60% are travelling 20 minutes or more to a recreation park and/or sporting park.

To ensure the residents within planning area one are being supplied with quality community infrastructure, the future vision for the area is to rationalise under-utilised buildings and parks. Using the funds from their sale and developer contributions, future financial investments into planning area one will focus on embellishing the remaining open space (land) to the embellishment standards specified in Appendix F and the modification of a number of well used community buildings to multiuse facilities to further increase the use/capacity of the existing community infrastructure assets.

A list of the community infrastructure that is to be upgraded, decommissioned and/or rationalised in planning area one is provided in Section 12: Recommendations.

PLANNING AREA TWO

Planning area two has a current population of 7,168 people, however, the population has a tendency to fluctuate with only 30% of the residential houses in the planning area occupied. The coastal towns are popular holiday destinations for those from Sydney and offer numerous recreation experiences including swimming, surfing and fishing. Lake Woolumboola is an internationally recognised wetland, a popular location for birdwatchers and non-motorised water activities. Bushwalking is also popular in Booderee and Jervis Bay National Parks. Currumbene Creek provides a pedestrian and cycle link from Myola to Huskisson.

Planning area two is comprised of the following localities:

- ☐ Callala Bay ☐ Culburra Beach ☐ Myola
- ☐ Callala Beach ☐ Currarong ☐ Orient Point.

Minimal growth is expected in planning area two with an additional 1,062 people expected to relocate to the area. However, as a popular tourist destination, the current and future community infrastructure network needs to meet the needs of locals and visitors

Community infrastructure current supply analysis (summary)

Table 5. Summary of planning area two's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current land surplus (2015)	Future land surplus (2036)	Quantity*	Quality*
Open space							
Sports parks (District only)	1.3ha/1,000	2	4.78ha	0.82ha	-0.56ha	50.0%	70.0%
Recreation parks	1.1ha/1,000	11	10.02ha	+2.14ha	+0.97ha	60.0%	60.0%
Local	0.5ha/1,000	9	2.97ha	-0.61ha	-1.15ha	-	-
District	0.6ha/1,000	2	7.06ha	+2.76ha	+2.12ha	-	-
Community buildings						60.0%	80.0%
Community centre							
Local	1/10,000	6		+5 buildings	+5 buildings	-	-
*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality as good and very good.							
Text in red indicates a deficiency in open space land or community buildings							

The district sports parks in planning area two are meeting demand, only just. However, consultation identified that the local community felt more were required in the area. Consistent with the trend across Shoalhaven, Callala Bay Sports Ground is not being utilised to its full capacity, especially in the summer season.

Large number of natural areas, water ways and National Parks in planning area two provide numerous outdoor recreation opportunities and experiences for residents and visitors. As such, there is little need to try and minimise the gap in local recreation parks but instead focus should be on enhancing these natural assets through the development of district quality embellishments (e.g. picnic facilities).

The community buildings in planning area two are well used and distributed around the area. Standards-wise, planning area two is over-supplied with community buildings. With 69% of residents in planning area two already travelling 20 minutes or more to a community building, a number of the buildings can be rationalised, with the vision to make one central community hub in the area, preferably Callala Community Centre, as it is in the middle of the planning area and located adjacent to Callala Bay Sports Ground.

In addition to reducing the surplus of community buildings, future planning should also include the upgrading of recreation parks and employing techniques to better utilise the existing sports parks. Financial investment will focus on embellishing the remaining open space (land) to the embellishment standards specified in Appendix E. Anecdotally, those wishing to participate in organised sports are most likely to drive into Nowra, however, developer contributions can still be allocated to upgrading Callala Bay Sports Ground to a standard that meets local demand.

A list of the community infrastructure that is to be upgraded, decommissioned and/or rationalised in planning area two is provided in Section 12: Recommendations.

PLANNING AREA THREE

Planning area three is the second largest planning area in Shoalhaven with 20,124 people.

Planning area three is comprised of the following localities:

- | | | |
|--------------------------------------|---|--|
| <input type="checkbox"/> Basin View | <input type="checkbox"/> Old Erowal Bay | <input type="checkbox"/> Wandandian |
| <input type="checkbox"/> Bewong | <input type="checkbox"/> Sanctuary Point | <input type="checkbox"/> Woollamia |
| <input type="checkbox"/> Erowal Bay | <input type="checkbox"/> St Georges Basin | <input type="checkbox"/> Wrights Beach |
| <input type="checkbox"/> Huskisson | <input type="checkbox"/> Tomerong | |
| <input type="checkbox"/> Hyams Beach | <input type="checkbox"/> Vincentia | |

By 2036, the population of the planning area is expected to reach 23,191 people. St Georges Basin and Vincentia will accommodate approximately 75% of this growth. The proportion of people aged 65 years and over will increase from 24% to 30%.

Community infrastructure current supply analysis (summary)

Table 6. Summary of planning area three's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current gap (2015)	Future gap (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9ha/1,000	8	43.10ha	4.87ha	-0.96ha	47.2%	63.9%
District	1.3ha/1,000	8	43.10ha	16.94ha	12.95ha	-	-
Regional	0.6ha/1,000	-	-	-12.07ha	-13.91ha	-	-
Recreation parks	1.3ha/1,000	24	36.21ha	10.05ha	6.06ha	50.0%	66.7%
Local	0.5ha/1,000	12	13.33ha	+3.27ha	+1.73ha	-	-
District	0.6ha/1,000	11	19.39ha	+7.32ha	+5.48ha	-	-
Regional	0.2ha/1,000	1	3.50ha	-0.52ha	-1.14ha	-	-
Aquatic centre							
District	1/20,000-50,000	1 local centre + 1 sea pool		meeting demand	meeting demand	-	-
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Community buildings						55.6%	55.6%
Community centres							
Local	1/10,000	6 buildings		+4 buildings	+4 buildings	-	-
Cultural buildings							
Museum							
District	1/100,000	1 building		+1 building	+1 building	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current gap (2015)	Future gap (2036)	Quantity*	Quality*
Library							
Local	no standard	1 building		there is community demand for a district library to replace Sanctuary Point Library. This will be met when the Vincentia branch is built and operational			
<i>*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good.</i>							
<i>Text in red indicates a deficiency in open space land or community buildings</i>							

There is a current surplus of land for recreation and sports parks in planning area three. Despite this, the recreation parks, in particular, are well dispersed around the planning area, with many district parks located along the foreshore.

Consistent with the trend across Shoalhaven, the level of embellishments in a number of recreation parks do not meet the desired standard. Just over two thirds of residents in planning area three are happy with the quality of the recreation parks in the area, however, with the influx of tourists during the warmer months, greater pressure will be placed on the existing network. Upgrading the embellishments within a number of parks, particularly foreshore parks, will create popular, high quality, destination parks that residents and tourists will want to visit and return too. With an ageing population, embellishments should also support low impact activities such as walking and cycling, as well as play opportunities.

Promotion of the foreshore recreation parks would also increase their usage. Many of the linear parks are located behind residential properties, with some residents' backyards encroaching onto Council open space land.

The development of a large multi-purpose sports facility was identified for future sports park planning, however, this would require the purchase of a large parcel of land, approximately 20ha. As an alternative, the usage capacity of each sports park was assessed and the relocation of sporting codes at some locations has been recommended to make better use of existing sports parks. Future works are also proposed at Vincentia Sportsground and the Wool Lane Sporting Complex to increase capacity.

A large proportion of the community buildings in the planning area are well used by the community. Of the residents that completed the community survey, half are currently travelling 20 minutes or more to a community building. The proposed community hub at the Bay and Basin Leisure Centre will become a key community destination and facility servicing planning area three's residents. As such, a number of community buildings in the area should be rationalised (section 12: Recommendations), and their users relocated to the Bay and Basin Leisure Centre community hub.

Over 85% of the community use the Sanctuary Point Library, with many users suggesting that it needs to be bigger. To meet this demand, a new district sized library is to be included in the proposed community hub at the Bay and Basin Leisure Centre. Once this library is operational, it is recommended that the relocatable library at Sanctuary Point be relocated to Sussex Inlet (planning area four).

It is recommended that future financial investment into planning area three focus on:

- ☐ the development of the Vincentia Library and other elements identified in the master plan for the proposed community hub at the Bay and Basin Leisure Centre
- ☐ increasing the use/capacity of the existing community infrastructure assets via embellishment upgrades.

PLANNING AREA FOUR

Planning area four is composed of four coastal towns and has a current population of 4,276 people, making it the smallest planning area. Despite the area's small population, the residents are well serviced with community infrastructure and the area's waterside presence makes it a popular destination for water based recreation.

Planning area four is comprised of the following localities:

- ☐ Berrara
- ☐ Sussex Inlet
- ☐ Cudmirrah
- ☐ Swan Haven.

Minimal growth is expected in planning area four with an additional 645 people expected to relocate to the area. However, the successful rezoning of the area north west of Sussex Inlet, known as the Badgee Lagoon Urban Release Area, will bring an additional 620 dwellings to the planning area.

Community infrastructure current supply analysis (summary)

Table 7. Summary of planning area four's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks (District only)	1.3/1,000	2	13.40ha	+7.84ha	+7.00ha	0%	50.0%
Recreation parks	1.3/1,000	17	22.94ha	+18.24ha	+17.53ha	0%	25.0%
Local	0.5/1,000	13	12.97ha	+10.83ha	+10.51ha	-	-
District	0.6/1,000	4	9.97ha	+7.40ha	+7.02ha	-	-
Community buildings						75.0%	50.0%
Community centre							
Local	1/10,000	5 buildings		+4 buildings	+4 buildings	-	-
<i>*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good.</i>							
<i>Text in red indicates a deficiency in open space land or community buildings</i>							

Planning area four residents that completed the community survey indicated that they are very unsatisfied with the current distribution of recreation and sports parks around the planning area. However, from a standards wise, the area is well supplied with land open space.

Despite the surplus of land, some of the parks are dedicated boat launching sites, where the green space has been overrun by car and boat trailer parking, leaving little room for recreation. Formalising the car park or the use of bollard fencing will prevent future parking in the recreation component of the park.

The planning area has two sports parks servicing the residents, though the quality of these facilities is debatable amongst the community. Thomson Street Sporting Complex has variety of users throughout the year, while Finkernagel Reserve is only used during the winter season.

For a planning area with less than 5,000 people, the residents are well serviced by five community buildings. With two buildings in fair condition, two unknown and one deemed unusable, better quality community buildings are required in the area.

Once the Vincentia library is operational, is it recommended that Council upgrade the Sussex Inlet Community Centre and make it the home for the proposed library. Located ten minutes drive from Sussex Inlet Community Centre, investigations into the rationalisation of the Cudmirrah Community Hall should be conducted. Options include the sale of land or finding an interested party to lease the hall.

The future vision for planning area four is to develop one community hub in the area. The ideal location is Sussex Inlet where the Thomson Street Sporting Complex, Sussex Inlet Aquatic Centre and the Sussex Inlet Community Centre are all located on Thomson Street. As such, future financial investment is to focus on upgrading existing recreation and sports parks to increase passive and active recreation use and consolidating the network of community buildings into one community hub.

PLANNING AREA FIVE

With a population of 19,733, planning area five has a mix of rural and coastal living, and is a popular holiday destination. Ulladulla is considered the service centre for the southern Shoalhaven and is home to key community buildings such as the Ulladulla Civic Centre, Visitors Centre and the Ulladulla Library. Mollymook and Narrawallee are the main beaches in the area. Similar to Berry in the north, Milton is a historical town, dedicated to keeping its cultural significance.

Planning area five is comprised of the following localities:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Bawley Point | <input type="checkbox"/> Dolphin Point | <input type="checkbox"/> Lake Tabourie |
| <input type="checkbox"/> Bendalong | <input type="checkbox"/> Durras North | <input type="checkbox"/> Manyana |
| <input type="checkbox"/> Burrill Lake | <input type="checkbox"/> Fishermans Paradise | <input type="checkbox"/> Mollymook |
| <input type="checkbox"/> Conjola Park | <input type="checkbox"/> Kings Point | <input type="checkbox"/> Milton |
| <input type="checkbox"/> Cunjurong | <input type="checkbox"/> Kioloa | <input type="checkbox"/> Narrawallee |
| <input type="checkbox"/> Depot Beach | <input type="checkbox"/> Lake Conjola | <input type="checkbox"/> Ulladulla. |

By 2036, the population of planning area five will reach 24,032 people. Milton, Mollymook and Narrawallee are predicted to accommodate 50% of this growth.

Community infrastructure current supply analysis (summary)

Table 8. Summary of planning area five's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9/1,000	10	55.59ha	18.10ha	9.93ha	33.3%	62.5%
District	1.3/1,000	9	33.48ha	7.83ha	2.24ha	-	-
Regional	0.6/1,000	1	22.10ha	10.26ha	7.68ha	-	-
Recreation parks	1.3/1,000	41	60.74ha	+35.09ha	+29.50ha	62.5%	62.5%
Local	0.5/1,000	25	22.09ha	+12.22ha	+10.07ha	-	-
District	0.6/1,000	15	35.23ha	+23.39ha	+20.81ha	-	-
Regional	0.2/1,000	-	3.41ha	-0.54ha	-1.40ha	-	-
Aquatic centre							
District	1/20,000-50,000	1 local centre + 1 sea pool		meeting demand	meeting demand	-	-
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Community buildings						37.5%	79.2%
Community centres							
Local	1/10,000	6 buildings		+4 buildings	+4 buildings	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
District	1/50,000	2 buildings		+2 buildings	+2 buildings	-	-
Cultural buildings							
Convention centre/Performing space							
District	1/50,000	1 building		meeting demand	meeting demand	-	-
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Museum							
Local	no standard	1 building		opportunistic		-	-
Library							
District	Refer to <u>People Places Guide</u> for library building planning tools)	2 buildings		+1 buildings	+1 buildings	-	-
*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good. Text in red indicates a deficiency in open space land or community buildings							

An analysis of the community infrastructure identified a surplus of land for open space and community buildings within the planning area. Despite this surplus, 33.3% of those residents that completed the community survey are not happy with the supply of sports parks in the planning area. However, only a third of the sports parks are being used thirteen hours plus per week (section 8.4.2). With only 62.5% of residents rating their quality as good and very good, there is opportunity to upgrade the existing sports parks to better cater to the sporting needs of planning area five's residents. For example, there is opportunity to expand Ulladulla Sports Park into the old sewerage treatment plant site. In addition to the upgrades, the user needs of each individual sports park need to be assessed to see if their needs could be better met at another facility.

The planning area currently has an additional 35ha of open space land. There are approximately 25 local recreation park, however, a number of these parks have no embellishments and have only been classified as local recreation parks due to their waterfront location and the passive recreation activities (e.g. walking) that occurs within them. Burrill Lake has a number of these parks (Ireland Street Reserve, Barker Reserve).

Planning area five, especially Ulladulla, is Shoalhaven's second business district. With large numbers of locals working in the area and/or tourists visiting, the area is lacking a key destination (regional) recreation park. Though due to the spatial layout of the area, it is recommended that Council instead over embellish a couple of popular district recreation parks along the coast to meet this demand, as opposed to building a new regional recreation park. For a list of park recommendations refer to section 12: Recommendations.

There are 13 community buildings servicing the residents in planning area five. From a standards perspective, two local community centres would meet the needs of the local community. Currently there are eight community centres. In the central business district/main urban area of planning area five, there are four community centres, all permanently leased restricting access to the general public. However, locals have the option to use the facilities at the Ulladulla library and Ulladulla Civic Centre, in addition to privately owned facilities such as local bowls clubs.

Unlike other planning precincts less than a third of residents travel 20 or more to a community facility. Interestingly, all of these residents live in the small towns outside the urban area of planning area five. With most towns within 25 minutes drive to Ulladulla, a number of the rural community buildings should be rationalised, particularly those with low usage rates or poor building conditions.

Milton has an oversupply of community buildings for its population size with many having significant cultural/historical value.

It is recommended that future financial investment into planning area five embellish and increase the use/capacity of the existing community infrastructure assets.

1.0 Introduction

The Shoalhaven local government area (Shoalhaven) encompasses a geographical area which stretches along 120km of coastline and then inland, following the Shoalhaven River and natural ridgeline to the west. An abundance of beaches and foreshore areas, passive and active recreation spaces and community buildings service the varied communities within the Shoalhaven, however, many of these assets, or the assets within them, are ageing.

Shoalhaven City Council (Council) is responsible for the management, planning and development of a significant proportion of community infrastructure within the Shoalhaven. To align with Council's Community Strategic Plan's aim to become a City that is sustainable, has strong and resilient communities and nurtures a skilled economic base, with leadership that thinks strategically and acts corroboratively, it was determined that a Community Infrastructure Strategic Plan (the Plan) be developed.

1.1 Plan objectives

The Plan has been developed to provide a strategic framework to guide the direction, actions and priorities for the provision of community infrastructure in the present and for the next 21 years. The Plan will become Council's 'one stop' approach to the forward planning and management of community infrastructure.

In practical terms the Plan seeks to:

- determine the current and future needs of communities within the Shoalhaven
- identify a hierarchical model for the delivery of community infrastructure that is consistent with community needs, gaps in provision and operational/maintenance levels
- provide an assessment of existing community infrastructure
- assess the current minimum standard for the provision of community infrastructure
- review Council's recreation and community infrastructure plans, Development Control Plans and Strategic Plans
- provide a revised list and methodology of Section 94 community infrastructure projects
- review and rationalise assets including the integration, co-location, multipurpose and/or decommissioning of buildings
- recommend current and future projects, prioritised by short, medium and long time frames
- review and provide various management and delivery options.

1.2 Planscope

The Plan is focussed on providing information related to the needs and demands of Shoalhaven residents.

The Plan focus' on the provision of core Council managed and/or owned community infrastructure. Core community infrastructure is infrastructure that Council can charge a developer to contribute to under Section 94 of the Local Government Act 1993 where a direct nexus applies.

In addition, other State Government and private sector buildings are considered, particularly where they offer recreation and sporting experiences and similar services offered by Council's community buildings.

1.3 Methodology

In order to provide a summary of how the Plan was developed, a snapshot of the methodology undertaken is provided below:

- ☐ Background Research
 - Literature review
 - Demographic and population trends analysis
- ☐ Consultation and engagement
 - Mayor and Councillor presentation
 - Council officer interviews
 - Workshop with Council staff
 - Community workshops (four different locations)
 - Service providers workshops
 - Household survey
 - Service provider survey
 - Additional key stakeholder interviews
- ☐ Community infrastructure audit
 - Facility inspections
 - Facility maintenance and management considerations
- ☐ Analysis
 - Community infrastructure data analysis
 - Development of desired standards of service
 - Supply and demand assessment
 - Management models and delivery options
- ☐ Draft Plan preparation and presentation
 - Council review processes
 - Council workshop
 - Community display and workshop
- ☐ Revision and Finalisation
 - Council presentation.

The full details of the methodology are provided at Appendix A.

1.4 Project limitations

The Plan focuses on the provision and distribution of community infrastructure across Shoalhaven. The core outcome of this work was to develop an action plan for Council to follow in relation to the future provision of community infrastructure that it either owns, manages or maintains. Privately owned buildings have been included where the building offers significant community benefits.

Community infrastructure audit information contained within the Plan was accurate as at January 2015, when the site inspections occurred. Any developments or data updates since the time of inspection will not have been taken into account in this Plan.

Land identified as, or potentially for, open space was dependent on existing Council mapping, database information and officer knowledge. Whilst all care has been taken to ensure information was correct, it is not possible to guarantee that minor inaccuracies did not occur. School and National Park lands are extensive in the Shoalhaven, but are outside of the scope, therefore not identified in the Plan and their potential not realised.

Extensive consultation was carried out during the development of the Plan. External stakeholders were contacted by a number of methods, however, due to the large number of community user groups within Shoalhaven, it is not possible to guarantee that responses from all community user groups were received.

2.0 Background

2.1 Strategic framework

In accordance with the Local Government Amendment (Planning and Reporting) Act 2009, Shoalhaven City Council has implemented an Integrated Planning and Reporting framework into their citywide planning and reporting activities. The legislation requires Council to prepare a hierarchy of plans including a Community Strategic Plan, Delivery Program, Operational Plan and a Resourcing Strategy, all linked by regular reporting to measure their progress.

The Community Strategic Plan: Shoalhaven 2023 outlines the community's long-term priorities and aspirations. Through objectives, strategies and performance measures, the Community Strategic Plan aims to achieve the Community's vision:

"We will work together in the Shoalhaven to foster a safe and attractive community for people to live, work, stay and play; where sustainable growth, development and environmental protection are managed to provide a unique and relaxed lifestyle".

The provision of high quality community infrastructure plays a significant role in achieving the Community vision. The Plan can assist in accomplishing this vision by outlining how Council can respond to the community's open space and community buildings needs whilst acknowledging resource and legislative constraints.

Acknowledging that current and future planning requires a combination of environmental, social and economic planning, the Integrated Planning and Reporting Framework improves the integration of Council's numerous statutory plans, strategies and reporting processes required under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979. The strategies and actions in the Community Infrastructure Strategic Plan identify and encourage partnerships among Council departments, the community, community organisations and State Government departments that will strengthen the provision and management of Shoalhaven's community infrastructure.

As the Delivery Program outlines how Council will respond to the Community Strategic Plan; Shoalhaven 2023 over an electoral term, the high and medium priority actions in this Plan will need to be acknowledged in the review of the Delivery Program.

This Plan will become the over-arching document for community infrastructure planning. Some of Council's previously developed strategic plans, master planning and policy documents for their community assets, will either be superseded or require review, depending on relevant recommendations.

The figure 1 outlines the over-arching strategic framework in which the Plan sits.

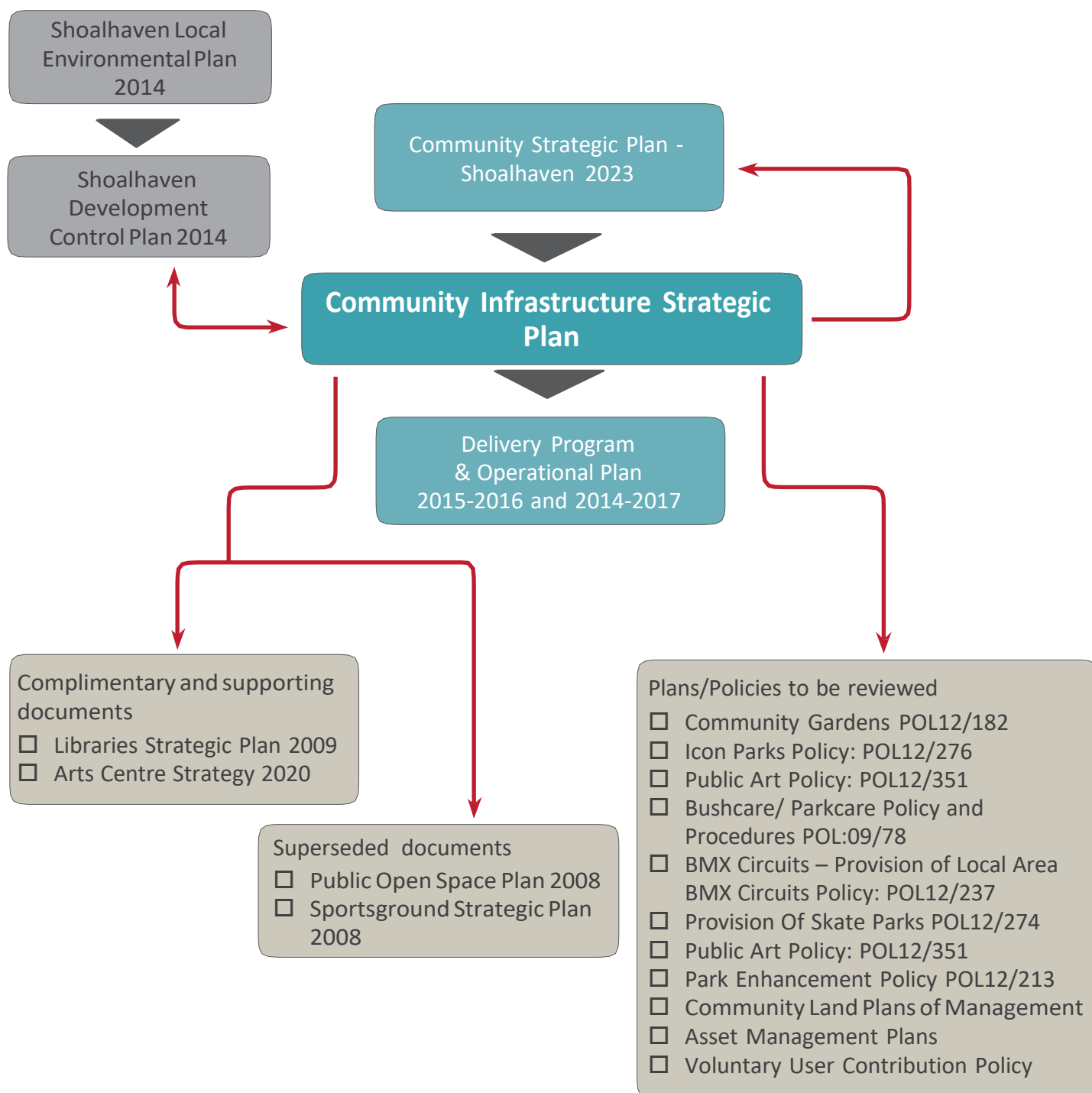


Figure 1. Over-arching strategic framework in which the Community Infrastructure Strategic Plan 2015 sits

2.2 Legislative review

Legislation affects the way in which land is used, managed and funded. This section is a review of the significant planning instruments that guide the manner by which Council manages and maintains their community infrastructure.

2.2.1 Land Ownership

Council's community infrastructure network is a mosaic of different land ownerships:

- Crown land managed by State Government Departments
- Crown land of which Council has been appointed Trust Manager
- Crown land of which Council has care, control and management under section 48 of the Local Government Act 1993
- Council-owned (freehold) land.

Depending on the type of land ownership, the NSW Government has specific legislation that stipulates the manner in which local councils must manage the land.

Crown Land

Crown land comprises approximately half of all the land in NSW. The provisions of the Crown Lands Act 1989 are designed to ensure land is managed appropriately. Under the Act, Crown land is reserved or designated for public purposes (including public recreation, showgrounds, cemeteries, environmental protection, public halls, racecourses and the preservation of scenery).

There are a number of State Government departments and/or agencies that are responsible for various parcels of Crown Land within the Shoalhaven. These include, but are not limited to, NSW Department of Primary Industries (Crown Lands Division) and National Parks and Wildlife Service. In these instances, although Council may assist with ongoing maintenance of some of these areas (with the exception of land managed by National Parks and Wildlife Services), ultimate responsibility rests with the relevant State government authority.

Council-Managed Crown Land

Council is responsible for a large number of Crown land parcels within the LGA. Council's authority to manage these reserves may come in two forms. Council may either be appointed Trust Manager of a reserve or responsibility for the care, control and management of Crown reserves may be devolved to Council under section 48 of the Local Government Act 1993.

Trust Management

A reserve trust, or Crown Lands Act trust, is the legal body which enables the temporary ownership of reserved or dedicated Crown land so it can be managed by the trust on behalf of the public. Council has been appointed Corporate Trust Manager of a number of Crown reserves. As a reserve trust manager, Council has all the functions of a council under the Local Government Act 1993 in relation to public reserves. This includes the ability to grant leases, licences or easements over the reserve.

Additional use restrictions may also be placed over Crown reserves by land use zoning and other provisions of environmental planning instruments made under Part 3 of the Environmental Planning and Assessment Act 1979, such as the Shoalhaven Local Environment Plan 2014, adopted 22 April, 2014.

Care, Control and Management

Certain Crown reserves are automatically managed by the local council even if a reserve trust has not been established. These reserves are generally those with the purpose of 'public recreation' or 'public cemetery' and not managed by another body or person (section 48 Local Government Act 1993).

Council-Owned (freehold) Land

The Local Government Act 1993 was developed to ensure the development and management of council-owned land remains within the laws established by the NSW Parliament, reflects the desired purpose of the land and responds to community expectations. The purposes outlined in the Act are:

- ☐ to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales,
- ☐ to regulate the relationships between the people and bodies comprising the system of local government in New South Wales,
- ☐ to encourage and assist the effective participation of local communities in the affairs of local government,
- ☐ to give councils:
 - the ability to provide goods, services and buildings, and to carry out activities, appropriate to the current and future needs of local communities and of the wider public
 - the responsibility for administering some regulatory systems under this Act
 - a role in the management, improvement and development of the resources of their areas,
- ☐ to require councils, councillors and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities.

Under Section 26 of the Local Government Act 1993, Council must classify all public land as either 'community' or 'operational' land via a local environmental plan. The land to which this Plan applies is classified as 'community land' as the land is dedicated to providing a community use.

2.2.2 Key documents guiding community infrastructure planning

An information review was undertaken to highlight important and relevant aspects of current studies, plans and policies that influence and guide the provision of community infrastructure. Key documents reviewed include:

New South Wales State Government

NSW State Plan 2021

Recreation and Open Space Planning Guidelines for Local Government - NSW

Shoalhaven City Council

Shoalhaven Local Environment Plan 2014

Sportsground Strategic Plan 2008-2036

Public Open Space Plan 2008

Recreation Strategy 1999

Playground Strategy Review 2004

Berry Community Buildings Consultation 2014

Shoalhaven Contributions Plan 2010

Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven

Shoalhaven Tourism Master Plan 2012-2017

Skate Park Policy - POL12/274

Foreshore Reserves Policy - POL12/304

Icon Parks Policy - POL12/276

Park Enhancement Policy - POL12/213

Public Art Policy - POL12/351

Community Gardens Policy - POL12/182

Provision of Local Area BMX Circuits - POL12/237

Relevant Asset Management Plans.

A summary review of these documents is provided at Appendix B.

3.0 Setting the context

3.1 Planning areas

Consistent with previous planning studies, the City of Shoalhaven has been divided into five planning areas for the purpose of this Plan. These are described below and illustrated in figure 2.

Five strategic planning areas include:

Planning area	Towns and villages	
One	<input type="checkbox"/> Berry <input type="checkbox"/> Bomaderry <input type="checkbox"/> Cambewarra <input type="checkbox"/> Greenwell Point	<input type="checkbox"/> Kangaroo Valley <input type="checkbox"/> Nowra <input type="checkbox"/> Shoalhaven Heads <input type="checkbox"/> Terara
Two	<input type="checkbox"/> Callala Bay <input type="checkbox"/> Callala Beach <input type="checkbox"/> Culburra Beach	<input type="checkbox"/> Currarong <input type="checkbox"/> Myola <input type="checkbox"/> Orient Point
Three	<input type="checkbox"/> Basin View <input type="checkbox"/> Bewong <input type="checkbox"/> Erowal Bay <input type="checkbox"/> Huskisson <input type="checkbox"/> Hyams Beach <input type="checkbox"/> Old Erowal Bay	<input type="checkbox"/> Sanctuary Point <input type="checkbox"/> St Georges Basin <input type="checkbox"/> Tomerong <input type="checkbox"/> Vincentia <input type="checkbox"/> Wandandian <input type="checkbox"/> Woollamia <input type="checkbox"/> Wrights Beach
Four	<input type="checkbox"/> Berrara <input type="checkbox"/> Cudmirrah	<input type="checkbox"/> Sussex Inlet <input type="checkbox"/> Swan Haven
Five	<input type="checkbox"/> Bawley Point <input type="checkbox"/> Bendalong <input type="checkbox"/> Burrill Lake <input type="checkbox"/> Conjola Park <input type="checkbox"/> Cunjurong <input type="checkbox"/> Depot Beach <input type="checkbox"/> Dolphin Point <input type="checkbox"/> Durras North <input type="checkbox"/> Fishermans Paradise	<input type="checkbox"/> Kings Point <input type="checkbox"/> Kioloa <input type="checkbox"/> Lake Conjola <input type="checkbox"/> Lake Tabourie <input type="checkbox"/> Manyana <input type="checkbox"/> Mollymook <input type="checkbox"/> Milton <input type="checkbox"/> Narrawallee <input type="checkbox"/> Ulladulla



Berry Community Craft Cottage,
Berry



Clifton Park Community Food Garden, Sanctuary Point

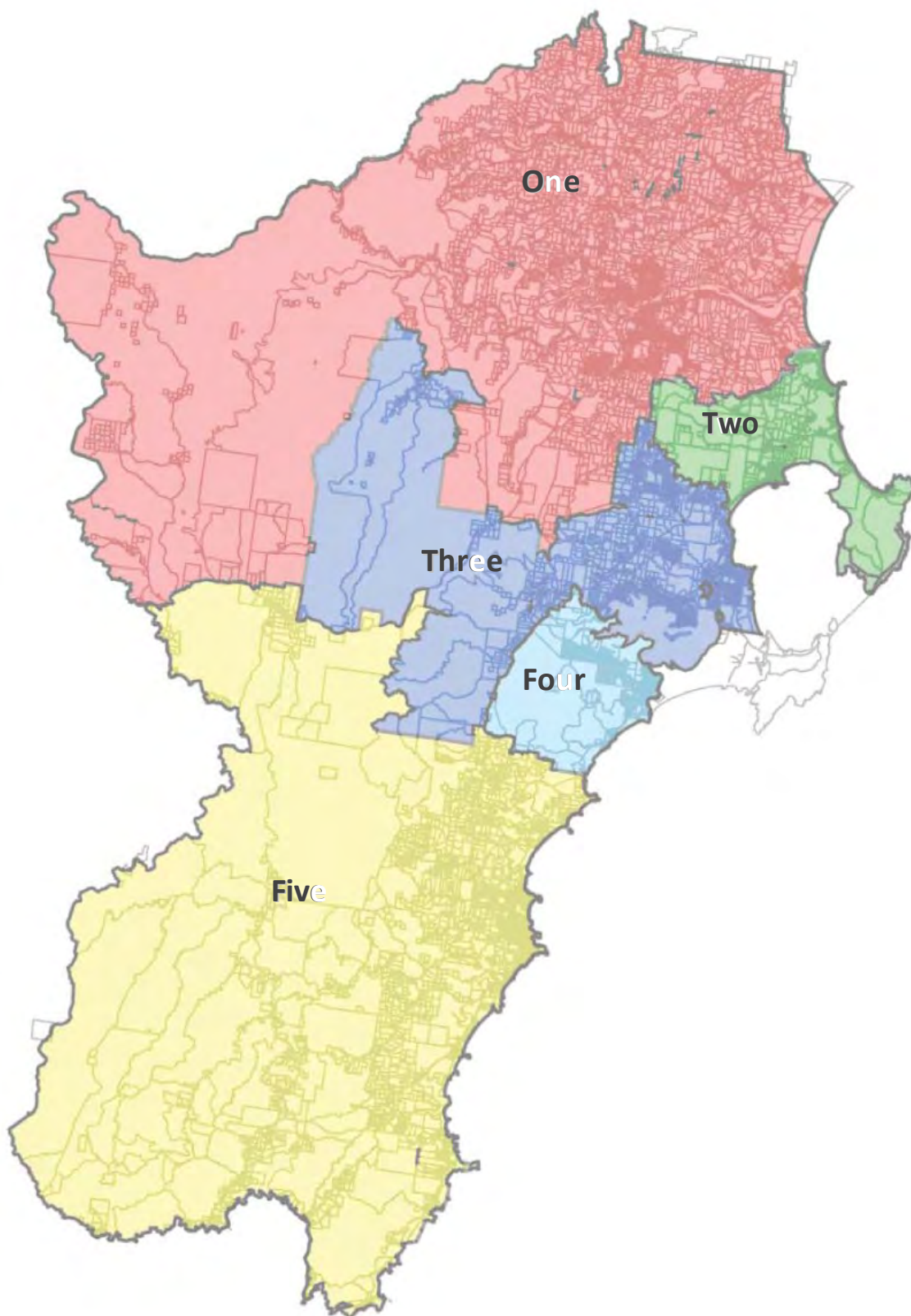


Figure 2. Shoalhaven local government area divided into five planning areas

3.2 Demographic considerations

3.2.1 Age structure

The way in which a community uses local community infrastructure and participates in community activities is largely influenced by age. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of community buildings and programs.

Analysis has been conducted of the current and future age structure of each community in the Shoalhaven. The results reveal some important trends that should be considered in planning community infrastructure for Shoalhaven.

Planning area one

- ☐ slightly younger age structure than Shoalhaven LGA
- ☐ Berry and Surrounds; Shoalhaven Heads; Greenwell Point - Terara and Surrounds have high concentrations of older age groups (55 and above)
- ☐ North Nowra; West Nowra - South Nowra - Nowra Hill and Surrounds; Worrigeer have high concentrations of younger age groups
- ☐ Bangalee - Cambewarra Village - Tapitallee and Surrounds; West Nowra - South Nowra - Nowra Hill and Surrounds are expected to experience significant population growth in all age groups

Planning area two

- ☐ similar age structure to Shoalhaven LGA
- ☐ most dominant age group in the region is the 55 to 69 year olds (21.9% in 2011 and 22.3% in 2036).

Planning area three

- ☐ slightly older age structure compared to Shoalhaven LGA
- ☐ 70 to 84 year olds are the fastest growing age group (14.3% in 2011 to 18.6% in 2036)

Planning area four

- ☐ the smallest of the five planning areas with just 4,257 people in 2011
- ☐ has a much older age structure compared to Shoalhaven LGA with 54% of people over the age of 55 in 2011.

Planning area five

- ☐ slightly older age structure than the Shoalhaven region
- ☐ the Coastal Mid small area has the highest proportion of 55 to 69 year olds in the region (30.2% in 2011) and will have the highest proportion of 70 to 84 year olds in 2036 (23.7%)
- ☐ the Milton - Mollymook - Mollymook Beach - Narrawallee small area is expected to experience significant population growth with both young and old age groups growing.

With a median age of 46 years, Shoalhaven residents are relatively older compared to State (38 years) and National (37 years) averages. The fastest growing age group in the Shoalhaven is the 70 to 84 year olds, who are expected to make up 19.2% of the region in 2036 (currently 15.6%).

3.2.2 Socio-economic factors

Shoalhaven has a SEIFA rating of 954.6, lower than that of regional NSW (968.6). This means that affordable community infrastructure services need to be provided, particularly in areas where there is a high concentration of disadvantaged people. The following two small areas scored below SEIFA's 900 ranking:

- ☐ Sanctuary Point - 877.6 (low)
- ☐ Nowra - 815.3 (low)

It is important to note that the majority of households in Shoalhaven have low (less than \$614) or low-medium (\$615 to \$1,233) weekly incomes. There is also a relatively high level of unemployment.

This, combined with the high proportion of residents aged over 55 years, means that any type of activity needs to be affordable to all to ensure equality and encourage opportunities to improve quality of life.

3.2.3 Population Growth¹

Shoalhaven population for 2015 is 97,977, and is forecast to grow to 119,463 by 2036 (a change of 21.92% from 2015-2036). The increase in population will create greater demand for community infrastructure, including open space and community buildings.

Shoalhaven contains a large proportion of people that work inside the local government area (79.0%), with just 9.7% of residents working outside the area. Local employment opportunities within Shoalhaven are likely to be a factor affecting future growth.

A major factor affecting population growth in Shoalhaven is migration, particularly from the nearby areas of Sydney and Illawarra. These migrants include 'sea changers' (particularly empty-nesters and retirees) looking for a more relaxed, coastal lifestyle. The rate of migration in Shoalhaven will depend on the following factors:

- ☐ the availability of developable land for urban settlement
- ☐ national and regional economic trends and policies
- ☐ transport and communications infrastructure improvements.

As a result of the overall projected growth of the Shoalhaven LGA, it is expected that the proportion of people requiring all types of community services will increase. Retirees and those working outside normal work hours will seek programs and buildings open at different times, not just the early morning and evenings.

3.2.4 Tourism considerations²

The Local Government Area of Shoalhaven is the most visited in NSW outside of Sydney. The population in the Shoalhaven grows three to five times in the summer peak holiday period, placing increased pressure and demand on community buildings and infrastructure. In small towns and villages, older holiday homes are being replaced with larger permanent dwellings, often with absent owners¹.

Age profile

The age profile of visitors to the Shoalhaven shows a trend for middle-aged people to travel to the region. The age group of 35-44 years is the highest category, being 21.3% of visitors. These numbers are backed up by Roy Morgan Research, which indicates that 35 to 64 year olds are the most likely to travel to the Region.

Family structure

Analysis of the family structure of visitors to the Shoalhaven shows that the highest group are couples with children (37.4%). However, the remaining groups travel with no children and make up 62.8% of visitors in total.

¹ Shoalhaven City Growth Management Strategy 2012

² Shoalhaven Tourism Master Plan 2012-2017

Behavioural characteristics

The top 5 activities for people visiting the Shoalhaven are as follows:

- ☐ Go to the beach (48.9%)
- ☐ Dine out (48.2%)
- ☐ Visit friends and relatives (40.1%)
- ☐ Sightseeing (29.3%)
- ☐ Shopping for pleasure (23.7%).

Other visitor trends

The Roy Morgan Research also identifies a number of other characteristics of people who would like to visit the South Coast of NSW:

- ☐ People who have a diploma or a degree are 32% more likely to visit the region than those with different levels of education
- ☐ Professional managers, farmers and white collar workers are more likely to visit the Shoalhaven than other occupations
- ☐ High income earners are more likely to visit the area than lower income earners
- ☐ Baby boomers and Gen X generations are more likely to visit the area than other generations.

3.2.5 Occupancy Rates

The forecast occupancy rates for the Shoalhaven as a whole are expected to show a slight increase as retirees move from Sydney or Canberra into their holiday homes. Certain areas such as the Coastal Mid region, the Coastal South region, Culburra Beach-Orient Point, Currarong and the Callala Bay and Beach areas have very low occupancy rates. These regions are likely to be very populous in peak holiday seasons now and into the future³.

Future direction

- ☐ Council needs to ensure that the community can access low cost or free buildings and physical activity programs as a large proportion of the residents are considered 'low income' earners, retirees or unemployed
- ☐ due to the large proportion of retirees or unemployed residents within Shoalhaven, there is opportunity to lower the hire rate of community buildings or offer low cost/free activities during traditional work hours (8am till 5pm). Not only will this activate the community infrastructure and increase usage, it will contribute to the users quality of life, mentally and physically
- ☐ the sea change phenomena and the influx of older tourists to the area in the summer months will result in a growing demand for infrastructure that supports low impact informal recreation (e.g. walking). Wider footpaths, particularly along the foreshores will be required
- ☐ despite the ageing population, there is still a need to provide buildings that cater for the younger age groups, this includes adventure playgrounds, skate parks and sporting buildings. Although only 37.4% of tourists to the area have children, they need to be entertained to ensure they have an enjoyable time and want to return
- ☐ with 48.9% of tourists visiting the beach, it is important that the parks and supporting infrastructure create a welcoming environment and encourage extended use
- ☐ due to low occupancy rates in some coastal towns, casual surveillance over the key destination parks should be encouraged via design and park activation to discourage inappropriate behaviour and vandalism

4.0 What is community infrastructure

4.1 Defining community infrastructure

Community infrastructure plays a vital role in sustaining the social and environmental qualities of the local and visiting communities. Appropriately planned, developed and managed infrastructure provides numerous opportunities to improve the health and well-being of individuals and the community, as well as bringing people together to develop social networks and friendships. The Shoalhaven is well supplied with community infrastructure.

Council currently provides a wide range of opportunities to residents and visitors through the provision of such buildings, however, this Plan has identified that there are areas for improvement in not only their provision, but their ongoing operations and management.

Community infrastructure for the purpose of the Plan has been defined as:

“Community infrastructure is public land and buildings e.g. cultural buildings, recreation buildings, passive and active open space, which accommodate community support services, programs and activities e.g. preschool service, child care, youth services, aged services, community meetings, sporting competition, informal recreation, cultural activities, education activities, community support etc”

4.2 Types of community infrastructure

The following infrastructure items are classified as community infrastructure. These have been further broken down into two groups for the purpose of analysis further in the Plan.

3. Open space, sport and recreation
4. Community buildings

4.2.1 Public open space, sport and recreation

Public open space, sport and recreation is Council-managed land and water bodies that are broadly available for public leisure and recreation, pedestrian and cycle movement, sport or for nature conservation purposes.

The open space network provides a variety of functions within the Shoalhaven community and local area.

- ☐ Passive recreation - provides a setting for informal play and physical activity, relaxation and social interaction
- ☐ Active recreation - provides a setting for formal structured sporting activities and when not in use provides a possible recreation function
- ☐ Environmental appreciation - provides a setting where people can enjoy nearby nature and protect local biodiversity and natural area values
- ☐ Encumbered open space - provides a setting to house auxiliary functions within public lands (utility), or is otherwise undeveloped.

The different types of open space within the Shoalhaven include:

- | | |
|---|---|
| <input type="checkbox"/> Parks | <input type="checkbox"/> Skate and BMX parks |
| <input type="checkbox"/> Sportsgrounds (ovals, fields, courts (tennis and netball)) | <input type="checkbox"/> Tracks, trails and boardwalks |
| <input type="checkbox"/> Showgrounds and equestrian facilities | <input type="checkbox"/> Foreshore and marine buildings |
| <input type="checkbox"/> Aquatic, leisure and indoor sports centres | <input type="checkbox"/> Commercial/business/professional buildings (racing precincts). |
| <input type="checkbox"/> Community gardens | |

4.2.2 Community buildings

Community buildings are able to be used by groups and organisations for recreational, social, community service, educational or health promoting activities, and as community meeting places or be hired by the public on a casual basis.

Council currently provides a number of community buildings, within the following categories:

- ☐ Community and service centres
 - Youth services
 - Neighbourhood centres
 - Senior centres
 - Health service centres
 - Public halls
 - Community centres
- ☐ Cultural, art and heritage centres
 - Arts and crafts buildings
 - Museums
 - Memorial halls
- ☐ Libraries
- ☐ Specialised community buildings
 - Visitor/Tourist information centre
 - Scout and Girl Guide Club facility
 - Bush Fire Station
 - Pilot Station
 - Volunteer Coastal Patrol
 - Surf Life Saving
 - Mens Sheds
 - Community College.

4.3 Other types of open space, sport and recreation

Generally, open space includes a variety of green space, not just recreation and sports parks. Often Council inherits drainage corridors, undeveloped parcels of land, road reserves and bushland, which is not of significant environmental value. While many of these spaces do not have recreational value, they do add to the natural serenity of the area.

In some instances, a simple recreation corridor/shared footpath could be developed along or through these spaces to enhance the connectivity of the community infrastructure network.

4.4 Private buildings

Council is not the only organisation that provides community services to the residents of Shoalhaven. Meeting and function rooms are often available at local Returned and Services League clubs, schools, churches and shopping centres. Outdoor recreation activities and indoor sporting competitions are often provided by local business owners.

It is important that Council try not to replicate these buildings if they already exist in an area. Instead, Council should develop partnerships and help promote these buildings. If access to private buildings is too expensive for some community groups, Council could investigate subsidising the fees instead of building a new building.

5.0 Trends in community infrastructure planning

Participation patterns in sport, recreation and leisure are changing at a community level. Factors such as a move toward non-organised structured sport, increased use of technology, and increased time pressures have all had a significant impact on how people recreate. Understanding these trends (and their impacts) is important as Council looks to develop strategies, programs and buildings to encourage people to engage in sport, recreation and leisure activities.

5.1 General trends

Aging society

- ☐ greater emphasis on low impact physical activity
- ☐ access to community infrastructure will require wider pathways, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways and wider hallways
- ☐ increased use of mobility scooters as a favourable method of transportation.

Lack of time

- ☐ people don't have the time to commit to organised sport/social club as a regular member and/or volunteer
- ☐ extended trading hours, shift work, increasing numbers in part-time and casual employment
- ☐ participants are seeking buildings with flexible hours.

Increasing costs

- ☐ participation and hire costs are increasing due to rising costs of public liability insurance.

Impacts of technology

- ☐ traditional recreation providers are now competing against non-physical activities such as the internet and computer games
- ☐ community buildings are becoming more modern in their services (e.g. libraries now offer digital versions of books for tablets, education classes on social media).

Commercial use of community infrastructure

- ☐ increasing pressure for one-off events and regular (or fixed) ventures (e.g. cafes, cooking classes, Weight Watchers, zumba and boot camps)
- ☐ associated legislative requirements.

Reduced resources

- ☐ resources and funding available to manage community infrastructure is reducing.

5.2 Sport and recreation trends

Move towards informal recreation

- ☐ organised sport national participation rates declining
- ☐ preference for informal, non-organised activities.

Nationalisation and diversification of sport

- ☐ growth in non-traditional sports
- ☐ modification of traditional sports (e.g. T20 cricket)
- ☐ clear move toward year-round sport (lengthening seasons and providing 'off-season' alternatives)
- ☐ anecdotally, a preference for participation indoors (e.g. basketball, netball and fitness).

Joint initiatives on education land

- ☐ agreements that lead to maximisation of sport and recreation facility use and investment.

Edible landscapes

- ☐ supporting and encouraging urban agriculture (e.g. community gardens).

5.3 Community buildings

Multi-purpose community buildings

- ☐ move away from single-purpose or dedicated buildings towards a cost and land use efficient model of multi-purpose buildings
- ☐ flexible design to cater for a variety of user groups.

Precincts

- ☐ community buildings are becoming more centralised, being built in shopping centres or as part of a leisure/aquatic centre
- ☐ if single purpose, there are often a number in the one area forming a community hub.

5.4 Open space usage trends

The surrounding environment, built and natural, can influence a community's need, values and use of open space. A successful open space network understands the characteristics of each locality and the community's needs while embracing the surrounding environments. The three different localities in Shoalhaven include urban, coastal and rural.

Urban locality

The urban locality revolves around a semi-dense urban form where a variety of settings and open space outcomes are desired. Examples of urban localities include Nowra and Ulladulla.

Compared to the other localities, the desired outcomes and key attributes of the urban locality are:

- ☐ a highly walkable open space network
- ☐ a diverse range of settings
- ☐ variety and choice of recreation (including sport) options
- ☐ equitable geographic spread of recreation spaces
- ☐ connected open spaces by corridors (linear parks) and on- (and beside) road pedestrian paths
- ☐ where possible, clusters of open space nodes that complement surround land uses, especially social infrastructure such as schools and community infrastructure.

Coastal locality

Shoalhaven's beaches and coastline are highly valued and offer scenic and recreation opportunities. So much so that it influences the pattern and spread of development. What has eventuated is a scattering of towns and villages along the coast. From an open space perspective, the following outcomes are desired for coastal localities:

- ☐ a linear spine along the coast line (or near to it)
- ☐ convenient pedestrian access to the spine from surrounding streets, both along the spine and into the spine connecting the majority of residents in the urban areas
- ☐ high quality recreation hubs or nodes along the spine offering a range of experiences and opportunities
- ☐ ancillary infrastructure to support use and access of the spine, in particular bench seating, water bubblers and bins
- ☐ communities in the coastal region are connected (from a pedestrian perspective) by this linear spine where feasible and desired
- ☐ embellishments and design of the parks are environmentally responsive and responsible.

Rural locality

The hinterland locality includes small- to medium-sized villages and towns. These towns become social hubs for people residing on farms in the rural land use zones. The population in these towns may not be enough to generate demand for higher level buildings (regional parks) yet due to their location, and social importance, should have parks with a higher-level of embellishment than local parks. Examples of hinterland localities include Milton and Berry. Key desired outcomes are:

- ☐ develop high-quality open space in key urban nodes across the hinterland area
- ☐ recreation nodes should complement surrounding opportunities neighbours, and it is preferred that social clusters are achieved, particularly with schools and retail areas
- ☐ attractive, well-designed and embellished spaces for residents and visitors, in particular, passing tourists
- ☐ complementing the wide roads should be pathways that connect key destinations
- ☐ where possible, the open space areas should include both sport and recreation opportunities
- ☐ district level sports buildings are also important as these will be used by residents in rural areas near the towns.

Future direction

- ❑ the way that people recreate and participate in organised sport is changing, people are becoming more convenient orientated and not committing to seasonal sport. There is opportunity for Council to identify an clubs currently running drop in, drop out programs and investigate opportunities to roll the program out across the LGA as a pilot project
- ❑ increasing demand from incorporated businesses to use Council's community infrastructure. Agreements and policies need to be established between Council and these types of user groups to ensure the primary purpose of the infrastructure remains community use, and community use is not restricted during peak times
- ❑ the way in which one uses community infrastructure is influenced by age, gender and locality. Council needs to ensure they design or upgrade their open space in consultation with the surrounding community to make it desirable, usable and valued by the local residents
- ❑ single purpose buildings are under utilised, investigations into alternative uses for single purpose buildings need to be conducted to increase usage
- ❑ as resources and funding available towards community infrastructure decreases, Council needs to look at alternative funding means. Council should encourage local community and sporting clubs to partner with service clubs or commercial partnerships and assist in sponsorship opportunities. Programs like 'park care' currently exist in the area. They can reduce maintenance resources and also improve the quality of life for volunteers, both mentally and physically. Awareness and promotion of these programs needs to be increased.

The Ulladulla Leisure Centre is a well used, multi-purpose community building



The demand for water filling stations will increase as informal activities such as walking and cycling become more popular



6.0 Consultation

An extensive program of consultation was undertaken with community members, groups and clubs across Shoalhaven. A range of tools and techniques were used to engage target groups and the general community, ensuring all interested people had multiple opportunities to comment during the development of the Plan. The communication program (Appendix B) included:

- ☐ Internal stakeholders
 - Mayor and Councillors
 - Council staff
- ☐ External stakeholders
 - general community via community workshops and online household surveys
 - community organisations and sporting clubs via workshops and online surveys
 - discussion with various government agencies.

The information presented in the following sections represents the views of those providing feedback and does not necessarily align with the views of Council or the consultant. Information has been presented as grouped key issues. The full outcomes of the consultation are provided in Appendix C.

6.1 Internal stakeholders

A number of consultation events were conducted with Council staff and Councillors to understand current practice for delivery of community infrastructure in the Shoalhaven. Two separate workshops were held with Council staff and Councillors, while interviews were conducted with a number of other Council staff members. The Council consultation process revealed the following key issues and opportunities:

6.1.1 Issues

- ☐ general
 - Council’s role in providing community infrastructures is unclear, particularly regarding childcare buildings
 - availability of funding for the development of new, modern buildings is a major constraint
 - lack or nonexistence of public transport around the Shoalhaven
 - the geographic spread of the LGA can be problematic
 - the Council buildings compete with private learn-to-swim schools
- ☐ community infrastructure
 - there is a shift in demand/trends for the use of park infrastructure
 - it is believed that swimming pools are over-provided in the City
 - small villages are typically over-supplied with community infrastructure
 - too much open space and single-use/ageing buildings
- ☐ management and rationalisation
 - general reluctance (politically) to increase fees and thus improve Council’s return on investment
 - a range of commercial activities taking place in community centres that are providing no revenue back to Council
 - some buildings only being used for half of the year (due to seasonal nature of sport)
 - the rationalisation of buildings has occurred in an ad-hoc manner in the past.

6.1.2 Opportunities

- ☐ management
 - better management of community buildings and recreation buildings, especially those with management committees
 - develop consistent user-pays system for the hire of community infrastructure (buildings and parks)
 - commercial management and/or use of community infrastructure
- ☐ rationalisation
 - plan accordingly for asset and open space rationalisation
 - the acceptance that people will travel to access higher quality buildings, negating the need for a large number of inappropriate buildings may help support the rationalisation of buildings
- ☐ awareness raising
 - increased promotion of existing buildings and opportunities
 - activation of the river is an area
- ☐ future planning
 - the current network allows us to plan for the changing demographic and create a greater range of experiences that cater for a variety of the community
 - changes to the network to focus on retaining and attracting families and young people to Shoalhaven
- ☐ tourism
 - development of a multi-purpose stadium to host high-level sports/concerts
 - becoming part of the cruise ship market
 - a water-play park.

Councillors' summary

- ☐ cycleways and footpaths are high on the community's priority list and consideration needs to be given to commit regular funding
- ☐ the commercialisation of leisure centres has been tried but it was unsuccessful
- ☐ Council may need to continue to provide buildings for childcare services until federal funding is sorted
- ☐ more flexible designs of community buildings (such as halls) are needed to allow to cater for multi-use
- ☐ there is a need for increased recreation opportunities for teenagers such as skate parks, incorporating features such as free wi-fi
- ☐ boat storage is an issue across the Shoalhaven
- ☐ the availability of funding/revenue for the development of new, modern buildings is a major constraint.

6.2 External stakeholders

Consultation was conducted with the general community, community organisations, service providers and government agencies by two methods:

1. workshops
2. online surveys.

6.2.1 Workshops

A total of five workshops were conducted with external stakeholders;

- ☐ four community workshops at:
 - Sanctuary Point
 - Berry
 - Ulladulla
 - Nowra

- ☐ one stakeholder workshop.

Approximately 48 community organisations and government agencies attended the stakeholder workshop.

The number of attendees at the community workshops varied depending on location, attracting between five and twenty people to each workshop. Consistent with the growing trend across Shoalhaven, the majority of attendees were older adults, as such the opinions of the younger generation were not able to be captured to their full potential.

Community workshops

Community meetings were held at Sanctuary Point, Berry, Ulladulla and Nowra, with the feedback (as received) summarised as follows. The full outcomes of these workshops are provided in Appendix C.

Sanctuary Point

- ☐ A number of buildings in the Sanctuary Point region are well utilised including the Basin and Sanctuary Point boat ramps, the BMX area, Sanctuary Point skate park, the library and the parks in summer
- ☐ Retirees are well catered for
- ☐ The free local papers and local radio are the main forms of communication
- ☐ Youth programs are needed in the area
- ☐ Buildings needed in the area include a basketball facility, upgraded boat ramps, an all-ability park and a 24-hour dog park.

Berry

- ☐ The Berry Community School of Arts Hall and the showgrounds are highly utilised
- ☐ Social services in Berry are amazing and are promoted well
- ☐ The local paper is the main source of communication
- ☐ Berry has no major parks but has a lot of parks with little value
- ☐ Clear policy and direction are required on leasing and rents to create transparency and certainty for clubs
- ☐ Issues in Berry include maintenance of buildings, public transport to Nowra, no library space and walkability in town (or the connection of green spaces).

Ulladulla

- Council's pools are highly valued and well used
- Scouts halls and showgrounds are under-utilised
- Access to parks is a problem for those without a motor vehicle
- Consistency is required for Council across community funding
- Boat ramps are over capacity in peak periods with poor car parks
- Transparency and greater understanding from Council is needed

Nowra

- Greenwell Point is very busy in the summer and has no buildings for the youth
- There is high youth unemployment in the area
- Nowra needs to attract business to keep people in the Shoalhaven
- Well used buildings include Greenwell Point and Pyree town halls and skate parks in the Region
- The community receives good communication from Council
- Parks are generally well maintained
- Issues for the area include public transport, under-utilised pocket parks and connections between existing paths
- Needs for the community include an upgrade of the bridge between Vincentia and Huskisson and a walk on the foreshore at Culburra and Greenwell Point

Stakeholder workshop

A total of 54 attendees across 48 community organisations and government agencies attended a stakeholder workshop with the outcomes summarised as follows. The full outcomes (as recorded) of this workshop are provided in Volume D.

- Council should be providing a wide range of infrastructure for the community including parks, cycleways, halls, libraries, aged and youth buildings and public transport
- Funding of community infrastructure is seen as a major issue, which could be addressed by increasing levies or contributions
- Partnerships between business, community groups (NGO's) and Council are seen as both an issue and an opportunity for delivering community infrastructure
- Some stakeholders lack confidence in Council's ability to plan and provide the right buildings due to a lack of resources or skill
- Greater community engagement could provide greater knowledge to help Council plan and deliver quality community infrastructure.



Huskisson Sportsground, Huskisson

6.2.2 Online survey

There were two separate online surveys, one for the Shoalhaven community and another for the service providers, community organisations and government agencies that regularly use the community infrastructure within Shoalhaven.

Community survey

The online community survey consisted of 29 questions, ranging from multiple choice to open ended questions. A summary of the responses is included below.

Type of respondents

A total of 161 respondents completed the survey, of which:

- ☐ 71.15% were female
- ☐ Age
 - 7.55% were under 18 years of age
 - 11.32% were between 18-34 years of age
 - 36.48% were between 35-49 years of age
 - 33.96% were between 50-64 years of age
 - 10.69% were 65 years and above
- ☐ Area of Shoalhaven
 - 9.04% from planning area 1
 - 7.23% from planning area 2
 - 30.72% from planning area 3
 - 4.82% from planning area 4
 - 48.19% from planning area 5.

Sport and recreation parks and buildings

Table 9. Most popular sport and/or recreation spaces and/or buildings in Shoalhaven

Rank	Type of facility	Percentage
1	Beach	84.4%
2	Natural area/bushland	58.8%
3	Tracks, trails and boardwalks	56.9%
4	Aquatic centre	45.6%
5	Foreshore park	36.9%
6	Playground	32.5%
7	Sports fields and ovals	29.4%
8	Jetty, pontoon or boat ramp	26.3%
9	Sports courts i.e. tennis, netball	17.5%
10	Riverside park	17.5%
11	Showgrounds	17.5%
12	Gym or other private fitness centre	16.9%
13	Other	15.6%
14	Dog park	11.9%
15	Skate or BMX park	11.3%
16	Outdoor fitness equipment	8.8%
17	Indoor sports centre	6.9%
18	Community garden	4.4%

Other answers included: cycleways, footpaths, croquet lawns, waterways and lakes.

Travel time to the above buildings

Respondents were asked how far they currently travel to sport and/or recreation spaces and how far they are prepared to travel.

The distance travelled varied between respondents, however, 9.52% were prepared to travel around one hour to Shoalhaven's beaches.

More than half of the respondents are prepared to travel for 30 minutes and over to a sport and/or recreation space.

Table 10. Current and prepared travel time (in minutes) to a recreation park and/or sports park or building

Travel time	Currently travel (%)	Prepared to travel (%)
Less than 5 minutes	4.76%	0.00%
5 minutes	15.24%	1.42%
10 minutes	20.95%	8.51%
15 minutes	13.33%	9.22%
20 minutes	18.10%	21.99%
30 minutes	18.10%	39.72%
One hour	9.52%	19.15%

Adequate supply/number of sports parks/buildings in Shoalhaven

Just under half (46.88%) of respondents believe there is an adequate supply in Shoalhaven. Over a quarter (26.25%) are unsure.

Of the 26.88% that answered no, the following reasons were provided as their justification:

- ☐ distance between buildings
- ☐ poor public transport at all times, especially on the weekend
- ☐ most sporting buildings are located on Nowra, too far to travel for those living in the coastal towns
- ☐ more pathways, current ones do not connect
- ☐ need more variety of buildings, particularly aimed at young people
- ☐ lots of buildings but many are lacking in quality
- ☐ aquatic centres are outdated
- ☐ our natural assets are not promoted via quality parks
- ☐ an indoor facility is required.

Overall quality of sports parks and/or buildings in Shoalhaven

The majority of respondents rate Shoalhaven's sports park/buildings as good (53.16%) or very good (10.76%).

Table 11. Respondents quality rating of Shoalhaven's sporting parks/buildings

Quality of facility	Percentage
Very good	10.76%
Good	53.16%
Indifferent	18.35%
Poor	8.23%
Very poor	1.90%
Don't know	7.59%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. Nearly all of the respondents agreed with the statement, however, a few were concerned that access to buildings would further be restricted if Council ceased to build new buildings, particularly in growth areas.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the buildings. The majority of respondents were not prepared to contribute, however, a small percentage (7.81%) were in favour of a user-pays system.

Adequate supply/number of parks in Shoalhaven

Over two thirds of respondents believe there is an adequate supply of parks in Shoalhaven.

Those that answered no (21.79%), we asked to explain their reasoning. Common answers included:

- ☐ kids parks are very poor standard and nowhere near enough especially when new estates are being built
- ☐ no pathways for riding bikes
- ☐ would like to see better quality of playgrounds and parks
- ☐ more natural play space environments for all ages of the community to engage in
- ☐ no fenced off leash area for dogs to socialise
- ☐ more diverse play equipment
- ☐ parks are not established in some important tourist areas e.g. shoalhaven river
- ☐ size and quality of recreational space is insufficient and of poor quality in new residential subdivisions.

Overall quality of parks in Shoalhaven

Table 12. Respondents quality rating of Shoalhaven's recreation parks

Quality of facility	Percentage
Very good	8.28%
Good	58.6%
Indifferent	15.92%
Poor	14.01%
Very poor	1.91%
Don't know	1.27%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. Many agreed that the current infrastructure in Council's parks was ageing and felt that fewer parks of better quality would benefit the community more. Consistency of quality and maintenance was also a concern for some respondents (some areas get more attention than others). Others believed the community should be more involved in the type of upgrades to ensure a variety of needs would be met.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the parks. The majority of respondents were not prepared to contribute, however, some were in support of a parks levy in their rates. Others believed Council should sell any surplus parks and use the money to upgrade the popular, well-used parks.

Community buildings

Most popular community buildings in Shoalhaven

Table I 3. Most popular community buildings

Rank	Type of building	Percentage
1	Library	74.8%
2	Public hall and community centre	54.2%
3	Art gallery	36.8%
4	Community building i.e. craft cottage, scout hall	26.5%
5	Tourist information centre	25.2%
6	Other	25.2%
7	Early childhood buildings	20.6%
8	Museum	11.6%
9	Youth centre or other youth venue	8.4%
10	Men's shed	5.8%
11	Senior citizen centre or other seniors venue	4.5%

'Other' responses included cycleways and footpaths.

Travel time to community buildings

Respondents were asked how far they currently travel to community buildings and how far they are prepared to travel.

The distance travelled varied between respondents, with many noting that it depended on which building they were going too.

Approximately 40% of respondents would travel more than 20 minutes to a community building.

Table I 4. Current and prepared travel time (in minutes) to a community building

Travel time	Currently travel (%)	Prepared to travel (%)
5 minutes	14.93%	9.23%
10 minutes	26.87%	27.69%
15 minutes	17.91%	9.23%
20 minutes	10.45%	12.31%
30 minutes	26.87%	41.54%
One hour	2.99%	0.00%

Adequate supply/number of community buildings in Shoalhaven

Just over half (50.96%) of respondents believe there is an adequate supply in Shoalhaven. A third (32.48%) are unsure.

Of the 16.56% that answered no, the following reasons were provided as their justification:

- ☐ Central Shoalhaven has a variety of buildings that are in poor condition. It would be better to build a major centralised building including a library and performance venue
- ☐ there is a need for a dedicated Youth Club (PCYC) or Youth Center in Sanctuary Point
- ☐ more affordable things for families to do and places to take the children. The entertainment centre activities are always expensive

- ☐ no promotion
- ☐ there are adequate number but poorly maintained, run and expensive
- ☐ sparsely spread, geographically large area
- ☐ the area seems to do little to actively encourage and promote cultural and heritage tourism.

Overall quality of community buildings in Shoalhaven

The majority of respondents rate Shoalhaven's community buildings as good (57.24%) or very good (5.92%).

Table 15. Respondents quality rating of Shoalhaven's community buildings

Quality of building	Percentage
Very good	5.92%
Good	57.24%
Indifferent	15.13%
Poor	7.89%
Very poor	1.32%
Don't know	12.50%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. All respondents agreed with this comment. A number of respondents were concerned that some buildings are too run-down to be upgraded properly.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the buildings. Similar to the responses to sporting buildings, the majority of respondents were not prepared to contribute, however, some supported a user-pays system.

Accessing community buildings and spaces

Using their experiences, respondents were asked how they find accessing the community buildings and spaces. A number of options were provided.

Table 16. Respondents responses to the below questions about accessing community buildings and their services

Questions	Strongly Disagree	Disagree	Neither Disagree Nor Agree	Agree	Strongly Agree
It is easy to book	2.27%	3.79%	46.97%	37.88%	9.09%
The building is well maintained	4.26%	10.64%	16.31%	58.87%	9.93%
I can usually book the time/date that I require	-	8.46%	43.85%	41.54%	6.15%
The building is reasonably priced	0.75%	10.53%	33.83%	45.11%	9.77%
The building is easy to find	0.72%	4.32%	13.67%	67.63%	13.67%
The building meets my requirements (size, buildings available etc)	4.38%	10.22%	27.01%	48.18%	10.22%
There is sufficient car parking	2.16%	15.83%	19.42%	51.08%	11.51%
The community buildings of the Shoalhaven are well promoted	5.07%	34.06%	39.86%	18.12%	2.90%

“It is easy to book”, “I can usually book the time/date I require” and “the community buildings of Shoalhaven are well promoted” were the only three comments where less than half of respondents either agreed or strongly agreed with the comment. Approximately 39.13% of respondents feel that Shoalhaven’s community buildings are under promoted.

Despite the consistent theme of inadequate maintenance throughout the survey results, only 14.9% disagree or strongly disagree that the buildings are well maintained.

Programs in Shoalhaven

Respondents were asked to indicate how satisfied they are with the range of community, recreation and sport programs offered in Shoalhaven.

Table 17. Respondents satisfaction levels with the number of activities provided for the below community members

Community	Very unsatisfied	Somewhat unsatisfied	Neither satisfied or unsatisfied	Somewhat satisfied	Very satisfied
Activities for children	2.10%	19.58%	38.46%	28.67%	11.19%
Activities for teenagers	10.56%	32.39%	38.73%	14.08%	4.23%
Activities for older adults (55+)	5.37%	10.74%	43.62%	25.50%	14.77%
Activities for women	2.74%	15.07%	40.41%	32.19%	9.59%
Activities for men	2.80%	8.39%	51.75%	27.97%	9.09%
Activities for families	1.42%	23.40%	39.01%	27.66%	8.51%
Activities for the disabled	4.96%	21.28%	56.74%	14.89%	2.13%

Just under half (42.95%) of respondents are somewhat or very unsatisfied with the number of programs aimed at teenagers. Respondents appear to be satisfied with the number of programs offered to older adults (55+) and women. The high neither satisfied or unsatisfied results may indicate that Council is not effectively promoting its programs to the community.

Respondents were further asked to indicate the programs they would like to see.

- ☐ small donation activities such as walks and outdoor activities
- ☐ Aboriginal Cultural and heritage understanding for non-indigenous people. Build a Aboriginal Cultural Heritage Centre
- ☐ cycling skills for older people, more focus on exercise and social activities for older people
- ☐ more free family fun days
- ☐ more vacation and after hours services for children 0-12 years
- ☐ outdoor movies in summer
- ☐ art classes
- ☐ programs should really be driven by community organisations, Council should facilitate but does not have to provide
- ☐ greater education on natural assets
- ☐ computer training for seniors.

Future direction

- funding of or resources for maintenance of community infrastructure is an ongoing issue. Council needs to increase its cost recovery rate for community infrastructure. This can be achieved by gradually increasing usage rates over time (justification of why should also be provided to minimise public outcry) and by taking a firmer stance on hire rates (enforcing different rates for commercial and not-for-profit groups) and leasing arrangements. Suggestions can be found in section 10.3.2
- the larger recreation parks are well used by the community, which further supports the direction of 'quality vs quantity'
- destination recreation parks need to be developed or existing ones enhanced to encourage extended use and entice both locals and tourists to return. Extra consideration needs to be taken when embellishing the recreation parks, as many of the locals are over 55 years of age, while families are popular holiday makers. The parks need to meet the needs of both the locals and tourists
- boat ramps are at capacity in most areas of the Shoalhaven, even outside of the peak holiday seasons. Parks with existing boat launching buildings could further be developed to create picnic destinations for boating enthusiasts
- crime prevention through environmental design (CPTED) principles need to be applied in park design as many of the homes in the coastal towns are unoccupied during the week or winter season. With limited residents around to provide casual surveillance, the park equipment needs to be sturdy and minimise potential damage. Clear site paths from the road will also be important
- Shoalhaven residents are very involved in the community, opportunities to trial, and increase awareness of existing 'park care' programs with locals to reduce maintenance costs
- environments (beaches and natural areas) that support informal recreation are the most popular areas for people to recreate. Council needs to ensure that these environments have supporting infrastructure to encourage informal recreation activities. As people in Shoalhaven age, they will be seeking wider and smooth recreation paths, to minimise falls and allow for shared use with motorised scooters. Parking with easy access to these locations will also need to be planned for.
- Despite the lack of public transport, people in Shoalhaven are prepared to travel to quality buildings. The need to provide every town with a community building is no longer feasible, instead planning should focus on providing larger multi-use buildings within a 20 minutes drive radius. In some instances, the public transport routes will need to be amended to ensure the community building is a scheduled stop on route.
- local newspapers are a popular source of information. Council should continue to embrace and utilise these tools to communicate with locals about programs, upgrades to and availability of community infrastructure and rationalisation announcements
- Shoalhaven has an abundance of natural areas and beaches, and a number of valued community buildings, recreation and sports parks, however, many of these are under promoted. Through the proper promotion of Council's assets, usage and knowledge about what buildings will be increased, by locals and tourist. While Council does have a page on their website that directs people to community buildings for hire and recreation and sports parks, it is hard to use and lacking information and photos
- despite the ageing population, the number of young people in Shoalhaven is increasing. While Council has developed skate and BMX parks, the young people are still under catered for. Council does not have to build new buildings, but instead look at developing holiday/weekend/ after school programs with sporting clubs and community organisations that introduce the young people to new experiences and opportunities within Shoalhaven, while keeping them entertained.

7.0 Community infrastructure planning

Traditionally, community infrastructure has been planned using the 'standards' approach. However, over time, planners have learnt that the standards approach will not, on its own, necessarily produce well used and successful community infrastructure. An approach that incorporates best practice planning guidelines and assesses the physical characteristics of the area, the range of community infrastructure already available and the surrounding community, is more effective.

The integration of the following four planning tools will ensure Council has a community infrastructure network that is diverse, encourages and supports social cohesion, ensures equality and is appropriately funded. The four tools include:

1. Design guidelines
2. Community infrastructure classification framework
3. Planning approaches
4. Provision standards.

7.1 Design principles

A number of over arching principles have been identified to guide the preparation of the City's Community Infrastructure Strategic Plan. These principles shall ensure that infrastructure provision outcomes consider a number of perspectives including variety, equality, wellbeing and longevity.

Table 18. Over arching design principles that guide the development of the Plan and current and future community infrastructure

Principle	Description
Quality planning	Ensure the provision of community infrastructure is evidence-based and the buildings will be fit-for-purpose and once developed, adaptive management practices (e.g. regular audits and evaluation) will be undertaken
Place making	Create attractive, meaningful and connected places that create a sense of pride in the community and encourage people to spend more time in their community
Multi-use and adaptable	Design community infrastructure that will adapt well to change, allow for a range of users to enjoy the same space/facility at different times and will evolve, mature and adapt over time to meet the community's changing needs
Variety	Provide a diverse community infrastructure network, with open space and buildings that complement each other, rather than duplicating the neighbouring area, result in an integrated system of differing opportunities and services for the community
Accessible to all	Create buildings and spaces that are safe and easily accessible for all members of the community regardless of age, ability or income, and ensure a suitable range of buildings and services are available to all
Sustainable places	Encourage and enable the sustainable use of community infrastructure within its social, cultural, environmental and economic capacity and no duplication of facilities in close proximity, encouraging well utilised multi-use facilities

Principle	Description
Shared buildings	Develop precincts of integrated community buildings, recreation parks and/or sports parks to enhance opportunities for physical activity, community interaction and encourage the sharing of resources and infrastructure
Safe places	Design and maintain community infrastructure where all members of the community can meet and socialise while feeling safe and secure using the Crime Prevention through Environmental Design principles (CPTED)
Active living	Design community infrastructure that integrates physical activity into people's everyday lives by locating recreation parks, sports parks and/or community buildings close to where people live, work, schools, shops and public transport

7.2 Community infrastructure classification framework

The community infrastructure classification framework is a system that classifies and allocates open space and community buildings, based on land and activity use within Shoalhaven. Various open space and community building types possess different values, functions and settings. Community infrastructure needs to be assessed in terms of its existing and likely future function (classification) and its role (hierarchy) within that function.

The table below provides the proposed classification framework for Shoalhaven's community infrastructure network.

Table 19. Shoalhaven's community infrastructure classification framework

Classification	Hierarchy	Description
Open space		
Recreation Park	Local	<p>Local recreation parks provide a limited range of recreational opportunities for local residents. These parks contain minimal infrastructure for recreational use, however, if well-positioned can offer community benefits.</p> <p>Local recreation parks are intended to be small parks that offer residents a supplementary open space to complement their backyards. They are likely to attract users from a small catchment area and generally cater for short visits by very small groups.</p>

Classification	Hierarchy	Description
Recreation Park (cont)	District	<p>Larger sized parks (generally 2ha-5ha) providing a range of buildings and activity spaces for recreation. These parks have buildings to cater for large groups and are appealing to a wide range of users.</p> <p>District recreation parks can service several suburbs or a whole town depending on population density, and are fairly well known destinations for those people living within their catchment. These parks are particularly important in smaller communities (where population is generally less than 1,000) as they function as the town feature park.</p> <p>It is preferable that they be located adjacent to, or as a part of, a district sports park to maximise the space available.</p>
	Regional	<p>Major recreation parks that offer a wide variety of opportunities to a road cross-section of Shoalhaven's population and visitors. These parks are generally large in size, embellished for recreation and/or sport, well known amongst residents and are major destinations/drawcards.</p> <p>People are usually content spending several hours in these parks. Regional recreation parks offer unique experiences. They are often used to host large community events such as carols in the park, Australia Day celebrations and other festivals. Regional recreation parks offer exciting and no cost activities for residents and visitors.</p>
Sports Park	District	<p>District sports parks are suitable for local fixtures. The buildings would be of a good standard but may not have the required playing surface or ancillary infrastructure of a regional-level facility nor comply with State standards for the sport.</p> <p>These buildings often have only one or two regular user groups (potentially sharing the site between summer and winter competition), or one higher-level user. These buildings should be designed with an adaptive and flexible approach, to accommodate possible future changes in sporting disciplines and club needs.</p>
	Regional (not provided in planning areas two & four)	<p>Regional parks could comfortably host regional (or potentially State) competitions.</p> <p>Factors such as quality of playing surface, amenities and canteen availability and lighting standards (where lights are provided) have been considered.</p>
Aquatic facilities	District Local	<p>Aquatic facilities are publicly owned and managed swimming pools. These can either be outdoor (uncovered) facilities, indoor aquatic facilities or a mix of both. Aquatic facilities are very important community assets as they are often social meeting places as well as venues for sport and (swimming) education.</p>

Classification	Hierarchy	Description
Indoor sports	District	Indoor sport and recreation centres primarily provide space and ancillary facilities for playing indoor sports. Indoor sports are facilities with a high level of built form required to undertake the activity.
Community buildings <i>A hierarchy approach is more difficult for community buildings. The spatial distribution of Shoalhaven has resulted in a large number of local towns having some type of community building, mainly due to historical existence. While no strict hierarchy has been applied, a simple hierarchy based on the catchment and size of the building has been applied, though no further clarification has been provided.</i>		
Community centre	Local District Regional	Provide a variety of free or low-cost social, educational and community support activities or programs to a broad range of the community. Programs and activities vary from centre to centre, and may include supported accommodation services, family support, adult education, employment skills, support groups, physical activity classes and more.
Cultural buildings – convention centre/ performance spaces – art gallery	Local District Regional	Buildings often used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums.
Museum and historical buildings	Local District	Provide public access to a collection of artefacts with a historical, cultural or scientific importance. The exhibits may be permanent or temporary. Museums should be located in an activity centre or cultural hub in association with a convention centre, citywide art gallery and/or performance buildings with good public and private transport access including car parking
Library	Local District Regional Mobile	Provides a collection of books, films, music, magazines and newspapers for use or borrowing by members or the public. Increasingly, libraries are becoming hubs with multimedia resources, meeting rooms and office space for community organisations.
Specialised community buildings – men's shed – arts and craft buildings – surf life saving clubs		Often offer the same services as a community centre, but the building has specific infrastructure required to partake in particular activities.

Appendix E helps to inform the future embellishment and upgrade of existing open space and the planning and delivery of future open space. Further influencing embellishment considerations, is the need to provide a range of different recreation opportunities in smaller individual catchments (e.g. suburbs). Design guidelines are also noted for community buildings.

7.3 Planning approaches

The way in which councils plan community infrastructure varies depending on their geographic location, population, council organisational structure and resourcing. The two most common planning approaches within the industry are discussed below.

7.3.1 Needs-based approach

The needs based approach to community infrastructure provision considers the social, demographic and environmental characteristics of an area for which a facility is needed or the type of embellishments required in the open space. Not only does the needs based approach consider the number of people living in the area, but importantly it also takes into account their recreation preferences and cultural differences.

Potential limitations

Unfortunately, the needs-based approach is often costly and time consuming as the information must be obtained through various consultation methods such as community surveys, observations, focus groups and other community interaction. Additionally, the needs of a community can change over time. Further, this approach is not practical in greenfield situations. Hence, this approach is often considered merely a point-in-time approach and is often used as a foundation in master planning activities.

7.3.2 Standards-based approach

Open space standards

Clearly, it is important to develop open spaces that meet the needs of the community. It is also important to have desired standards of service (DSS) for open space by which Council strives to provide a 'minimum' to all residents across the LGA. DSS can be categorised under four broad measures:

- ☐ quantity of land for open space
- ☐ access to open space
- ☐ land characteristics
- ☐ level of embellishment.

Table 20. Open space desired standards of service

Standard	Description
Quantity	The quantity standard identifies the recommended minimum standards for the provision of land for open space. Standards are generally presented as hectares/1,000 (population)
Accessibility	<p>The accessibility standard is used to guide appropriate spatial distribution of open space in terms of the accessibility and distances of the open space to its visitors. The recommended spacing and distribution will vary depending on the hierarchy, and the population to be serviced.</p> <p>It is hoped that all residents within urban areas are within easy walking distance to an embellished open space area. Best practice guidelines suggest no more than a five minute walk is preferred. Natural and man-made constraints (such as rivers, major highways and rail lines) must also be considered. It is also important to note that many councils perceive that residents are comfortable to drive some distance to participate in their preferred sport.</p>

Standard	Description
Land	<p>These standards are used as a base in determining quality land characteristics. A range of land types are required to provide diversity within the open space network. These recommended minimum levels of provision will ensure a realistic and achievable quality urban open space network that is generous in accordance with the proposed vision. Land character standards include consideration of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> size of the open space <input type="checkbox"/> preferred shape of the open space <input type="checkbox"/> flood immunity, topography and gradient <input type="checkbox"/> road frontage <input type="checkbox"/> other site features (creeks, outcrops etc).
Embellishment	<p>Embellishment standards are very important in defining open spaces and are also important in making them attractive for a variety of people to use. Embellishments include consideration of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> activity options - play/recreation opportunities irrespective of age and ability <input type="checkbox"/> furniture (e.g. tables, seats and bins), picnicking infrastructure, public amenities (toilets and showers), sports infrastructure <input type="checkbox"/> buildings, signage, landscaping, car parking, fencing and lighting.

Appendix E outlines all four desired standards of service for each open space typology.

Major buildings

Councils use various provision rates based on population and catchment areas in relation to indoor sports and aquatic centres to ensure their residents are provided acceptable levels of access to such buildings. These provision rates also provide guidance to Councils to prevent an over-supply of what are very expensive buildings to design, construct, operate and maintain.

Community buildings

Planning for community buildings using standards is appropriate in greenfield developments, but in developed areas like Shoalhaven, they should be used more as a guide or a starting point.

Similar to major buildings, provision rates for community buildings are based around building per population.

Potential limitations

Standards-based approaches to park provision have received some criticism from both the industry and academia. Potential limitations of the standards approach may include:

- ☐ does not consider changing demographics over time
- ☐ changes in sport and recreation participation trends are not considered
- ☐ does not reflect geographic and climatic influences
- ☐ assesses park typology in isolation, without reference to how other park typologies may fill local need/demand (for example higher order park also serve the function of lower order parks in the same typology)
- ☐ the standards-based approach focuses on land for open space rather than the activities and opportunities the parks provide.

7.4 Provision standards

It should be noted that in addition to the following provision standards, the future planning of Shoalhaven's community infrastructure should take into account the needs and demographics of the surrounding community, what is currently already being provided by neighbouring infrastructure, availability of existing buildings that are being under utilised and funding opportunities. The community infrastructure planning guidelines should also be considered.

Table 21. Provision standards for Shoalhaven community infrastructure

Classification	Hierarchy	Provision standard
Open space		
Recreation parks	Local	0.5ha per 1,000 people
	District	0.6ha per 1,000 people
	Regional	0.2ha per 1,000 people
Sports parks	District	1.3ha per 1,000 people
	Regional	0.6ha per 1,000 people
	District aquatic centre	1 facility per 20,000-50,000 people
	Regional aquatic centre	1 facility per LGA
	Indoor leisure facility	1 facility per 50,000 people
Classification	Hierarchy	Demand based
Community buildings		
Community/ neighbourhood centre	Local	1 building per 10,000 people
	District	1 building per 50,000 people
Convention/exhibition centre	Regional	1 building per 200,000 people
Art Gallery	District	1 building per 45,000 people
	Regional	1 building per 150,000 people
Performing Arts space	District	Needs based
	Regional	Needs based
Museum	Dependent on need	Needs based
Library	District	Refer to People Places Guide for library
	Regional	Refer to People Places Guide for library

7.4.1 Minimum land requirements

Recreation parks

In the past developers have dedicated unusable land for local recreation parks. The following criteria are provided as a guide to land that will not be accepted by Council for dedication for passive local open space for park purposes unless it adds to an existing reserve, or will be added to from future subdivisions to create at least the minimum area:

- ☐ land with an area less than 0.3ha
- ☐ irregular land in which the widest section is less than 30m
- ☐ land that does not provide good visibility from local road and potential for adequate passive surveillance

- ☐ land which any part has a slope greater than 20%
- ☐ land which is substantially covered with native vegetation
- ☐ land which contains drainage areas and stormwater easements, which have no recreational value but primarily exist as part of a natural watercourse, or for drainage control or stormwater management
- ☐ land required to ensure the provision of appropriate riparian zones along watercourses
- ☐ land upon which utilities such as water, sewerage pumping stations, stormwater pumping stations, electricity substations, power transmission towers or other similar level infrastructure is located
- ☐ land that does not have adequate access for maintenance vehicles, or for visitor parking if required
- ☐ land subject to inundation that is greater than 10% AEP
- ☐ land whose sole purpose is to form a setback to neighbouring properties for fire risk management (asset protection zones).

Sports parks

The essential characteristics of public open space intended for active recreational use should include the following:

- ☐ land that is regular in shape to maximise the number and layout with a minimum of two rectangle playing fields;
- ☐ land must be relatively level, with no greater than 1% fall, or the additional cost of facility provision incurred due to slope of land to be borne by the developer of the subdivision;
- ☐ sporting fields must have north-south orientation;
- ☐ land must be fully serviced, and adequate drainage systems in place;
- ☐ land must allow provision for appropriate level of parking and traffic movements to and from the site, and within the site;
- ☐ land should ideally have adequate road frontages to facilitate vehicular and pedestrian access arrangements. Access where possible should avoid quiet residential streets. Ideally access should be from commuter routes that also provide opportunities for passive surveillance;
- ☐ adequate space to be available for the provision of essential infrastructure and landscape buffers from neighbouring properties to minimise impacts of noise and floodlights when facilities are used at night.

Future direction

- ☐ While the standards approach is used to collect developer contributions under section 94, the needs approach should be used when developing the open space and/or community building. The embellishments should service the local community to ensure they are used, respected and looked after by the surrounding community. Looking at what is currently provided in neighbouring communities and buildings will avoid the duplication and competition. Council should instead look for what is missing and develop and promote it as the key draw card of the building or open space.

8.0 Open space analysis

8.1 Consultation summary

Top five most used sport, recreation buildings and spaces used in Shoalhaven

- ☐ beach
- ☐ natural area/bushland
- ☐ tracks, trails and boardwalks
- ☐ aquatic centres
- ☐ foreshore parks

Over half of respondents rate the overall quality of sporting buildings (53.2%) and parks (58.6%) as good, however, 21.8% believe there is not an adequate supply across the Shoalhaven.

Community likes

- ☐ the community is proud of and values the surrounding natural areas/beauty of Shoalhaven
- ☐ the Bay and Basic Leisure Centre is well used and enjoyed by the community
- ☐ the skate and BMX parks around Shoalhaven are well used
- ☐ Council pools are highly valued by the community

Community issues

- ☐ Maintenance
 - run down buildings at recreation and sports parks
 - concentrate on upgrading the buildings they have rather than build new ones
 - rationalisation of open space instead of maintaining and/or upgrading some of the existing spaces and embellishments
- ☐ Access
 - footpaths/cycleways don't connect to each other or key destination areas
 - parking around popular open spaces is problematic, especially for those needing assistance
 - longer operating hours at the leisure centres
- ☐ Variety
 - the parks lack a variety of play equipment, too many of them are focused at toddlers
 - foreshore parks lack picnic buildings and quality playground equipment
 - less pocket parks and more higher quality parks, particularly along the rivers and foreshores
 - more buildings are needed for the youth
- ☐ Sporting grounds
 - too much under utilised supporting infrastructure at sports grounds. Some grounds have a clubhouse and toilet block for each club that uses the ground, many are run down. Better to have one high quality facility that caters to all the clubs
 - a regional sports precinct would mean people wouldn't need to drive to numerous small sports grounds. Council could rationalise some of the smaller ones
- ☐ Off leash dog areas
 - community is split on their views regarding off leash dog areas
 - lack of designated areas for off leash dogs
 - too many people have their dogs off leash on the beaches, making the area unsafe. The ongoing issue of dog droppings not being picked up
- ☐ Lack of natural and artificial shade.

8.2 Supply

Previous open space planning in Shoalhaven has resulted in clusters of pocket parks with basic, run down play equipment, normally a set of swings and a bench seat.

The natural waterways and coastline provide residents with beautiful foreshores offering a variety of recreation experiences, however, many of these foreshore parks are behind private residential homes. Although public access is allowed, the paths are often hidden or informal and look like private property. A large number of the formalised foreshore parks lack quality play and picnic embellishments.

Sports park planning has also been ad-hoc, resulting in a large number of single or two field parks. This process has resulted in a degree of ad-hoc provision, with opportunities for integration and co-location being limited.

Overall, Shoalhaven has an abundance of land for open space, with over 620ha of recreation and sports parks. However, when Council's bushland, undeveloped open space and utility corridors are included, the natural open space network is approximately 792ha. Although out of the scope of the Plan, they add to the aesthetics of Shoalhaven's green network. A summary of the open space supply by classification and hierarchy for each planning precinct is presented in table 22.

Table 22. Current supply of open space in the Shoalhaven LGA and planning areas

Area	Local recreation park (ha)	District recreation park (ha)	Regional recreation park (ha)	District sports parks (ha)	Regional sports parks (ha)
Shoalhaven LGA	130.161ha	119.83ha	7.53ha	193.38ha	64.18ha
Planning area one	78.80ha	48.19ha	0.62ha	98.62ha	42.08ha
Planning area two	2.97ha	7.06ha	-	4.78ha	-
Planning area three	13.33ha	13.33ha	3.50ha	43.10ha	-
Planning area four	12.97ha	12.97ha	-	13.40ha	-
Planning area five	22.09ha	22.09ha	3.41ha	33.48ha	22.10ha

In addition to the above open space, approximately 300,000ha of Shoalhaven is National Park, State Forest, rivers, bays, lakes and major creeks, each offering a variety of attractive environments for outdoor recreation pursuits and quality of life. A number of Shoalhaven's natural areas are listed below:

- | | |
|---|---|
| <input type="checkbox"/> Morton National Park | <input type="checkbox"/> Conjola National Park |
| <input type="checkbox"/> Budderoo National Park | <input type="checkbox"/> Narrawallee Creek Nature Reserve |
| <input type="checkbox"/> Seven Mile Beach National Park | <input type="checkbox"/> Croobyar State Forest |
| <input type="checkbox"/> Budawang National Park | <input type="checkbox"/> Swan Lake |
| <input type="checkbox"/> Booderee National Park | <input type="checkbox"/> St Georges Basin |
| <input type="checkbox"/> Jervis Bay National Park | <input type="checkbox"/> Lake Wollumboola |
| <input type="checkbox"/> Jervis Bay Marine Park | <input type="checkbox"/> Shoalhaven River |
| <input type="checkbox"/> Murramarang National Park | <input type="checkbox"/> Crookhaven River |
| <input type="checkbox"/> Cudmirrah National Park | <input type="checkbox"/> Lake Conjola. |

8.3 Demand

The likely demand for open space and any gaps in provision for Shoalhaven LGA and the planning areas are detailed in the table below using the land rate of provision for each open space type, as discussed in section 7.4. These rates are:

- Local recreation park - 0.5ha per 1,000 people
- District recreation park - 0.6ha per 1,000 people
- Regional recreation park - 0.2ha per 1,000 people
- District sports park - 1.3ha per 1,000 people
- Regional sports park - 0.6ha per 1,000 people (it is important to note, that regional sports parks are not required in all planning precincts, particularly planning areas two and four).

This demand assessment is based on the land standard and population projections only.

Table 23. Open space demand and gap assessment

Open space type	Current land supply (ha)	Current land demand (ha) (DSS x population /1,000)	Current land gap (ha) (current supply minus demand)	Future land demand 2036 (ha) (DSS x future population /1,000)	Future land gap 2036 (ha) (current supply minus future demand)
Shoalhaven LGA					
Recreation parks					
Local	130.16ha	48.99ha	+81.17ha	59.73ha	+70.43ha
District	119.83ha	58.79ha	+61.04ha	71.68ha	+48.15ha
Regional	7.53ha	19.60ha	-12.07ha	23.89ha	-16.36ha
Sports park					
District	196.89ha	127.37ha	+68.52ha	155.30ha	+41.59ha
Regional	62.22ha	58.79ha	+3.43ha	71.68ha	-9.46ha
Planning area one					
Recreation parks					
Local	78.80ha	22.02ha	+56.78ha	28.17ha	+51.02ha
District	48.19ha	26.43ha	+21.79ha	33.80ha	+18.19ha
Regional	0.62ha	8.81ha	-8.19ha	11.27ha	-7.55ha
Sports park					
District	79.26ha	57.26ha	+22.00ha	73.24ha	+6.02ha
Regional	62.22ha	26.43ha	+35.79ha	33.80ha	+28.42ha
Planning area two					
Recreation parks					
Local	2.97ha	3.58ha	-0.61ha	4.12ha	-1.15ha
District	7.06ha	4.30ha	+2.76ha	4.94ha	+2.12ha
Sports park					
District	4.78ha	9.32ha	+0.82ha	10.70ha	-0.56ha

*figures in red indicate an under supply of land for open space in the planning area

Table 23 cont.

Open space type	Current land supply (ha)	Current land demand (ha) (DSS x population /1,000)	Current land gap (ha) (current supply minus demand)	Future land demand 2036 (ha) (DSS x future population /1,000)	Future land gap 2036 (ha) (current supply minus future demand)
Planning area three					
Recreation parks					
Local	13.33ha	10.06ha	+3.27ha	11.60ha	+1.73ha
District	19.39ha	12.07ha	+7.32ha	13.91ha	+5.48ha
Regional	3.50ha	4.02ha	-0.52ha	4.64ha	-1.14ha
Sports park					
District	43.10ha	26.16ha	+16.94ha	30.15ha	+12.95ha
Regional	-	12.07ha	-12.07ha	13.91ha	-13.91ha
Planning area four					
Recreation parks					
Local	12.97ha	2.14ha	+10.83ha	2.46ha	+10.51ha
District	9.97ha	2.57ha	+7.40ha	2.95ha	+7.02ha
Sports park					
District	13.40ha	5.56ha	+7.48ha	6.40ha	+7.00ha
Planning area five					
Recreation parks					
Local	22.09ha	9.87ha	+12.22ha	12.02ha	+10.07ha
District	35.23ha	11.84ha	+23.39ha	14.42ha	+20.81ha
Regional	3.41ha	3.95ha	-0.54ha	4.81ha	-1.40ha
Sports park					
District	33.48ha	25.65ha	+7.83ha	31.24ha	+2.24ha
Regional	22.10ha	11.84ha	+10.26ha	14.42ha	+7.68ha
*figures in red indicate an under supply of land for open space in the planning area					

8.4 Analysis

8.4.1 Recreation parks

Using the standards approach, analysis shows that Council's overall open space land provision is well above the land provision requirements, particularly for local and district recreation parks. Despite the significant over supply of land for recreation parks, Shoalhaven is under supplied in land for regional recreation parks. Currently, regional recreation parks are only located in planning area's one and three. Due to planning area five's growing population, a regional recreation will be required to service residents and visitors.

Looking forward to 2036, Council will still be oversupplied in land for local and district recreation parks. An option, with the support of the community, is to rationalise the local open space network and focus on reducing the current and future gaps in regional recreation parks that would be attractive for visitors and residents seeking higher level experiences.

Council also maintains a significant network of linear open space and bushland. Council has developed some of this network with tracks, trails, pedestrian links and recreation opportunities. As such, much of the linear and bushland network also functions in a limited capacity as passive open space.

8.4.2 Sports parks

The land provision of sports parks varies between planning areas. At an LGA level, Shoalhaven has a significant surplus of land for district sports parks, a trend that is expressed throughout all the planning areas. Planning area one is the only planning area where the provision requirements for land for regional sports parks is meeting demand.

Despite the over supply of land district sports parks, the 2008 Sportsground Strategy and consultation identified that a number of Council's sports parks have capacity for increased participation, while others are at full capacity. A summary of the user groups and usage rates for each sports parks is provided in table 24. Usage rates are from the 2008 Sportsground Strategy.

- ☐ Low = 1 - 6hrs per week
- ☐ Medium = 7 - 12hrs per week
- ☐ High = 13hrs plus

Table 24. Usage rates, based on hours per week, and the summer and winter user groups for Shoalhaven's sports parks.

Sports park	Summer user groups	Winter user groups	Usage
Planning area one			
Artie Smith Oval	-	AFL	Medium
Bernie Regan Sporting Complex	Cricket	Hockey and soccer	Medium
Berry Showground	No organised sports group	Rugby league	Low
Berry Sports Complex	Cricket, touch football, netball and tennis	Netball, rugby league and tennis	Low
Bomaderry Oval	Cricket	Soccer	High
Bomaderry Sports Complex	Cricket, touch football and croquet	Rugby league and croquet	Medium
Drexel Park	Cricket	Soccer	Medium
Gordon Ravell Oval	Cricket	Rugby league	Low

Table 24 cont.

Sports park	Summer user groups	Winter user groups	Usage
Jerry Bailey Oval	Cricket	No organised sports group	Low
Kangaroo Valley Showground	Cricket and touch football	Rugby league	Low
Lyrebird Sports Park	Cricket and touch football	Rugby league and soccer	High
Nowra Recreation Ground	No organised sports group	No organised sports group	Low
Nowra Showground	Cricket	Rugby league and AFL	Low
Ray Abood Village Green	Cricket	No organised sports group	Low
Rugby Park	Cricket and touch football	Rugby union	Medium
Sharman Park	No organised sports group	Soccer	Medium
Ison Park	Soccer and cricket	Soccer	High
Thurgate Oval	No sports usage of fields	No sports usage of fields	No organised sport
Vic Zealand Oval	Cricket	Soccer	High
West Street Oval	Cricket	AFL	Low
Planning area two			
Callala Sports Field	No organised sports group	Soccer	Medium
Crookhaven Park	Cricket and touch football	Rugby league and soccer	High
Planning area three			
Francis Ryan Reserve	Cricket	Rugby league	Medium
Huskisson Sportsground	Cricket	Soccer	High
Sanctuary Point Oval	Athletics and cricket	No organised sports group	Low
St Georges Basin Sports Field	Touch football	Soccer and touch football	High
Vincentia Sportsground	Touch football and cricket	Rugby union, AFL and soccer	High
Wool Lane Sporting Complex	No sports usage of fields	No sports usage of fields	No organised sport
Planning area four			
Finkernagel Reserve	No organised sports group	Rugby league	Low
Thomson Street Sporting Complex	Touch football, cricket and soccer	Soccer	High
Planning area five			
Bill Andriske Oval	No organised sports group	Rugby league	Low
Burrill Lake Sportsground	Cricket	No organised sports group	Low
Frogs Holla Reserve	Touch football, Oztag, athletics and cricket	Rugby league, rugby union and touch football	Medium to high
Kioloa Sportsgrounds	No organised sports group	No organised sports group	No organised sport

Table 24 cont.

Sports park	Summer user groups	Winter user groups	Usage
Lake Conjola Sports Field	Cricket and equestrian	Equestrian	Low
Lighthouse Oval	Cricket	Soccer	High
Milton Showground	Cricket, equestrian and croquet	Equestrian and croquet	Low
Ulladulla Sports Park	Cricket and netball	Rugby league and AFL and netball	Medium
Yulunga Reserve	No organised sports group	Soccer	Medium

8.5 Major buildings

Council is becoming increasingly aware of the importance of aquatic buildings and the opportunities they provide to enhance quality of life and reduce chronic disease, especially as Shoalhaven's population continues to age. Council currently provides ten public swimming pools and two sea pools within Shoalhaven:

Regional aquatic facility

- ☐ Bay and Basin Leisure Centre
- ☐ Ulladulla Leisure Centre
- ☐ Nowra Aquatic Park

District aquatic facility

- ☐ Bomaderry Aquatic Centre
- ☐ Sussex Inlet Aquatic Centre

Local swimming pools

- ☐ Berry Swimming Pool
- ☐ Greenwell Point Pool
- ☐ Kangaroo Valley Pool
- ☐ Milton Swimming Pool
- ☐ Shoalhaven Heads Pool

Sea pools

- ☐ Huskisson Sea Pool
- ☐ Ulladulla Sea Pool.

Using the below provision rates (section 7.4), Shoalhaven should only have three district and one regional aquatic facility.

- ☐ District aquatic centre - 1 facility per 20,000-40,000 people
- ☐ Regional aquatic centre - 1 facility per LGA

While each of these buildings is heavily utilised by the community, their ageing infrastructure needs to either be replaced or requires significant repair. Both of these solutions are very costly. As the population increases and ages significant pressure will also be placed on these existing pools.

Future direction

- ☐ Council is generally over supplied with local and district recreation parks. With limited resources to maintain the existing network, future focus should be to provide good quality district recreation parks (refer to appendix F), with a variety of play embellishments for all ages and picnic buildings, as opposed to numerous local parks, that are often limited in play experiences. Recreation corridors (appendix F) or shared footpaths should provide connections to these larger parks and increase the walkability of the neighbourhood.
- ☐ unused local recreation parks in poor condition should be rationalised (play equipment is removed and discarded or relocated to a nearby district recreation park), the land can then sold, with the funds being reinvested back into the district recreation park that serves the surrounding community or into upgrading connections to the district recreation park
- ☐ need to embellish existing sporting facilities to encourage greater use
- ☐ need to consider the rationalisation of sportsgrounds which are used for one season only and low usage
- ☐ despite their heavy usage, Council should develop an aquatic strategy that looks at the feasibility of their aquatic buildings as they are expensive assets to run and maintain with little or no financial return
- ☐ developer contributions towards open space should focus on embellishing the existing recreation parks and sporting facilities to encourage use and ensure they meet the demands of future residents.

9.0 Community buildings analysis

9.1 Consultation summary

Top five most used community buildings and spaces used in Shoalhaven

- ☐ library
- ☐ public hall and community centre
- ☐ art gallery
- ☐ community building (craft cottage, scouts halls)
- ☐ tourist information centre

Over half (57.2%) of respondents rate the overall quality of community buildings as good, while only 51.0% feel there is an adequate supply across the Shoalhaven, 32.5% were unsure.

Community likes

- ☐ libraries have a variety of services, many value and appreciate the mobile library service. Many would love to see a cafe in the complex
- ☐ the art galleries allow locals to display their artwork and promote Shoalhaven's history
- ☐ community buildings are often affordable and easy to book
- ☐ the large number of community buildings make it easy to access classes

Community issues

- ☐ Maintenance
 - many of the community buildings are run down and in need of maintenance
 - there is a lack of maintenance in many of the early childhood centres
 - community would prefer Council concentrate on upgrading the buildings they have rather than build new ones
 - there is an inconsistency of maintenance standards across Shoalhaven
- ☐ Access
 - poor public transport around Shoalhaven, especially on the weekend
 - parking around some community buildings is problematic, especially for those needing assistance
- ☐ Variety
 - more buildings are needed for the youth, current youth centre needs to be more attractive and inviting
 - access to affordable buildings such as fitness centres
- ☐ Community buildings
 - there are too many community buildings, many are under utilised and run down. Money is being wasted maintaining them
 - community buildings and what they offer are not well promoted
- ☐ Management
 - inconsistency about use, fees etc. Many of the buildings are managed individually not by Council
- ☐ Cost/fees
 - it is unclear among stakeholders what Council should and should not be paying for
 - inconsistency among community groups and sporting groups
 - a number of community groups feel they should not have to pay to use community infrastructure
 - don't believe fees should be paid for hire as money is not being reinvested back into the buildings.

9.2 Supply

The existing supply of community buildings is a consequence of historical relationships, ad-hoc projects and identification of priorities through various Council strategic planning documents.

Overall, there is a total of 84 community buildings in Shoalhaven. Just under two thirds are community centres, with the majority located in planning area one (43 of the 52 community centres). All of the district community centres are under lease agreements restricting general public access; only a quarter of the local centres are leased.

The second most type of community buildings are the specialised buildings, at a total of 19. Arts and craft buildings account for most of these buildings, all are under lease agreements.

The building condition varies greatly. There are six 'as new' buildings, five of these are located within planning area five. Just under 40% of the community buildings are have a building condition above 'good'.

A quick summary of the number of community building and the management arrangements are below. More detail is provided in tables 25 and 26.

- | | |
|--|---|
| <input type="checkbox"/> Number of community buildings | <input type="checkbox"/> Building condition |
| – 52 Community centres | – 6 as new |
| – 13 Cultural buildings | – 1 very good |
| – 19 Specialised buildings | – 26 good |
| <input type="checkbox"/> Management type | – 37 fair |
| – 20 Council managed | – 1 very poor |
| – 46 leased | – 1 unusable |
| – 18 Management committee | – 12 unknown |

Table 25. Summary of the community buildings in the Shoalhaven LGA, including management type and building condition

Type of building	Total	Management type	Count	Building condition	Count
Community centres		Total = 52 buildings			
Local	44	Council Managed Management Committee Leased	11	As new	1
			18	Very good	1
			15	Good	16
				Fair	20
				Very Poor	1
				Unusable	1
				Unknown	4
District	8	Leased	8	As new	2
				Good	4
				Fair	1
				Unknown	1

Table 25 cont.

Type of building	Total	Management type	Count	Building condition	Count
Cultural buildings			Total = 13 buildings		
Convention centres/ Performance space			Total = 4 buildings		
District	2	Leased	2	Fair	2
Citywide	2	Council Managed	2	As new	2
Museum			Total = 4 buildings		
Local	2	Leased	2	Fair	2
District	2	Leased	2	Fair	2
Art gallery			Total = 1 building		
Citywide	1	Council Managed	1	Good	1
Library			Total = 4 buildings & 1 mobile service		
Local	1	Council Managed	1	Good	1
District	3	Council Managed	3	As new	1
				Good	1
				Fair	1
Citywide	1	Council Managed	Mobile service		
Specialised buildings			Total = 19		
Arts and craft buildings	8	Leased	8	Fair	6
				Unknown	2
Surf life saving clubs	4	Leased	4	Good	1
				Fair	1
				Unknown	2
Mens shed	5	Leased	5	Fair	2
				Unknown	3
Visitor information centre	2	Council Managed	2	Good	2

Table 26. List of community buildings by planning area, including management type, building condition and usage rate (where applicable)

Type of building	Count	Building name	Management type	Building condition
Planning area one			Total = 42 buildings	
Community centres				
Local	21	Berry Court House	Leased	Good
		Berry School of Arts	Council Managed	Fair
		Bomaderry Community Centre	Management Committee	Fair
		Bomaderry former school building	Leased	Fair
		Cambewarra Scout Hall	Leased	-
		East Nowra HACC – Cottage 1	Leased	Good
		East Nowra HACC – Cottage 2	Leased	Good
		East Nowra HACC – Cottage 3	Leased	Good
		Greenwell Point Public Hall	Management Committee	Very poor
		Kangaroo Valley Public Hall	Management Committee	Fair
		Kangaroo Valley Showground Pavilion	Management Committee	-
		North Nowra Community Centre	Council Managed	Good
		Nowra Girl Guide Hall	Leased	Fair
		Nowra School of Arts	Council Managed	Good
		Nowra School of Arts (Annexe)	Council Managed	Fair
		Nowra Senior Citizens	Leased	Good
		Nowra Showground Committee Room	Council Managed	Good
		Nowra Showground Pavilion	Council Managed	-
		Pyree Old School	Management Committee	Fair
		Pyree Old School Demountable Pottery Building	Management Committee	Fair
		Shoalhaven Heads Community Centre	Management Committee	Good

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
District	6	East Nowra Community Transport Building 1	Leased	Good
		East Nowra Family Support Building 3	Leased	Good
		East Nowra Neighbourhood Centre Building 2	Leased	Good
		Nowra Integrated Youth Facility	Leased	Good
		Shoalhaven Neighbourhood Centre	Leased	Fair
		South East Community College	Leased	-
Cultural buildings				
Convention centres/Performing space				
District	1	Nowra Players Theatre	Leased	Fair
Citywide	1	Shoalhaven Entertainment Centre	Council Managed	As new
Museum				
Local	1	Berry Museum	Leased	Fair
District	1	Nowra Museum	Leased	Fair
Art gallery				
Citywide	1	Shoalhaven City Arts Centre	Council Managed	Good
Library				
District	1	Nowra Central	Council Managed	Good
Specialised buildings				
Arts and craft building	4	Berry Cottage	Leased	-
		Nowra Players Theatre Workshop and Shed	Leased	-
		Muir House Gallery	Leased	Fair
		Werninck Craft Cottage	Leased	Fair
Surf life saving club	1	Shoalhaven Heads SLSC	Leased	-
Mens shed	3	Nowra Mens Shed	Leased	Fair
		Shoalhaven Heads Mens Shed	Leased	
		Berry Mens Shed	Leased	
Visitor information centre	1	Shoalhaven Visitor Information Centre	Council Managed	Good

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Planning area two			Total = 9 buildings	
Community centres				
Local	6	Callala Community Centre	Management Committee	Good
		Callala Bay Progress Hall	Management Committee	Fair
		Callala Beach Community Centre	Management Committee	Good
		Culburra Beach Community Centre	Management Committee	Very good
		Culburra Beach Scout Hall	Leased	Fair
		Orient Point Community Centre	Council Managed	Fair
Specialised buildings				
Arts and craft building	1	Currarong Arts and Crafts	Leased	-
Surf life saving club	1	Nowra Culburra SLSC	Leased	Good
Mens shed	1	Culburra Beach Mens Shed	Leased	Fair
Planning area three			Total = 9 buildings	
Community centre				
Local	6	Erowal Bay Public Hall	Council Managed	Fair
		Huskisson Community Centre	Management Committee	Fair
		Huskisson Meals on Wheels	Leased	Fair
		Sanctuary Point Community Centre	Leased	Good
		St Georges Basin Community Centre	Management Committee	Good
		Vincentia Public Hall	Council Managed	Fair
Cultural buildings				
Museum				
District	1	Lady Denman Heritage Complex	Leased	Fair
Library				
District	1	Sanctuary Point Library	Council Managed	Good
Specialised buildings				
Arts and craft building	1	Bay and Basin Potters Community Centre	Leased	Fair

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Planning area four				Total = 8 buildings
Community centre				
Local	5	Cudmirrah Public Hall	Management Committee	Good
		Royal Volunteer Coastal Patrol Sussex Inlet	Leased	-
		Sussex Inlet Community Centre	Management Committee	Fair
		Sussex Inlet Lions Club Storage Shed	Leased	Fair
		Sussex Inlet 'Old Bakery'	Council Managed	Unusable
Specialised buildings				
Arts and craft building	1	Sussex Inlet Potters	Leased	Fair
Surf life saving club	1	Sussex Inlet SLSC	Leased	Fair
Mens shed	1	Sussex Inlet Mens Shed	Leased	-
Planning area five				Total = 16 buildings
Community centre				
Local	6	Burrill Lake Public Hall	Management Committee	Fair
		Kioloa/Bawley Point Community Centre	Management Committee	Good
		Lake Conjola Community Centre	Council Managed	Good
		Manyana - Yulunga Public Hall	Management Committee	Fair
		Milton Ulladulla Historic House	Leased	Fair
		Ulladulla Meals on Wheels & Home Care	Leased	As new
District	2	Southern Shoalhaven Youth Services	Leased	As new
		Ulladulla Community Resources Centre	Leased	As new
Cultural buildings				
Convention centre/Performance space				
District	1	Milton Theatre	Leased	Fair
Citywide	1	Ulladulla Civic Centre	Council Managed	As new

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Museum				
Local	1	Lake Tabourie Museum	Leased	Fair
	1	Milton Library	Council Managed	Fair
Library				
District	1	Ulladulla Library	Council Managed	As new
Specialised building				
Arts and craft building	1	Milton Village Cultural Centre	Leased	Fair
Surf life saving club	1	Mollymook SLSC	Leased	-
Visitor Information Centre	1	Shoalhaven Visitors Centre	Council Managed	Good

9.3 Demand

The demand for community buildings has been calculated using Shoalhaven's current (97,997) and future (119,463) population numbers (section 3.2.3) and the provision rates for each community building type discussed in section 7.4.

The results are presented in table 27.

Table 27. Community buildings demand and gap assessment

	Current number of buildings	Current demand for buildings	Current gap (current supply - demand)	Future demand for buildings	Future gap (current supply - future demand)
Community centres					
Total	52 buildings	11 buildings	+41 buildings	14 buildings	+38 buildings
Local (1/10,000 people)	44 buildings	9 buildings	+35 buildings	12 buildings	+32 buildings
District (1/50,000 people)	8 buildings	2 buildings	+6 buildings	2 buildings	+6 buildings
Cultural buildings					
Convention centres/performing spaces					
Total	4 buildings	2 buildings	+2 buildings	4 buildings	meet demand
District (1/50,000 people)	2 building	1 building	+1 building	2 buildings	meet demand
Citywide (1/100,000 people)	2 buildings	1 building	+1 building	2 buildings	meet demand
Museums					
Total	2 buildings^	1 building	+1 building	1 building	+1 building
Local (opportunistic*)	2 buildings^	-	-	-	-
District (1/100,000 people)	2 buildings	1 building	+1 building	1 building	+1 building
Art galleries					
Citywide (1/100,000 people)	1 building	1 building	meet demand	1 building	meet demand
Libraries					
Local (no standard, demand based)	1 buildings	-	-	-	-
District (Refer to People Places Guide for library building planning tools)	3 buildings	2 buildings	+1 building	3 buildings	+1 building when Vincentia library is built and operational

Table 27 cont.

Specialised community centres	
<i>There are no standards for the number of facilities per population for these types of buildings. Instead, they are built or retrofitted to meet the demands of the local community</i>	
Arts and craft buildings	Total= 7
Surf life saving clubs	Total= 4
Visitor information centre	Total= 2
Mens sheds (<i>a large number of mens sheds are not on Council land</i>)	Total= 6

9.4 Analysis

Community buildings are important for the social development of communities, they provide a location for local residents to participate in activities and build relationships.

Overall, Shoalhaven has an significant surplus of community buildings, particularly community centres. Currently, there are an additional 41 community centres servicing the Shoalhaven community. Even with the projected population growth, in 2036 the area will still have a surplus of 38 community centres.

In all other classification (excluding libraries where there is one additional building), Shoalhaven is meeting demand from a standards per population perspective, with the building condition of many being rated as 'good' or 'as new'.

Future direction

- With a high percentage of community buildings being used below capacity and some small towns having more than one building servicing the community, the rationalisation of community buildings is required. Rationalisation of these assets would not only benefit Council financially, but would produce better quality buildings for the community. A number of ways Council can conduct this process include;
 - the integration of buildings, making them more multi-purpose
 - rezone the land to allow commercial use of the building
 - the decommission of buildings that are in very poor or poor condition and past their effective asset life.
- developer contributions towards community buildings should focus on embellishing the existing buildings to encourage use and ensure they meet the demands of future residents.

10.0 Management and delivery issues

10.1 Management issues

In the management of Community infrastructure, Council has the responsibility to have appropriate policies and procedures to ensure that community needs are being met, a basic standard of service is being maintained and there is equity and consistency in the costs and use of the infrastructure across the Shoalhaven.

Council's community infrastructure is managed in four ways.

- ☐ Directly by Council staff
- ☐ Licence or Lease
- ☐ Management committees
- ☐ No agreements

Over time a lack of enforcement and inconsistency of these methods has resulted in a network of community buildings with varying building conditions, confusion over roles and responsibilities, declining cost recovery percentages, many single use buildings, inequitable and inconsistent hiring fees (or no fees) across different users and planning areas/towns.

Strong policy has to be developed and applied to ensure the most appropriate model of management is used for any particular facility. In general, where Council does not manage the facility directly, a single user group facility should be on a lease, seasonal users under licence agreements and remote sites with multiple users and strong community interest should be a management committee. There should not be any groups occupying a facility without one of these management models in place,

10.1.1 Asset Management Plans

Council has developed Asset Management Plans for all classifications of community infrastructure. These plans determine how the physical asset is to be managed in a sustainable and effective method. The plans provide the guidance for decisions regarding renewal, replacement or demolition of an asset.

It is important that the plans are kept up to date and implemented in timely fashion to ensure the buildings are maintained to a high standard and in a manner that ensures available resources are effectively applied.

Council's community infrastructure is managed by the following asset management plans:

- ☐ Arts and Crafts Buildings - POL12/46
- ☐ Community Buildings - POL12/59
- ☐ Courts - Tennis and Netball - POL12/25
- ☐ Cultural Centres - POL12/60
- ☐ Libraries - POL12/53
- ☐ Public Halls and Community Centres - POL12/56
- ☐ Scout and Guide Club Buildings - POL12/66
- ☐ Parks and Reserves - Playgrounds - POL12/55
- ☐ Parks and Reserves - POL12/54
- ☐ Walking Tracks - POL12/72.

10.1.2 Section 355 Management Committees

Under the Local Government Act 1993 Section 355, Council is able to delegate some of its management functions to a committee of Council. Council uses this delegation and appoints community members to manage its buildings or functions through a committee of management.

The committees provide a mechanism by which interested persons can have an active role in the provision/management of Council buildings or services. This provides Council with assistance in the carrying out of its functions. The majority of Council's community halls and sports parks are managed by Management Committees.

Management Committees are required to adhere to guidelines which ensure their proper functioning in accordance with the rules and regulations which govern Council's activities and the integration of their procedures with those of Council. As such, Council prepared the Management Committee Guidelines to detail the essential roles and functions of the committees and the protocols and procedures they must follow.

Despite these guidelines a number of issues have arisen:

- ☐ commercial activities are taking place in community centres with no profit back to Council
- ☐ some buildings have become inaccessible to the community
- ☐ inconsistency of hire rates (some community organisations are using the buildings for free)
- ☐ ad-hoc maintenance not approved by Council.

The lack of volunteers (discussed in section 5.0) to manage the committees is another major issue for Council. With high volunteer turnover, a stable and consistent management regime is difficult to implement and maintain. This can often be frustrating for committee members and user groups.

10.1.3 Licence/lease agreements

Council's buildings that are a single user should be under a Council lease. These leases give the user the right to the facility (security of tenure and both parties responsibilities can be clearly defined under the lease).

All service providers wishing to occupy a Council facility must complete a Proposal to Occupy Council Property - Community booklet, which clearly outlines the roles and responsibilities of both parties.

A licence is more appropriate when there is seasonal/multi users.

10.1.4 No agreement

There are a small number of community groups who have use of a Council community building without a formal agreement. This has generally come about as the group has been located within the building for a long time and developed a historical attachment.

All use of community buildings must have an agreement in place to provide assurances to both Council and the community group. These agreements are used to provide consistency, transparency and equity in the treatment of all community groups wanting to utilise Council owned community buildings.

10.2 Request for new buildings

Councils all over Australia are regularly told by their community groups that there is a need for more buildings due to a range of factors, with the most common being:

- ☐ the growth of their particular activity
- ☐ increased overlap of seasons
- ☐ lack of storage
- ☐ wear and tear of facility
- ☐ general population growth
- ☐ increasing need for higher quality buildings.

In reality, Shoalhaven owns/controls an adequate number/total area of community infrastructure to cater for the needs of the local organisations. However, the issue is that they are often not managed in the most effective or efficient manner.

It has become evident through the development of the Plan, that Council has previously built new buildings for groups, which has resulted in perceived ownership, creating numerous single-use buildings.

To prevent the future building of unnecessary buildings and to maintain a manageable asset base, Council needs to take a tougher stance and enforce the sharing of buildings, many of which are currently under utilised.

While it is acknowledged that specific infrastructure is required for some community groups in order to conduct their activities, before building any new requested buildings, Council needs to ensure that the group has explored all alternative options before agreeing to invest in a single-use facility that is likely to provide little or no operating profits and require on-going maintenance.

If a new facility is required, the community infrastructure design guidelines (section 7.1) need to be incorporated.



Bay and Basin Leisure Centre, Vincentia

10.3 Management options

10.3.1 Recreation and community buildings

When determining how to best manage community buildings and major recreation and cultural buildings, Council has three key models to consider.

The key models include:

1. In-house management: full in-house operational management of all services
2. Out-sourced contract management: full out-sourcing of the operational management of all services
3. Section 355 Committees: delegate some of council functions to a committee.

The selection of an appropriate management structure is influenced by:

Planning	the facility's business and strategic plan in relation to the financial targets and community service obligations
Organisational support	determining if the management of venues and services is considered to be a core business of Council.
Performance outcomes	the ability to develop robust commercial structures, such as leases or contracts, which can deliver measurable commercial and social equity targets
Asset management	the model that improves and maximises the functionality of the facility and increases the effective asset life cycle
People	in-house employment structures and associated employee awards, including the availability of suitably qualified and experienced staff from within the existing structure and/or local community.
Program and service delivery expectations	the ability to deliver a broad range of community programs that deliver customer service excellence and provide fair and equitable access to the greater community whilst also increasing the opportunities for commercial viability
Third party contribution	possible third party contribution towards the development of the facility

In-house managed

Under this structure, the facility would be under the control of Council, which may consider the future formation of a dedicated Business Unit to manage this and other similar buildings (commonly indoor and aquatic centres).

Under this model, Council's Business Unit would receive all profits resulting from a facility's operation, but would also be responsible for all operational and maintenance costs. The structure of this Business Unit will need to allow it to utilise Council's significant resources in this regard.

This structure also enables Council to develop a consistent marketing strategy (including branding) that can be applied across all of its buildings.

The philosophical argument that needs to be addressed is whether or not Council considers it should be in the business of operating these services. The counter to this argument is that Council should consider retaining the high revenue generating services in order to reduce the financial burden. It can also ensure that there is accountability and consistency in the delivery of quality customer service outcomes. This can effectively reduce the amount of customer complaints compared to the out-sourced and hybrid models.

This model will also require the employment of specialist officers including professional venue managers and support staff, hospitality, and program delivery staff. This would provide Council with an in-house specialist knowledge base and skill sets that can be used to good effect across other buildings in the future.

This model also provides Council with the opportunity to raise its community profile. Council can ensure that customer service excellence is delivered at buildings whilst providing fair and equitable access and cost effective programs and services.

Asset management needs to be considered in the selection of the business model. There is a high level of capital expenditure involved and consequently a need for controlling asset management and maintenance costs. This model will require correct asset management plans to be developed and implemented. This can effectively increase the life of a facility and provide opportunities to maximise the use of the asset. Historical evidence shows that asset management can be a low priority for out sourced providers.

It should be noted that Council's aquatic facilities are currently effectively managed under this model through the operations of Shoalhaven Swim and Fitness a significant consideration in the development of recommended future directions for the management of relevant community infrastructure detailed at the end of this section

Out-sourced

This option is appropriate to Council's broader service catchment buildings.

The appointment/employment of a facility manager/management company can be an effective manner to manage and operate such centres. This is due to the fact that such buildings are highly specialised in their operational nature, requiring specialists with the adequate experience, qualifications and resources available to ensure the facility's ongoing viability.

A significant advantage of utilising this management model (assuming satisfactory tender responses are received) is the ability of these organisations to accurately determine the appropriate buildings, services and programs that should be offered by the facility. This is due to the fact that they will be highly driven by 'the market'. That is, they have to offer popular attractions to ensure that people will come and pay to use the facility and the programs being offered. Another advantage of this model is the 'distancing' of Council from the day to day issues associated with facility management, including the risk of litigation through personal injury claims.

Other major benefits of employing a contractor to manage a facility include, but are not necessarily limited to:

- ☐ access to specialised staff in various program and facility management areas
- ☐ a proven ability to develop and effectively manage quality programs
- ☐ a knowledge of the importance of, and an ability to, apportion revenues across different areas, such as admission fees, membership fees and program participation fees
- ☐ the employment of strategies to ensure effective marketing and promotion of the facility and its services, including the use of social media (facebook, twitter, etc)
- ☐ greatly enhanced ability to access appropriate training needs for staff through established networks.

Consideration should be given to inviting tenders from operators of major buildings. It would be anticipated that two main 'types' of organisations will submit offers under this process:

- ☐ established community organisations that may include organisations such as PCYC, YMCA or similar
- ☐ professional management companies.

There are advantages and disadvantages involved with both types of organisations, with the main issues identified (in no particular order) in the table on the adjacent page.

Management types	Advantages	Disadvantages
Community organisations(CO)	CO's can be more interested in a balance of community benefit and profit, not just profit alone. However, this focus is changing.	In recent times, CO's have developed a much higher 'business' focus and may well expect Council to subsidise the Centre's operations.
	CO's usually have extensive networks within a community, with their 'brand' generally being highly respected	CO's have in the past, assumed an unreasonable level of control over a facility, reducing access to other community groups. This has however, been diminishing over recent years.
	If relevant, the CO can establish its 'headquarters' at the Centre, creating a greater presence.	Some CO's may have limited resources, especially in comparison to commercial organisations, and can be affected by changes in the political landscape.
	CO have experience with the community's needs and wants and it is usually in their charter to provide benefits to the community through their operations.	
Professional management (PM)	Suitable PM's are generally staffed by personnel with facility management experience.	PM's reason for involvement in such centres is to make a profit – sometimes community organisations can suffer as a result through high hire fees, lack of access, etc.
	PM's are usually well resourced in all the relevant areas of facility management (administration, financial control, asset management, etc).	PM's are likely to have a higher level of skill in negotiations than Council staff and users of the facility. This may result in a PM achieving a higher level of control than intended.
	Potential for obtaining a capital contribution from the PM in return for a long-term lease/ contract.	Conditions of the arrangement must be well documented to ensure capital development meets expectations and is managed appropriately.

The success of any commercial or community operator is highly dependent on the terms and conditions, and structures, of the associated management agreements negotiated by Council. It is imperative that the agreement clearly defines performance criteria in relation to community obligations and access, quality of service levels, financial performance, program outcomes, fees and charges, asset management (including maintenance), quality control and reporting protocols. There is also a need to ensure that skilled in-house staff resources are available to effectively manage the contract.

Section 355 Committee

Under the Local Government Act 1993 Section 355 Council is able to delegate some of its functions to a committee of Council. Council uses this delegation and appoints community people to manage its facilities or functions through a committee of management.

The committees provide a mechanism by which interested persons can have an active role in the provision/management of Council facilities or services. This provides a two fold benefit by giving protection to the committee operating under the banner of Council, and by providing Council with assistance in the carrying out of its functions. Memberships consist of a Councillor and community representatives.

Approximately 18 of Council's community centres are managed by Section 355 Management Committees. While Council does have a Management Committee Guideline, consultation with Council staff and community members identified that the guidelines and associated schedule of fees have not been consistently enforced across Shoalhaven. If Council is to continue to use Section 355 Management Committees, Council needs to be more active in ensuring the guidelines and schedule of fees are being enforced accordingly.

Council will also need to conduct more maintenance inspections to ensure ad-hoc incompliant upgrades are not being performed and monitor the condition of their existing assets.

10.3.2 Sporting grounds/buildings

There are two management options for the use of Council's sports parks, licences and leases. Licences are generally the most common form of agreement with clubs. Despite Council currently enforcing ground allocations (i.e permits), consultation identified that a number of clubs had no formal agreement with Council regarding the use of the sports park, while other just assumed that it was 'their home ground' due to historic precedent. It is recommended that Council change their current management agreements to licence contracts, as stated below, this will allow Council to encourage multi-use of the facility and change the current mentality of historical ownership of a specific facility.

Licence

Under the terms and conditions of a licence contract, the licensee is granted permission to access property for a specified purpose(s), such as conduct of a sporting activity, at specified times, usually seasonal, and under specified conditions. Licences rather than lease agreements are usually used in cases where the facility or premises are shared by a number of user groups.

As a licence agreement does not provide for exclusive use of a facility beyond the specified times of access no 'interest' in the land is created. It is therefore reasonable to expect the rights and obligations of the lessee in respect to maintenance and management requirements of the facility will be less stringent under a licence agreement than would be expected under a lease agreement.

In addition, as no interest is created under a licence agreement, a licence cannot be assigned without agreement from the licensor. Similarly, a licence agreement terminates should the licensor cease to own the land.

Issues such as seasonal over-lap and the required maintenance of grounds for appropriate sports pre-season can create significant angst between sporting clubs. This can be avoided by Council taking a strong position on when fields will be available to sporting clubs and the type of field maintenance through seasonal licence arrangements.

Responsibility to maintain buildings

In the sport and recreation context, the 'facility' being leased is not usually just a single building or premise, but rather is an area which includes a range of buildings such as a pavilion or club house, courts or fields, car parks, fences, spectator seating and access pathways for example. Given there are no standardised guidelines clearly defining who has responsibility for maintaining each of these areas, it is important the maintenance responsibilities of the sporting group as the lessee are clearly defined in the agreement.

The roles and responsibilities regarding maintenance is currently unclear for many user groups, as such, many of the buildings are becoming run down. Generally, maintenance requirements will vary depending on the type of lease/licence or hire agreement entered into. Before signing an agreement, Council must ensure that the lessee fully understands their maintenance responsibilities and is satisfied these responsibilities are fair and equitable.

An example of a Council's maintenance responsibilities:

- ☐ Regular Maintenance (During Season)
 - Mowing of fields
 - Mowing and maintenance of surrounding area of facility
 - Irrigation
 - Weed control (as necessary).
- ☐ Seasonal Maintenance (Only performed when necessary)
 - Fertilisation
 - Top dressing
 - Goal mouth rehabilitation
 - Re-profiling
 - Over sowing
 - Weed control.

Lease

Council's sport specific buildings such as croquet greens, tennis courts and synthetic hockey pitches, would benefit under a lease agreement. Lease agreements are usually used where the site is fully occupied for a specific purpose.

A lease is a right granted by the owner of land for an occupant to have the exclusive use of that land for a specified period of time in exchange for an agreed rental payment.

If a lease agreement grants to the lessee exclusive occupancy over the land or facility it follows the maintenance and management expectations placed on the lessee will usually be much greater than they are under licence or hire agreements. As such the terms and conditions of a lease agreement will generally be extensive.

Similar to a licence agreement, any sport or active recreation organisation that currently holds, or is considering taking on a lease agreement, should be fully aware of the legal implications of these types of agreements, and its contractual obligations as a lessee. Prior to signing a lease agreement, Council must ensure that the organisation must be able to meet all the obligations and requirements outlined in the agreement.

Cost-recovery option

Current arrangements could be reviewed to bring the cost-recovery rate more in line with other New South Wales local governments.

This cost-recovery rate varies greatly both across New South Wales and the whole of Australia and is essentially determined by the philosophical position of the subject local government. Some councils accept zero, or significantly low, cost-recovery rates but expect high levels of maintenance to be undertaken by the tenant group. Other councils charge fees equating to up to 75% of the maintenance costs of a facility to off-set their total costs of providing such a facility to the community.

Following investigations into a range of fees employed by local governments, it is recommended that Council look at a figure of eventually between 20%-50%. This figure is only indicative and should be determined through a detailed review of the current fees and charges currently employed to ensure the ongoing viability of community sport and recreation organisations and an adequate return on Council investment in the maintenance of sporting parks.

Given that community groups could be eventually paying higher than the current fees, a staged introduction of the increased cost recovery percentage is recommended. Further, these groups must be made fully aware of the reason for any increases (to assist funding the maintenance and development of playing fields and associated infrastructure) and the benefits they will enjoy, such as improved playing surfaces and possibly additional fields.

Other methods of cost recovery employed by councils include:

- ☐ lighting income - lighting is computerised and clubs are sent a bill for their usage
- ☐ development of funds such as a Sports Improvement Fund, where clubs pay an annual fee
- ☐ commercial sponsorship of individual clubs and their buildings. commercial naming rights over sports parks
- ☐ tougher maintenance agreements - councils undertake random inspections, and if clubs are in breach of their licence agreement, council perform the duty at the cost of the club.

A similar method could be applied to the use of community buildings to increase their cost recovery rate.



10.4 Commercial use of community infrastructure

Community infrastructure is in high demand for commercial activities, particularly by fitness trainers. Councils all over Australia are constantly debating whether to charge these types of groups for using public buildings to conduct their commercial business. The increasing numbers of commercial operators choosing to use recreation and sporting parks for their activities has resulted in:

- ☐ equity of access issues – potential conflict with displaced users, management of demand, domination and monopolisation of areas and exploitation of public land by commercial operators
- ☐ impact on the asset – trainers of larger groups are causing wear-and-tear to recreational buildings
- ☐ facility management – scheduling of regular, seasonal and reactive maintenance
- ☐ public liability concerns – trainers with insufficient qualifications or insurance.

Councils have an obligation to preserve community infrastructure for the community but they are increasingly recognising that in many circumstances, commercial use of a park and building can enhance its use and provide a benefit to the community.

Council's Use and Hire of Community Buildings for Commercial Activities policy allows commercial groups, with consent, to conduct temporary events in community buildings and/or reserves for up to 28 days a year (does not have to be consecutive). Commercial organisations are also charged a higher fee than community groups for using community buildings for meetings and events. However, Council has no such policy or fee schedule in place for fitness providers in open spaces.

Issues may arise when proprietary limited companies such as Weight Watchers, that provide a health service to the community, want to use a facility. It is important that Council's policies regarding commercial use of community infrastructure differentiate between types of commercial organisations.

10.4.1 Commercial use of open space

Council needs to develop a specific policy for outdoor recreation providers using Council reserves for business. The policy should cover organisations such as commercial boating providers, canoe and kayak providers, surf schools, boot camps and personal trainers.

In order to assess whether a commercial use is appropriate and not in conflict with the primary purpose of the land, Council should establish guiding principles to assess the broader community benefits of the commercial activity. Guiding principles should include:

- ☐ community use takes precedence - the commercial activity cannot conflict with or cannot be accommodated without detriment to the primary purpose of the land
- ☐ alignment with council's vision - the use and its purpose must align with council's vision and strategic direction as articulated in their community strategic plan
- ☐ community benefit - the commercial use must provide benefits to the wider community (i.e. not the minority)
- ☐ cost benefit - Council facility and commercial arrangement (i.e. Council has limited resources)
- ☐ limited impact - the commercial use must not unduly impact on the primary users of the community land, local residents or businesses, council assets and maintenance.

These principles are then monitored using a permit-based approach. If the individual/organisation conducting the activity is eligible for a permit, approval is only granted when the applicant meets certain criteria. It is important to note, permits do not grant exclusive use of community land.

Future direction

- With a diverse range of community infrastructure throughout Shoalhaven, there is no single management model. To ensure the community and recreation buildings and sports parks are managed in an effective and successful manner the following models are recommended for each type of community infrastructure, excluding recreation parks.

Type of community infrastructure	Management model
Sports parks	Seasonal licence agreement
Community/neighbourhood centres	Out-sourced - continue management under Section 355 Management Committees
Convention/exhibition centres	Out-sourced - professional management
Art gallery	Out-sourced - community organisation
Performing Arts Space	Out-sourced - community organisation
Museum	Dependent on size <ul style="list-style-type: none"> □ district - out-sourced - community organisation □ regional - out-sourced - professional management
Library	In- house
Aquatic/Leisure centre*	Out-sourced - professional management (currently managed by Council under the business name Shoalhaven Swim and Fitness)

** While many councils across Australia manage their aquatic facilities through the employment of out-sourced management groups, within Shoalhaven the existing management is through Council's Shoalhaven Swim and Fitness. This is working effectively and should continue to avoid the transitional issues involved with wholesale changes to a facility's management model. Further, past experience in such tendering processes has demonstrated a lack of suitable organisations capable of managing these facilities as well as the current model. It should also be noted that while the employment of an external management group can seemingly distance Council 'one step' from liability issues, it does not absolve them of these responsibilities.*

Future reviews of management models should however, always consider out-sourcing as an option. External providers come and go, and if the business environment is right at the time of going to tender, submissions may be quite competitive. Appropriate times for review may include when new facilities are coming on-line, such as the Northern Indoor Sports Centre or similar.

- If it is Council's desire to adopt a permit-based approach for the commercial use of open space it is recommended that Council adopt a Commercial Uses of Parks for Personal Training and Other Lessons policy. When writing the policy Council should consider the following permit options:
 - a small, but non-refundable application fee to apply for the permit
 - permit duration
 - seasonal (summer or winter)
 - annual
 - number of attendees
 - eg. 10 or less attendees per session - no charge
 - eg. more than 10 attendees - charge
 - popularity of the desired recreation and sports park
 - district parks are more expensive
 - local parks are free or minimum cost.

11.0 Delivery options

11.1 Funding options

The acquisition, development and management of community infrastructure is a key responsibility of Council. As the population changes, the need for a variety of well maintained and adjustable community infrastructure intensifies to sustain the quality of life now and into the future. As Council is committed to providing quality buildings, high levels of subsidy for users is required to make them affordable for all.

Included below is a brief summary of existing and potential funding sources.

11.1.1 Internal options

Section 94 contributions

Under Section 94 of the Environmental Planning and Assessment Act 1979 Council is permitted to request from developers the reasonable dedication of land or the payment of money, or both, for any development that is likely to require the provision of, or increase the demand for public amenities and services within the development area.

Before Council can request a contribution, a contribution plan and/or contribution project must identify what public amenities and services will be required to meet the demand of the development. To ensure the demand for future community infrastructure is accurately represented and recorded in the contribution plans/project, integration among Council's departments and reference to this plan.

A disadvantage of Section 94 contributions is that charges are only applied to new development and incoming population rather than being a general tax across the whole community to upgrade or build new public amenities and/or services in already established communities.

Section 94A levies are an alternative to the dedication of land or the payment of money under Section 94 contributions. Under Section 94A, the developer is required to pay a fixed percentage of the proposed cost of carrying out the development and the funds allocated to Council's priority infrastructure. Refer to section 11.2 for more detailed information.

Special or separate rates

Funding for the maintenance of open space assets can be made available through special rates. For example, special rates could be levied to ratepayers for purposes including sporting buildings and major public infrastructure works.

Council can use special rates (and levies) to raise additional funds to develop and maintain quality buildings for the community.

Potentially, a special rate could be included in order to advancements to deliver community infrastructure in the short-term. Examples may include a levy to allow the acquisition of land for sporting buildings and/or to fast track the Plan's recommendations.

Casual hiring, licences and leases

Council obtains regular income for community infrastructure through the implementation of casual hiring and licence fees. Unfortunately, due to the high costs associated with operating and maintaining these buildings, the income does not cover all costs associated with running the facility.

Extras such as a lighting and/or above average maintenance fees can be included in licence agreements to cover night training costs and if the club desires a high maintenance standards, such as a turf cricket wicket.

Decommission of infrastructure

Council is responsible for the maintenance of its assets. In some instances, Council may choose to build new buildings as an alternative to upgrading run down ones. Council has the option, if land zoning allows, to decommission or sell the run down community infrastructure. The money can be reinvested back into the community infrastructure network.

11.1.2 External options

Sponsorship

Sponsorship, in the form of funds from corporate or commercial sources for advertising or naming rights, may be allocated towards the maintenance and management of the Council's assets and programs.

Council may look to expand its sponsorship base by seeking a naming rights sponsor for its key sport and recreation buildings and in some instances citywide community buildings.

State and Federal Government funding programs

Funding is available for a variety of community based projects across a range of State and Federal Departments (including State Departments of Education, Planning and Infrastructure; and Federal Departments such as Regional Australia, Local Government, Arts and Sport). However, in many instances grants are based on Council, clubs or associations allocating matching funding and with limited budgets this can limit opportunities for submitting applications.

Other

- ☐ *Public/private partnerships*, where there are opportunities for private investment in public infrastructure.
- ☐ *Community fundraising*, where funds are raised for an identified service or project.

11.1.3 Community grants

Council community grants and funding

Every year Council makes funds available to community and sporting groups.



11.2 Development Contributions (Section 94) applying a new approach

11.2.1 Current approach

Development Contributions are collected by Council (via Shoalhaven Contributions Plan 2010) for the:

- ☐ provision, extension or augmentation of community infrastructure where development is likely to require the provision of or increase the demand for community infrastructure; and
- ☐ recoupment of the cost of providing existing community infrastructure within the area if it is satisfied that:
 - the development concerned will, if carried out, benefit from the provision of the existing public infrastructure, and
 - the existing public infrastructure was provided within the area by a consent authority in preparation for or to facilitate the carrying out of development in the area.

Contributions collected are then applied by Council to provide identified community infrastructure or additional infrastructure to meet demand created by this development. Shoalhaven Contributions Plan identifies some 177 specific projects (of which 46 are community infrastructure projects) that are to be delivered with the contributions collected.

Through the provision of additional infrastructure it must also be recognised that new development will use existing community infrastructure, therefore in some circumstances it may be more appropriate to embellish and upgrade existing infrastructure than provide new standalone infrastructure.

Weakness in current approach

Although the contributions plan was made in 2010, many of the community infrastructure projects within the plan have been the subject of development contributions for many years. In addition, development has not always occurred at the scale and rate envisaged or intended projects are no longer in demand. Also, many of the projects cannot be completed without Council providing funds from non-developer sources to meet costs apportioned to existing development. As a result of these weaknesses a significant amount of contributions funds have been collected for 46 community infrastructure projects and a limited number of projects have been delivered.

11.2.2 Revised approach

Council in 2013 commissioned a review (discussion paper) of its contributions plan by GLN Planning to improve certainty in local infrastructure delivery, and to improve Council's long term funding sustainability. This discussion paper examined the current contributions plan and its projects and the opportunities and constraints of the legislative framework for development contributions.

The discussion paper concludes by making recommendations on the best way forward for Council to effectively and efficiently manage development contributions. Key recommendations of the paper are summarised as follows:

- ☐ Council to better manage community expectations in the delivery of development-generated infrastructure.
- ☐ simplify and provide flexibility in the contributions system, where possible, so that it is easier to manage.
- ☐ place the burden of local infrastructure on developers wherever this is reasonable, and reduce Council's active involvement in development-generated infrastructure delivery where practical.
- ☐ complementary or alternative funding vehicles for the delivery of local infrastructure should be evaluated and pursued where feasible.

In terms of assisting with the delivery of community infrastructure, the following specific recommendations were made:

☐ Community & Library Projects

- review current levels of provision and assess the current and future needs for community buildings and libraries
- enlarge the contribution catchments of projects to ‘Planning Areas’
- determine contribution based on replicating existing standards or by applying an appropriate planning standard
- a more efficient contributions structure for community and library buildings should be matched by a Council commitment to a needs analysis and an asset rationalisation and divestment strategy. The proceeds from the strategy would provide valuable funds complementary to section 94 to provide the modern, multi-use buildings that the current and future population demands.

☐ Passive Recreation Projects

- retain projects for local passive open space in their current form
- retain the citywide passive open space project by updating the list of sub-projects so that they:
 - reflect contemporary priorities of the Council, and
 - they are high priority works with good prospects for complementary funding from other sources

☐ Active Recreation Projects

- determine contributions based on the estimated cost of replicating existing standards or providing an appropriate planning standard for respective Planning Areas. Most of the works relate to providing new sportsfield complexes to serve Planning Areas
- for other projects (e.g. showgrounds, synthetic hockey) retain existing split apportionment approach.
- for major cost items such as stadia and leisure centres, only retain these in the plan if they are high priority works with good prospects for complementary funding from other sources.

Council’s Section 94 Development Contributions Plan requires projects serve the additional demand generated by new development. These are based on the assessment of the needs of the community which may also change over time. Actions in the CISP will be incorporated into the review of Council’s Section 94 Developer Contributions Plan where they are in line with legislative requirements for local infrastructure contributions.

Future direction

Upon reviewing the above information, the following changes to Council's contributions plan are recommended:

- ☐ all current contribution plan community building projects which have been built and associated costs from development are being recouped (including the citywide hockey project) be retained in the contributions plan until all contributions owing to Council are collected.
- ☐ existing projects for the future library project in Bay & Basin precinct be retained in the contributions plan which have not been built
- ☐ all projects for local passive recreation space be retained in the contributions plan in their current form
- ☐ delete all remaining community infrastructure projects from the contributions plan, recognising that the current level of service of for these projects (primarily active recreation and community building projects) and contributions collected to date have met the supply for the existing level of development (discussed in sections 8.0 and 9.0). Contributions collected for these projects will then be used to provide both priority active recreation and community building projects identified in this Plan (section 12.0)
- ☐ identify new contribution projects for inclusion in the contributions plan for active and passive recreation and community building projects based on the estimated cost of replicating existing standards for each planning area. Contributions collected will then be used to assist in delivering the priority projects identified in section 12.0 for each planning area
- ☐ actions in CISP will be incorporated into the review of Council's Section 94 Development Contributions Plan

12.0 Recommendations

The recommendations are based on the research and consultation (with Council, community and key stakeholders) undertaken throughout the development of the Plan.

Implementation of actions outlined in this plan will require strong leadership, allocation of resources and a commitment from Council (interdepartmental). Priorities are assigned for each action. A high priority recommendation should be undertaken as soon as resources allow (1 - 5 years), while medium (5 - 10 years) and low priorities (in the next 10 years plus) are not as urgent and also recognise that some strategies need to be ongoing.

The priorities within the Plan are intended for ongoing implementation, and are flexible in nature to allow adaptation to changing community needs and trends and will be reviewed.

12.1 Whole of Shoalhaven recommendations

Reference	Action	Justification	Priority
Outcome: Quality community infrastructure that is embellished to a high standard and encourages greater community use			
1.0 Activation of community infrastructure			
1.1	Simplify the booking process associated with community use of parks and community buildings	To increase the sense of community and make it easier and more desirable for people to use parks and community buildings <i>Sections 6.0 and 9.0</i>	H - ongoing
1.3	Develop and implement a strategy for the installation of informative and/or directional signage	To provide legible information on where the community and visitors can walk, cycle and access key destinations <i>Sections 3.2, 5.0, 6.0 and 7.0</i>	M
1.4	Promote the activation of community buildings for physical activity	Some community buildings are under utilised and could provide opportunities for physical activity and social interaction. Would also start to change the stigma that only older adults use community buildings <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0, 9.0 and 10.0</i>	ongoing
1.5	Undertake detailed investigations/ consultations regarding buildings with a low usage rate to determine what could be done to increase usage or provide an alternative solution	Investigations will identify the reason for low usage rates (E.g. ageing building, no community demand, better building close by, etc.). Council can then consider rationalisation or methods to attract users <i>Sections 3.2, 5.0, 6.0, 9.0 and 10.4</i>	M

Reference	Action	Justification	Priority
1.6	Investigate the feasibility of a mobile playgroup/gymboree that visits a key park	To activate the park and provide low cost activities for families with children <i>Sections 3.2, 5.0, 6.2, 7.1 and 8.0</i>	L
1.7	Promote Council's Parkcare program	The community has a sense of ownership over their assets, this program allows them to be more involved. <i>Sections 3.2, 5.0, 6.2, 7.1 and 8.0</i>	L
2.0 Diversify income streams of community infrastructure to make user groups to become less reliant on Council funding			
2.1	Review Council's Commercial Naming Right Policy to allow community groups and sporting clubs to obtain sponsorship for the commercial naming rights to buildings/infrastructure	To allow groups to become more self sufficient. The policy must also stipulate time frames of naming rights to avoid outdated sponsorship recognition remaining without ongoing contributions from sponsors <i>Sections 10.0 and 11.0</i>	M-L
2.2	Develop a sponsorship and signage manual for clubs using Council sporting fields and courts. Due to the multi-use of most sites, the manual will need to: <input type="checkbox"/> require applications to demonstrate all users of a site (and their respective sponsors) approve of the proposal <input type="checkbox"/> clearly articulate that any Council approvals are for a set duration (1-5 years) and that sponsorship recognition must not extend past that time	To provide a policy position and framework for clubs to seek funding to enhance their buildings and support their club functions. The duration of any Council approvals will need to be enforced to avoid outdated sponsorship recognition remaining without ongoing contributions from sponsors <i>Sections 10.0 and 11.0</i>	M-L
2.3	<input type="checkbox"/> Develop a strategy for increased use of sports parks	Many of the sports parks are under utilised. Through extensive consultation with sporting clubs currently using the parks, the Strategy can re-allocate clubs to more appropriate parks to better suit the club needs and enhance the usage of sports parks. <i>Sections 5.0, 6.0, 7.1, 8.0 and 10.1</i>	H
3.0 Improve communications, internal and external			

Reference	Action	Justification	Priority
3.1	Develop internal communication procedures to improve awareness of projects being undertaken within Council	Current communication is lacking with little knowledge of cross-department projects <i>Section 6.1</i>	M
3.2	Undertake an annual user satisfaction survey with management committees and sports clubs (at the end of their licence)	To measure usage, user satisfaction with buildings and to monitor demand <i>Sections 5.0, 6.0, 8.0, 9.0 and 10.0</i>	M - ongoing
4.0 Improve awareness of community infrastructure to encourage greater use and awareness of existing infrastructure			
4.1	Make information and advertising relating to community infrastructure services and programs available and accessible	To increase awareness of the community infrastructure and encourage use among residents and visitors <i>Sections 5.0 and 6.2</i>	H - ongoing
4.2	Develop an interactive component on Council's website allowing users to select by infrastructure type, locality or activity	Current method just lists the buildings names. Allowing users to search by other criteria makes it easier and may identify buildings that the user was unaware of <i>Sections 5.0 and 6.0</i>	M
4.3	Use on-site and directional signage to promote the location of community buildings (currently hard to find)	Buildings should be easy to locate, particularly in the popular tourist towns which receive an influx of visitors that are not familiar with the area <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 9.0</i>	M-L
4.4	Develop a brochure that promotes existing community infrastructure to visitors	To increase awareness of the community infrastructure and encourage use among residents and visitors <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 9.0</i>	M
5.0 Effective and efficient management of community infrastructure			
5.1	Review cost-recovery rates for use of buildings and spaces to ensure appropriate return and consistency	Council should seek higher returns on their investments on community infrastructure <i>Sections 6.0, 8.0, 9.0, 10.0 and 11.1</i>	ongoing
5.2	Enforce the administering of commercial rate versus not-for profit	Despite different hire rates, commercial users are being charged the same as not-for-profit organisations <i>Sections 6.0 and 10.0</i>	H

Reference	Action	Justification	Priority
5.3	<p>Review of existing hire policy to</p> <ul style="list-style-type: none"> <input type="checkbox"/> encourage shared use and multiple users of Council owned community infrastructure <input type="checkbox"/> support wider community use of sporting buildings (not supporting the over use of sporting fields) <input type="checkbox"/> include criteria in expression of interests or leasing process relating to applicants responding to identified need (E.g. youth, CALD, elderly) <input type="checkbox"/> maximise regular and consistent use of community infrastructure. 	<p>To maximise appropriate use of community infrastructure</p> <p><i>Sections 6.2, 8.0 and 10.0</i></p>	H
5.4	<p>Undertake a detailed assessment of the utilisation and capacity of existing Council owned community buildings to determine best future direction and use and appropriate management model.</p>	<p>Many of Council's community infrastructure is aging and under utilised</p> <p><i>Sections 6.0, 8.0, 9.0 and 10.0</i></p>	M
5.5	<p>Council continue to commit to its Playground Replacement Strategy and review yearly</p>	<p>To ensure Council delivers good quality play opportunities for the community</p> <p><i>Sections 5.0, 6.0, 7.0 and 8.0</i></p>	ongoing

Reference	Action	Justification	Priority
5.6	<p>Review Council's tenure/management arrangements for sports clubs with a view to developing a formal licence policy.</p> <p>Council should be especially firm on issues such as:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the duration of the seasonal agreements to reflect traditional summer/winter season changeovers (in September and March) to minimise season clashes. Specifically, those groups wishing to access fields earlier should look at alternative venues/sites <input type="checkbox"/> historical use of sites. For example, if a club ceases to operate from a site for a period of 2 years or more, historical use is no longer considered relevant. However, the level of existing infrastructure for that sport should also be considered <p>Included in the review should be other issues such as:</p> <ul style="list-style-type: none"> <input type="checkbox"/> fees to be charged based on Council's preferred cost recovery rate. An eventual rate of between 20-50% should be the target, but over a staged process with incremental increases to the current rates <input type="checkbox"/> the length of arrangements - making longer arrangements possible upon request to meet the needs of clubs seeking grant funding and/or loans 	<p>To minimise the administration of the seasonal allocation of fields and reduce disagreement between local clubs/user groups</p> <p>To ensure an equitable approach for clubs, and address a level of cost recovery for Council, while still assisting clubs accessing external funding opportunities</p> <p><i>Sections 5.0, 6.0, 8.0 and 10.0</i></p>	H
Outcome: A network of community infrastructure that is embellished to a high standard and well used by the community			
6.0 Appropriately designed community buildings that provide for multiple users and are financially sustainable			
6.1	Incorporate flexible, multi-use and adaptable designs in upgrades to existing buildings (including sport buildings)	<p>To ensure the building meets the changing needs of the population</p> <p><i>Sections 5.0, 7.0, 8.0 and 9.0</i></p>	ongoing

Reference	Action	Justification	Priority
6.2	Develop an 'all access' policy to provide equitable access for all ages	To provide access for all users <i>Sections 3.2, 6.0, 7.1 and 9.0</i>	H
6.3	Design community infrastructure to allow for temporary commercial and retail used to provide alternative income streams	To allow an alternative use of the infrastructure if community need decreases <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0, 9.0 and 10.0</i>	H
6.4	Encourage waste and water minimisation	To reduce operating costs. Costs, such as electricity and water, will be reduced, these savings can then be passed onto users via reduced hire fees <i>Sections 10.0 and 11.0</i>	H
6.5	Facilitate community involvement in the planning, design, management and review processes for upgrades to existing infrastructure	To ensure the infrastructure meets the changing needs of the population <i>Sections 5.0, 6.0, 7.1, 8.0 and 9.0</i>	H
6.6	Ensure parks operational staff have input into the design and upgrade of park features and furniture	To ensure appropriate infrastructure is installed, and adequate maintenance can be undertaken <i>Sections 3.2, 5.0, 6.0 and 8.0</i>	H
Outcome: Informed and educated user groups			
7.0 Community groups development, education and training			
7.1	<p>Establish an education program for community groups and sporting clubs that addresses various issues such as;</p> <ul style="list-style-type: none"> <input type="checkbox"/> alternative delivery methods (catering for drop in-drop out sports) <input type="checkbox"/> governance issues and processes <input type="checkbox"/> fund raising <input type="checkbox"/> business planning <input type="checkbox"/> field management (including scheduling team use of fields). <p>To be reviewed and evaluated every 6-12 months for its effectiveness. Attendance should be encouraged through offering simple incentives (such as catering)</p>	<p>To raise the self-sufficiency of community groups and clubs and allow them to cope with the ever changing nature of sport and recreation provision.</p> <p>Community groups and clubs should be viewed as assets, not liabilities, and this education program will also enhance communication processes between community groups and clubs and Council</p> <p><i>Sections 10.0 and 11.0</i></p>	ongoing

Reference	Action	Justification	Priority
7.2	Refer clubs to relevant industry information to assist clubs to prepare club development plans, feasibility studies and business plans	To assist clubs in quality governance and to prepare quality funding application (and ensure proposed projects are of clear benefit) <i>Sections 10.0 and 11.0</i>	M
7.3	Inform sporting and community groups of available funding programs and grant funding opportunities	To allow groups to become more self sufficient <i>Sections 10.0 and 11.0</i>	ongoing
Outcome: Effective and efficient processes for the timely delivery of community infrastructure			
8.0 Planning of future community infrastructure			
8.1	Develop a Planning Buildings Checklist for community groups or clubs asking for new community infrastructure.	Council has a history of building single use buildings for groups/clubs. Develop a checklist that must be completed by the requesting group to show that all options have been explored. Example checklist items include: <input type="checkbox"/> shared use of existing buildings <input type="checkbox"/> can upgrades be made to an existing buildings to accommodate use <input type="checkbox"/> has private partnerships been considered etc. <i>Sections 6.0, 7.1, 9.0, 10.0 and 11.0</i>	H
9.0 Undertake relevant monitoring and review to ensure community infrastructure meets the community's needs and regularly used			
9.1	Review the Community Infrastructure Strategic Plan every five years to align with the changing community needs and Council's financial ability	To ensure the community is adequately serviced by community infrastructure in line with the Desired Standards of Service and population growth <i>Sections 2.0, 3.2, 5.0, 7.0, 8.0 and 9.0</i>	H
9.2	Review Council's policies every five years in line with the Community Infrastructure Strategic Plan	To ensure the buildings meet the changing needs of the population <i>Sections 2.0 and 3.2</i>	H
9.3	Undertake a detailed building audit of Council owned community infrastructure and identify a 10 year improvement and maintenance program.	To prevent ad hoc maintenance and identify required funds <i>Sections 6.0, 7.0, 9.0 and 10.0</i>	M
9.4	Develop asset management plans for each sportsground	To ensure the grounds and ancillary infrastructure is safe and prevent ad hoc maintenance and development <i>Sections 6.0, 7.0, 9.0 and 10.0</i>	M

Reference	Action	Justification	Priority
10.0 Development of partnerships and funding opportunities to embellish existing community infrastructure and increase usage			
10.1	Explore opportunities for Private Public Partnerships in the delivery and management of community buildings	To reduce the pressure of Council <i>Section 10.0</i>	ongoing
10.2	Utilise funds from open space disposal to develop multi-use, multi-experience destination parks across the Shoalhaven	To assist Council in the delivery of quality open space <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 11.0</i>	M/L
10.3	Utilise funds from community building disposal to upgrade existing community buildings across Shoalhaven	To assist Council in the delivery of quality community buildings <i>Sections 3.2, 5.0, 6.0, 7.1, 9.0 and 11.0</i>	M/L
11.0 Community infrastructure specific			
11.1	Undertake an aquatic facility review to provide an accurate position regarding asset condition and facility use	A number of existing aquatic facilities are ageing, in poor structural condition and not meeting community expectations. The cost of repairing these buildings should be considered and budgeted for. <i>Sections 6.0, 7.0 and 8.0</i>	M
11.2	Develop Community Building Reports for specific towns and villages which have community buildings with identified historical significance	Similar to Berry, develop a report for Milton or any other identified towns and villages <i>Sections 6.0 and 9.0</i>	M

12.2 Specific community infrastructure recommendations

Planning area one

Locality	Action	Justification	Recommendation
Bomaderry	Upgrade	Identified in the Bomaderry Nowra Regional Sports and Community Precinct Master Plan to develop a regional sporting hub around the indoor sports centre	Bomaderry Sporting Complex <ul style="list-style-type: none"> – upgrade the Complex to become a regional recreation/ community and sporting facility
	Upgrade	Upgrades to the Oval will increase usage capacity and contribute to developing the Bomaderry Nowra Regional Sports and Community Precinct Master Plan	Artie Smith Oval <ul style="list-style-type: none"> – upgrade the Complex to become a regional recreation/ community and sporting facility – upgrade floodlighting to Australian Standard – upgrade irrigation
	Rationalise	Residential area is over supplied with land for open space. Once the Reserve is rationalised the residential area will still have access to Sampson Crescent Reserve and Bomaderry Nowra Regional Sports and Community Precinct	Leonard Street Reserve <ul style="list-style-type: none"> – remove play equipment and look at methods of rationalisation (preferably sale)
	Upgrade	The Reserve is well placed within the neighbourhood and a good size to act as a quality district park for surrounding residential area	Edwards Avenue Reserve <ul style="list-style-type: none"> – upgrade play equipment to a district recreation park
	Rationalise	Development of the Bomaderry Nowra Regional Sports and Community Precinct will minimise the need to Thurgate Oval	Thurgate Oval <ul style="list-style-type: none"> – investigate future uses, potential to convert from active to passive use site
	Decommission and upgrade	A district quality playground will be developed within the Bomaderry Nowra Regional Sports and Community Precinct. Instead of duplicating play experiences, the Reserve should offer an experience that is prohibited at the Complex (eg. dogs off leash)	Sampson Crescent Reserve <ul style="list-style-type: none"> – remove play equipment end of life – develop the park as a large fenced off-leash dog park

Locality	Action	Justification	Recommendation
Bomaderry (cont.)	Rationalise	Upgrades to Bomaderry Nowra Regional Sports and Community Precinct will become the preferred playground destination	Mulgen Street Reserve, Reid Park, Bunberra Street Reserve and Cavalier Parade Reserve – remove play equipment end of life and rationalise (sell land)
Berry	Upgrade	As per Berry District Park master plan	North Street - develop site as a district recreation park
Greenwell Point	Upgrade	As the main and only recreation park for the area, the supporting embellishments need to be upgraded to meet both community and visitor needs	Greenwell Point Wharf – upgrade play equipment to a district recreation park, including accessible toilets
Nowra	Rationalise	The building is in a very poor condition and rarely used. With better, multi-use community centres approximately 20 minutes away, there is little demand for the Hall	Greenwell Point Community Memorial Hall – investigate implementing one of the rationalisation options
	Rationalise	Both reserves are little undeveloped parks with no recreation value. Funds from the sale of land could be reinvested into the Greenwell Point Wharf upgrade	West Street Reserve (1.426ha) Lot 2, Terrara Street (0.056ha) – rationalise (sell land) the undeveloped open space
	Upgrade	Due to the Park's location, the Park will become the main park for the neighbourhood, especially as Arunta Crescent and Torridon Street Reserve are rationalised	Parramatta Park – upgrade to a district recreation park
	Master Plan	As the two main destination parks in Nowra, future planning is required to avoid ad-hoc developments. The master plans will also assist in future funding applications for upgrades	Marriott Park and Harry Sawkins Park – develop a master plan for each park ensuring inclusion of pathway network
	Upgrade	Upgrades will increase the usage capacity of the Sports Park	Lyrebird Sports Park – upgrade floodlighting to Australian Standard (fields 1 and 2) – upgrade amenities building
	Upgrade	Upgrades will increase the usage capacity of the Showground	Nowra Showground – upgrade floodlighting to Australian Standard – upgrade road network

Locality	Action	Justification	Recommendation
Nowra (cont.)	Upgrade	The current building is acting as both a district and regional building, and will have to cater for the future demands of the area	Shoalhaven City Library Extensions – continue with library extensions
	Rationalise	Parramatta Park is to become the main park in the area. The recreation experience previously provide by the Reserve will no longer be required	Arunta Crescent Reserve – once Parramatta Park's upgrades are complete, rationalise
	Rationalise	Parramatta Park is to become the main park in the area. The recreation experience previously provide by the Reserve will no longer be required	Torridon Street Reserve – once Parramatta Park's upgrades are complete, rationalise
	Decommission	Low usage. Marriott Park is approximately 500m away if users require a public toilet	Davis Park – remove toilets
	Upgrade	There are no other play opportunities within the surrounding neighbourhood	Gateway Park – Investigate and design a district recreation park
	Rationalise	Facility is under used as a sports park, but has potential to become a quality recreation park	Nowra Recreation Reserve - encourage passive use to compliment the active users
	Master Plan	To meet current and future non-motorised water sports needs	Paringa Park – design and delivery of a non-motorised water sports facility on the Shoalhaven River
North Nowra	Upgrade	The Park will become the main park for the neighbourhood as the play equipment is to be removed from Sharpe Reserve	Joe Hyam Reserve – upgrade play equipment to a district recreation park, minus toilets
	Upgrade	Upgrades will increase the usage capacity of the Oval	Drexel Oval – upgrade irrigation
	Upgrade	Upgrades will increase the usage capacity of the Park	Sharman Park – upgrade irrigation (field 2)

Locality	Action	Justification	Recommendation
Shoalhaven Heads	Rationalise	There is limited public access to the park and a lack of casual surveillance	Caravan Park Reserve <ul style="list-style-type: none"> – rationalise (sell land) but keep the small section of the Park that links it to Shoalhaven Heads Road to act as an access pathway for future development
	Upgrade	There are no other play opportunities within the surrounding neighbourhood	Oval Drive Reserve <ul style="list-style-type: none"> – upgrade to a basic local recreation park
	Upgrade	Upgrades will increase the usage capacity of the Oval	Vic Zealand Oval <ul style="list-style-type: none"> – irrigation (complete system) – additional car parking – upgrade lighting
Worrigee	Rationalise	The play equipment in some reserves is ageing and lacks variety, while others have recreation value. The surrounding area is also well serviced with recreation parks	Elderberry Avenue Reserve and Liberty Park <ul style="list-style-type: none"> – remove play equipment end of life and rationalise
	Upgrade	Upgrading the play embellishments will create a destination park in Worrigee. The Park is large with good connections through to residential areas. A number of parks in the area have also been rationalised, so better quality play embellishments are required	Sullivan Street <ul style="list-style-type: none"> – upgrade to a district recreation park
Cambewarra	Upgrade	One of two parks servicing Cambewarra, the variety of play embellishments is lacking.	Howell Faulks Park <ul style="list-style-type: none"> – upgrade play equipment, including toilets, to a district recreation park
	Rationalise	Once Howell Faulks Reserve is upgraded, there will be no demand the Reserve	Rouse Avenue Reserve <ul style="list-style-type: none"> – remove play equipment end of life and rationalise (sell land)
	Upgrade	Existing play equipment is ageing and the sportsground is under utilised	Ray Abood Reserve <ul style="list-style-type: none"> – upgrade play equipment – upgrade sportsground to improve usage

Planning area two

Locality	Action	Justification	Recommendation
Callala Bay	Rationalise	The Hall is in a fair building condition and there are other community centres offering the same services nearby. Focus on making Callala Community Centre the community hub for the area	Callala Bay Progress Hall – investigate implementing one of the rationalisation options
	Upgrade	Community consultation identified the need for outdoor exercise equipment	Bicentennial Park – investigate the addition of exercise equipment along the foreshore path, Bicentennial Path
	Upgrade	Upgrades will increase the usage capacity of the Sports Ground	Callala Bay Sports Ground – upgrade the Ground to attract summer sporting codes – embellishments to include outdoor gym equipment
Callala Beach	Rationalise	Focus on making Callala Community Centre the community hub for the area	Callala Beach Community Hall – investigate implementing one of the rationalisation options
Orient Point	Upgrade	District recreation parks are lacking in the area. The existing infrastructure and foreshore location will assist the park to function as a district recreation park for the surrounding community	Orient Point Boat Ramp – expand and upgrade the park by formalising the car park and build a local play ground
	Rationalise	The play equipment is ageing and a new playground will be built at Orient Point Boat Ramp	Orient Point Reserve – rationalise toilet and play equipment end of life
	Rationalise	Culburra Beach Community Centre is in better condition	Orient Point Community Centre – investigate implementing one of the rationalisation options

Locality	Action	Justification	Recommendation
Culburra Beach	Upgrade	District recreation parks are lacking in the area. The existing infrastructure and foreshore location will assist the park to function as a district recreation park for the surrounding community	Culburra Beach Boat Ramp <ul style="list-style-type: none"> – expand and upgrade the park by formalising the car park and build a local play ground
	Rationalise	The building is run down. It is in a great location for a future local recreation park	Former Culburra Scout Hall <ul style="list-style-type: none"> – rationalise the building if utilisation level is reduced or occupier request Council to maintain the building
	Upgrade	To increase usage capacity	Crookhaven Park <ul style="list-style-type: none"> – upgrade drainage and amenity facilities

Planning area three

Locality	Action	Justification	Recommendation
Sanctuary Point	Upgrade	Next to the Sanctuary Point Youth and Community Centre the Park's location makes it an ideal spot for a youth precinct. While some development has occurred to transform the Park into a recreation park as opposed to a sports park, further upgrades are required to make it a place that the youth want to visit	Francis Ryan Reserve Sports Field <ul style="list-style-type: none"> – encourage passive recreation use of park to compliment the active uses – continue to master plan the site as the youth precinct
	Upgrade	Athletics is the main sport at the Oval and it is the only athletics venue in the area	Sanctuary Point Oval <ul style="list-style-type: none"> – continue to develop as an athletics facility
	Upgrade	Upgrades will increase the usage capacity of the Complex	Wool Lane Sporting Complex <ul style="list-style-type: none"> – relocate netball courts to Vincentia Sportsground – master plan the Complex – remove playground when at end of life
	Rationalise	The library was temporary and undersized on Department of Education Land.	Sanctuary Point Library <ul style="list-style-type: none"> – investigate implementing one of the rationalisation options

Locality	Action	Justification	Recommendation
Vincentia	Master Plan	Upgrades will increase the usage capacity of the Sportsground	Vincentia Sportsground <ul style="list-style-type: none"> – develop a master plan to delivery community hub, which could include: <ul style="list-style-type: none"> – relocate netball courts from Wool Lane Sporting Complex – develop a regional sized skate/scooter/BMX facility – subsoil drainage required oval
	Construct	There is ongoing demand for a library in the area. The development of the large multi-use community centre would allow others in the area to be rationalised. The Bay and Basin Leisure Centre would be the ideal location, and thus a community hub would be formed	Vincentia Library and Community Centre <ul style="list-style-type: none"> – Construct a new Vincentia Library and community centre (preferably one building)
	Rationalise	The Hall has low usage rates and fair building condition. Residents in the future will also be able to travel to the new, multi-use centre at the Bay and Basin Leisure Centre once it is operational	Vincentia Public Hall <ul style="list-style-type: none"> – investigate implementing one of the rationalisation options
	Upgrade	Upgrade play equipment as the Reserve is a popular destination	Plantation Point Reserve <ul style="list-style-type: none"> – remove play equipment end of life
	Rationalise	Play equipment is an ongoing maintenance issue	Blenheim Beach Reserve <ul style="list-style-type: none"> – remove play equipment end of life
St Georges Basin	Decommission	Play equipment is an ongoing maintenance issue	Blackett Park <ul style="list-style-type: none"> – relocate toilet near play equipment above the tidal zone and decommission existing toilets
	Upgrade	Upgrades will increase the usage capacity of the Field	St Georges Basin Sports Field <ul style="list-style-type: none"> – flood lighting to Australian Standard

Locality	Action	Justification	Recommendation
Huskisson	Implement	Previous work has the support of the community and will activate the Park	Voyager Park – deliver the existing master plan and look at rationalising play equipment
	Implement	To improve the services the Lady Denman Complex offers	Lady Denman Reserve – implement Strategic Business and Master plan
	Rationalise	Once the new community centre is operational at Bay and Basin Leisure Centre, the focus will be to relocate all activities to this central location. Alternative uses are then required for the Huskisson Community Centre (e.g. not for community use)	Huskisson Community Centre – investigate implementing one of the rationalisation options
Erowal Bay	Rationalise	The Hall has low usage rates and fair building condition. Residents will also be able to travel to the new, multi-use centre at the Bay and Basin Leisure Centre once it is operational	Erowal Bay Public Hall – investigate implementing one of the rationalisation options

Planning area four

Locality	Action	Justification	Recommendation
Sussex Inlet	Upgrade	Make it the home for the new library once Vincentia Library is built and operational	Sussex Inlet Community Centre – upgrade facilities within the Centre
Cudmirrah	Rationalise	The Hall is ageing and significantly under used. It is also less than 10 minutes drive to Sussex Inlet Community Centre (which has been recommended for an upgrade)	Cudmirrah Community Hall – investigate implementing one of the rationalisation options

Planning area five

Locality	Action	Justification	Recommendation
Ulladulla	Upgrade	Upgrades will increase the usage capacity of the Park	Ulladulla Sports Park <ul style="list-style-type: none"> investigate the potential to expand onto the adjacent land - old wastewater treatment site develop netball courts and internal paths
	Rationalise	There is a surplus of land for open space and better quality recreation parks are within walking distance	Green Street Reserve <ul style="list-style-type: none"> rationalise park
	Rationalise	There is a surplus of land for open space and the Reserve lacks casual surveillance	Willunga Crescent Reserve <ul style="list-style-type: none"> rationalise park
Mollymook	Upgrade	This is a single use site and under utilised	Bill Andriske Oval <ul style="list-style-type: none"> investigate the potential to relocate to Ulladulla Sports Park
	Upgrade	A popular destination park, though the current supporting infrastructure is not meeting demand	Mollymook Beach Reserve <ul style="list-style-type: none"> finalise master plan and commence staged development
Milton	Upgrade	Upgrades will increase the usage capacity of the Reserve	Frogs Holla Reserve <ul style="list-style-type: none"> irrigation/drainage lighting to Australian Standards to all fields formalise car park
	Investigate	Milton is significantly oversupplied with community buildings, however, many have historical significance. The study is required to get community support for future rationalisations (sale of land or alternative uses)	Develop a Milton Community Buildings Study, similar to the Berry Workshop Outcomes Report, to engage the community and identify values, usage and associated costs to achieve financial sustainability
Burrill Lake	Rationalise	There are a number of community centres available for use within Ulladulla	Burrill Lake Community Hall <ul style="list-style-type: none"> investigate implementing one of the rationalisation options
Kioloa	Upgrade	The Centre is well used by the community. The addition of the a local recreation park and the conversion of Kioloa Sporting Complex into a recreation park, will further activate the area and create a community hub	Kioloa/Bawley Point Community Centre <ul style="list-style-type: none"> build a local recreation park near the Centre

Locality	Action	Justification	Recommendation
Manyana	Upgrade	Acting as the sporting park for Manyana, upgrading the playground will further activate the Reserve	Yulunga Reserve – upgrade playground and park embellishments
Lake Conjola	Upgrade	A popular destination, the playground is lacking variety. Located next to the Tourist Park, extra demand is placed on the Reserve in peak holiday times.	Lake Conjola Boat Ramp Reserve – upgrade with district play embellishments. A partnership with the Lake Conjola Entrance Tourist Park should be investigated to help fund the upgrade
	Upgrade or rationalise	Upgrades will increase the usage capacity of the Complex	Lake Conjola Sporting Complex – establish the Complex as an equestrian facility and discourage use by traditional sports. If equestrian is not feasible, begin to rationalise the Complex and demolish existing structure

Appendix



Appendix A

Plan methodology

Appendix B

Literature review

Appendix C

Communication program

Appendix D

Consultation notes

Appendix E

Open space typologies, design elements and costings

Appendix F

Community infrastructure mapping

Appendix G

Document inventory

Appendix H

Community infrastructure summary by town

Appendix A

Plan methodology

Stage 1

An overview of the demographic profile of Shoalhaven City was undertaken to gain an understanding of the distribution and make-up of the population. Characteristics from the 2011 ABS Census that are key determinants for physical activity participation, indicators of community health, and influences/ characteristics that affect people's lifestyle choices were assessed

In addition to the ABS Census characteristics, population growth projections across Shoalhaven were assessed to identify any emerging demands and areas likely to experience growth within the next 10-20 years.

Stage 2

A review of the existing internal and external documents including reference materials, studies, research, policy and guidelines regarding community infrastructure was conducted to build knowledge and understanding of previous studies and new emerging issues.

Development Control Plan's (DCP's) and Strategic Plans were also reviewed to ensure compatibility with the Plan's outcomes and recommendations.

Stage 3

A communication and engagement program was developed in line with Council's Community Engagement Policy. A copy of the communication and engagement program is provided in Appendix .

Awareness raising

- ☐ Media releases and messages on Council's website and publications, including brief statements about consultation dates, times and locations and contact details, were used to raise awareness of the project.
- ☐ Social media outlets, such as Facebook, were also used to directly promote the project to known Facebook groups within Shoalhaven.
- ☐ Letters raising awareness (Appendix C) of the consultation were also sent out to 2,000 randomly selected households.

Workshops

- ☐ A number of workshops with key stakeholders, internal and external, were conducted during stage 3.
 - Project Control Group
 - Mayor and Councillors
 - Community service providers and groups
 - Community.

Surveys

- ☐ Two surveys were developed and made available to the community and community service providers and groups, both in hard copy and electronic format (online). The hard copy version was available in Council's two administration centres, libraries and major community buildings (where they are staffed) as well as other appropriate community venues. The electronic version was made available on Council's website to either print and return or fill in online.

Stage 4

An audit and analysis of the existing community infrastructure and services available within Shoalhaven was undertaken.

Stage 5

Development of hierarchical model

- ☐ A hierarchical model for the delivery of assets consistent with Council's planning areas, the community's needs, identified gaps in provision and operational/maintenance service levels was developed for community infrastructure.

Community infrastructure data analysis

- ☐ An analysis of the community infrastructure was undertaken utilising the current supply (undertaken in stage four), and the community infrastructure standards developed within the hierarchical model.

Stage 6

A review of Council's management models and delivery options was undertaken to help determine Council's current position regarding opportunities for community infrastructure planning, provision and management.

Stage 7

The draft Plan was developed and presented to Council. Once the changes to the Plan had been approved, the Plan was displayed for community review on Council's website and email. Hard copies were made available at key Council buildings. A community workshop of the draft Plan was also conducted.

Stage 8

Final report presented and adopted by Council.

Appendix B

Literature review

NSW State Plan 2021

The state plan sets the direction for development in NSW until 2021. The following relevant targets have been set by the plan:

- ☐ Increase the proportion of the NSW population involved in local community organisations, to exceed the national average by 2016
- ☐ Increase participation in sport, recreational, arts and cultural activities in rural and regional NSW from 2010 to 2016 by 10%
- ☐ Increase the number of opportunities for cultural participation, including:
 - Aboriginal cultural activities/events
 - Multicultural activities/events
 - Community events which are planned and delivered locally

These targets have been considered in the recommendations put forward in this Plan.

Recreation and Open Space Planning Guidelines for Local Government-NSW

The Recreation and Open Space Planning guidelines stipulate that all council owned land should be meant for public access. It stresses the importance of proper provision and management of community land as it impacts on the liveability and quality of life of neighbourhoods. The guidelines also demand that all parcels of community land are categorised by use and as a local, district or regional facility where possible.

The guidelines stress the importance of developing a vision, goals, objectives and standards in support of recreation and open space planning. Goals and objectives assist in connecting with the community and providing direction for Councillors and administrators. Meanwhile, standards in the form of provision rates help to identify the needs and gaps of community infrastructure.

Shoalhaven Local Environment Plan 2014

In April 2014, Council adopted the Shoalhaven Local Environment Plan 2014 to ensure definitions and land use zones are consistent with the rest of New South Wales. The new zoning and associated development controls will simplify land use planning across the LGA, especially for community infrastructure.

A list of the zones in the LEP appropriate to this Plan area:

- ☐ B1: Neighbourhood Centre
- ☐ B2: Local Centre
- ☐ RE1: Public Recreation
- ☐ RE2: Private Recreation
- ☐ SP1: Special Activities.

Development Contributions Discussion Paper 2013

This discussion paper documents the review of the Shoalhaven contributions system. It examines the current contributions plan and its projects. It also reviews the opportunities and constraints of the legislative framework for development contributions.

The review documents the proposed changes to the current developer contributions system. Relevant amendments include:

Regional open space land and drainage land will no longer be funded through local contributions but will be funded through a Regional Growth Fund.

Community and Library

- ☐ There is probably an excessive amount of community buildings floor space, with much of it dispersed, single purpose and out-dated buildings
- ☐ No current strategy for determining the need and required provision of these buildings
- ☐ In the case of multi-purpose community buildings, better structuring of the contributions plan could provide a more flexible pool of developer funds. These funds could then be flexibly applied to evolving community floor space priorities

Instead of the current approach, Council could do the following in order to reduce its funding obligation:

- ❑ Use planning areas as the basis for community buildings floor space planning in the LGA
- ❑ Determine the prevailing rate of provision of community buildings floor space across the LGA or planning area. Compare this to the planned rate of provision in the contributions plan projects. From These sources, decide on the rate of floor space provision appropriate for future development to be levied under the contributions plan
- ❑ Based on the indexed costs of the projects in the contributions plan, determine the per square metre cost of providing land and works for community buildings
- ❑ Multiply the square metre cost by the person rate of floor space provision cost to get the cost per person contribution rate
- ❑ Adjust the person rate to the per ET rate by using the plan's conversion factor (i.e. 1 ET + 2.39 persons)

This approach will provide Council with a flexible pool of money to provide additional or replacement community buildings in a multi-purpose format in a location within the same planning area. Potentially this enable new space to be entirely funded by contributions, and avoid the outcome of buildings which are too small or inappropriately located to meet the community's needs.

The Shoalhaven Contributions Plan (CP2010) levies for future library projects across the LGA. For library projects, Council could consider a similar approach that sought to levy the cost of providing floor space for new development and population that is consistent with the NSW State Library standards. The provision rates can be based on the State Library central library floor space standards (for the proposed Nowra central library) and based on State Library branch library floor space standards for each of the planning areas.

Recreation - Passive

CP2010 includes various passive recreation open space projects to serve local catchments containing new residential subdivisions. All of these projects costs are fully apportioned to expected development within the respective catchments.

The plan also has a project that addresses passive recreation works and icon parks that serve a district or LGA level catchment. The costs for this project are split between existing and new development, with existing development (i.e. Council) to meet the majority of the costs.

Both of these types of passive recreation projects are legitimate inclusions in the contributions plan. However, there is difficulty in Council providing all of the icon parks works because of it needing to find the majority of the funds. A contributions project for the higher order passive recreation buildings should only remain in the plan if it only includes sub-projects that:

- ❑ Reflect the contemporary priorities of the Council, and
- ❑ Are high priority works with good prospects for complementary funding from other sources (such as through grants, or a successful special variation to rate income).

Recreation - Active

The contributions plan includes projects relating to active recreation buildings. Most of these are based on a planning area service catchment. The planning area-based projects include various buildings, however a majority of the cost of these projects is focussed on providing new sportsfield complexes.

An alternate and reasonable approach would be to determine the prevailing rate of provision of sportsfields in the planning area or LGA, and base the contribution on what it would cost for forecast future ET's to replicate this standard. If, like as was discussed above with community buildings, it was deemed that the rate of provision was excessive, then another planning standard could be applied. In order to do this, the following would need to be documented:

- ☐ The prevailing or planning standard of sportsfield provision (e.g. 1 field per 1,000 ET)
- ☐ The prevailing or planning standard of sports court provision (e.g. 1 outdoor court per 1,000 ET)
- ☐ The cost (of both land and works) of providing fields and courts in a conceptual facility module. For example, the costs could be based on a typical double sports field with 4 sports courts on an easy grade site with a minimum area of 5 hectares

This approach recognises that the existing community has made a significant investment in existing sporting buildings that the future development will benefit from.

With this information a contribution can be determined that would reduce Council's funding liability to provide planning area level sports buildings.

The plan also includes active recreation buildings with broader service catchments. For example, the Northern Shoalhaven Sports Stadium and the Northern Shoalhaven Leisure Centre. The planning area approach to determining the contribution rate is not as easily applied to these types of buildings. This is because they are often unique buildings in the catchment, meaning that a reasonable contribution would have to be based on spreading the cost across existing and future ET's.

They are often the more expensive projects in a contributions plan because of their specialised nature (the stadium and leisure centre have a combined cost most recently assessed at over \$33 million). They are nearly always financially very risky projects with the final costs often turning out to be two to three times the original estimate.

Generally, councils should be cautious in including these types of projects in contributions plans. Unless the council is committed to providing the facility with or without development contributions then these types of projects should not be included. Otherwise, the most likely outcome is an accumulation of funds that is not sufficient to provide even a first stage of the facility, coupled with a lingering developer and community

expectation that the Council should provide the facility.

Sportsground Strategic Plan 2008-2036

Council managed land that currently provides for sporting buildings is made up of a network of Crown Land, Community Land and Operational Land.

In addition to sporting buildings provided on Council managed land, a number of sporting buildings are provided on state government land and private land. For example, Berry Sport and Recreation Centre, various school sites, Ulladulla Pistol Club, various equestrian buildings and Shoalhaven Ex-Servicemen's Club. Where Council has negotiated agreement for community use of such buildings, these sporting buildings have been identified in this Plan (i.e. Shoalhaven High School and Nowra High School).

School sport fields

With the exception of schools with large sport field areas or purposed built sporting buildings (i.e. Shoalhaven High School & Nowra High School), use of school fields generally provide an opportunity to improve training / junior competition capacity for clubs that may have reached capacity at an existing venue or possibly reduce wear of fields caused by overuse. This limited use of school sports fields is due to the following constraints:

- ☐ Generally small single fields for juniors or training
- ☐ Not all have a North – South orientation.
- ☐ Limited supporting infrastructure and access (i.e. irrigation, lighting, dedicated amenities building, car parking, etc)
- ☐ Field is used every school day.

Potential sites for further assessment and consideration include:

- ☐ Bomaderry High School
- ☐ Culburra Primary School
- ☐ Vincentia High School
- ☐ St Georges Basin Primary School
- ☐ Ulladulla High School
- ☐ Shoalhaven Anglican School (Milton)

Location of Indoor Sports Stadiums

Recognising the need to provide for indoor sporting activities, large costs associated with provision and Council's limited resources, the following 3 locations have been determined for provision of Indoor Sports Stadiums:

- ☐ Northern Indoor Sports Stadium (Bomaderry – servicing Planning Areas 1 & 2).
- ☐ Central Indoor Sports Stadium (Vincentia High School / Future facility adjacent to Bay & Basin Leisure Centre – servicing Planning Areas 3 & 4).
- ☐ Southern Indoor Sports Stadium (Milton Basketball Stadium – servicing Planning Area 5)

Where appropriate, Council's other existing community buildings should be encouraged for indoors sports use however, not embellished by Council with indoor sports specific infrastructure.

Principles for provision of future sporting buildings

The following principles have been developed to guide specific strategies and decision making for provision of future sporting buildings:

1. Where practical, a philosophy of clustering of compatible sporting buildings to maximise cost benefits be implemented.
2. Extension be undertaken to existing sporting buildings where feasible and appropriate.
3. Consideration be given to the rationalisation of limited use sporting buildings to improve economies of scale and useability.
4. Optimum and (where practical) multipurpose sporting facility utilisation.
5. Current user demand / trends be used as a guide to future sporting facility planning.
6. Flexibility to respond to change in participation patterns.
7. Allocation of sporting buildings for use by sports bodies is based on adopted terms and conditions.
8. Ecologically Sustainable Development design considerations for all new buildings to minimise use of limited resources.
9. Future Sports field provision be based on the Sports Fields Layout Plan (shown as Appendix 6.2).

10. Embellishment of sporting buildings capable of hosting major state and national level games be based on Council's Sporting Buildings Hierarchy Standards, Sportsground Fencing Policy, and the Sports and Tourism Policy.
11. Provision of future sports fields to be in accordance with Council's Sporting Buildings Hierarchy Standards.
12. Buildings for sports such as croquet and skate parks be included in this Plan.
13. Provision of future outdoor netball, basketball, tennis courts and equestrian buildings be subject to separate detailed studies.
14. Provision of future aquatic sporting buildings (swimming / water polo) be subject to separate detailed studies.
15. Revision of this plan to be undertaken following availability of each census data.

Shoalhaven Public Open Space Plan

The Public Open Space Plan provides general recommendations for the future provision of open space in Shoalhaven. The plan sets the following standards for open space:

- ☐ Local passive open space - 1.2ha/1000 persons
- ☐ Active open space - 1.7ha/1000 persons

While the plan has high standards for local passive open space, it sets relatively low standards for provision of district passive open space. The recommendation for accessibility to open space of this nature is that it be within 15-30 minutes travelling time, including driving.

The plan does not provide analysis of open space provision in different areas in Shoalhaven but does provide a number of strategic recommendations, including:

- ☐ Utilise the parkland open space hierarchy, to avoid inappropriate allocation of open space resources in the future.
- ☐ Identify areas of passive open space that are not user friendly or are under-utilised.
- ☐ Ensure future active open space acquisition or dedication arising from subdivision and residential developments is usable open space being of a consolidated nature, and at an appropriate scale and quality.

Recreation and Open Space Planning Guidelines for Local Government-NSW

The Recreation and Open Space Planning guidelines stipulate that all council owned land should be meant for public access. It stresses the importance of proper provision and management of community land as it impacts on the liveability and quality of life of neighbourhoods. The guidelines also demand that all parcels of community land are categorised by use and as a local, district or regional facility where possible.

The guidelines stress the importance of developing a vision, goals, objectives and standards in support of recreation and open space planning. Goals and objectives assist in connecting with the community and providing direction for Councillors and administrators. Meanwhile, standards in the form of provision rates help to identify the needs and gaps of community infrastructure.

Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven

The key objective of the library study was to undertake a review of the existing library infrastructure and service delivery model at Shoalhaven City Council in order to better meet the current and emerging information, recreation and education needs of the community. The study finds that there is a shortage of library floor space to accommodate the needs of Shoalhaven residents. They make the following key recommendations for libraries in the Shoalhaven:

- ☐ Extend the existing Nowra Library and maintain it as the central hub library for the region
- ☐ Significant upgrades and extensions for libraries in Ulladulla and Bay/Basin Catchment to act as branch hub libraries

The study also recommends a number of planning and design standards for libraries in line with recent trends to being more flexible spaces that encourage and attract people.

Appendix C

Communication program



Community and stakeholder engagement program

	Monday 1st December	Tuesday 2nd December	Wednesday 3rd December	Thursday 4th December	Friday 5th December
9-10am	Travel and site/facility inspections	Project Control Group Planning Meeting Council Administration Meeting Room 4	Site/facility inspections	Site/facility inspections	Travel and site/facility inspections
10am-12noon		Internal staff workshop Council Administration Training Room 2	Government Agency Workshop Nowra Administration Centre Reception Room	Site/facility inspections	
12-2pm		Site/facility inspections	Site/facility inspections	Site/facility inspections	
2-4pm		Site/facility inspections	Stakeholder Group Workshop Nowra Administration Centre Reception Room	Site/facility inspections	
4-6pm		Public forum Ulladulla 5.30-7.30pm Ulladulla Civic Centre	Public forum Nowra 5.30-7.30pm Nowra Administration Centre Reception Room	Councillor and Mayor Workshop (approx) 5-7pm Nowra Administration Centre Committee Rooms 2 & 3	
6-8pm	Travel and site/facility inspections	Public forum Sanctuary Point Youth and Community Centre 5.30-7.30pm (these two meetings will be held concurrently)	Public Forum Berry 5.00-7.00pm Berry School of Arts (these two meetings will be held concurrently)		Travel and site/facility inspections



171RYHPEHU 2014

Dear Sir/Madam

Shoalhaven City Council is leading a major planning exercise to 'shape the Shoalhaven' into a vibrant and active community over the next 15 years as part of its commitment to achieving a Community Infrastructure Strategic Plan.

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Online stakeholder survey

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Stakeholder Group Workshop

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Public forums

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Carly Prenzler
Senior Consultant



Appendix D - Consultation notes

Council's current role

- ☐ Slipways are Council's responsibility - should they be? Should be private enterprise
- ☐ Childcare buildings - should Council provide these buildings? (Council historically provided because there was a gap in the market and no-one else did)

Positives

- ☐ The natural environment is a major drawcard to the city
- ☐ Community service sector is a significant employer in the City
- ☐ Libraries are well used
- ☐ Footpaths and cycleways are well used
- ☐ Major parks with multi-purpose features are well used - including White Sands Park Huskisson
- ☐ St George's basin Community Hall is a good example of multi-use
- ☐ Tourists visit for the natural environment
- ☐ Council has a public toilet matrix to consider requests against

Issues

- ☐ There is a shift in demand/trends for use of park infrastructure
- ☐ Crown Land given to Council without the associated management or operational capacity
- ☐ Perceived ownership from historical use
- ☐ Resistance from business chambers for food vans and Cafe's in parks
- ☐ Swimming pools are over-provided in the City
- ☐ Nowra Pool is undergoing a \$10million upgrade
- ☐ The Navy Base attracts young people however they rarely stay
- ☐ The workforce is not sustainable in the future with an ageing population
- ☐ Meeting peak demand for boat ramps is difficult
- ☐ Too many single purpose buildings including sports buildings
- ☐ Seasonal use means some buildings aren't used for half of the year
- ☐ Too many specific-use buildings such as youth centres
- ☐ Sporting groups are the major groups who

- receive assistance in regards to maintenance
- ☐ In-accessible buildings - The Youth Club Hall at the Nowra Showgrounds are run by a Management Committee however it is not accessible to the community
- ☐ Commercial activities are taking place in community centres with no profit back to Council
- ☐ Many groups are raking in the money but pay nothing (sporting groups, childcare)
- ☐ Ad-hoc manner to previously attempt to rationalise buildings
- ☐ Geographic spread can be an issue
- ☐ Transient population
- ☐ There is a mis-match between services and the buildings/buildings they utilise
- ☐ Community halls are under-utilised, creating cost burden for Council
- ☐ Small villages are typically over-supplied
- ☐ Historical attachment to buildings is an issue - Scouts are one of the hardest groups to convince to share buildings
- ☐ Berry has an abundance of historical buildings
- ☐ Sportsgrounds are under-utilised, mainly:
 - Cambewarra
 - Shoalhaven Heads
 - Thurgate (Bomaderry)
- ☐ Tennis courts are an issue with under-use - need some rationalisation
- ☐ Village tennis courts and pools are in conflict with the tourist park provision
- ☐ Contributions plan - community infrastructure may be over-stated as Council never retrieves more than 25%
- ☐ General reluctance politically to increase fees
- ☐ Some public halls are used as churches
- ☐ Council has far too much land - need to rationalise
- ☐ Too many pocket parks received through Section 94 contributions
- ☐ Political resistance to change is an ongoing issue
- ☐ Council keep doing more of the same with no vision or planning for the population the City would like to have

- ☐ Issue in striking a balance between the City's natural areas and the development of buildings to attract people
- ☐ Council has a lot of older, deteriorated buildings that it manages
- ☐ Many sportsgrounds are hardly used
- ☐ Sporting improvements are always asked for - however are they always warranted, or are they Council's responsibility?
- ☐ Jervis Bay is under-utilised in boating infrastructure

Opportunities

- ☐ Asset rationalisation - need to offer groups a 'carrot' when rationalising
- ☐ Reviewing governance structures
- ☐ Rationalisation of open spaces that cost Council to maintain with little community benefit
- ☐ Management Committees need more rigour and process
- ☐ Need to target future buildings to the demographic to ensure more of the same is not provided
- ☐ Need to attract young people to the area
- ☐ Promotion of existing buildings and opportunities is required
- ☐ Development of an active recreation precinct
- ☐ Need to activate the River
- ☐ A site to the West on the Southern side of the River has been identified however has proven too costly to develop, even with grant funding
- ☐ Motorbike riding is popular
- ☐ Attraction and retention of young families and young people to the Shoalhaven
- ☐ Creative use of Crown Reserves that community and/or business would love to use - need to look at alternate uses and land zoning
- ☐ Community buildings in town centres - look at activation for economic benefit as well as vibrancy. Council to lead the change
- ☐ User pays required
- ☐ Commercial use of open space
- ☐ May need a policy on where weddings and events can/can't be held
- ☐ Shared paths are a gap there is a reluctance of Council to get the developers to pay as part of their developments. Land is often provided but

not necessarily the infrastructure, which Council then needs to provide

- ☐ Jervis Bay water-based infrastructure is missing. They desire a marina due to the large boat population. There is a physical issue though with the depth of the water
- ☐ Boat storage buildings may be required in some areas due to the damage that small dingies can make to sensitive areas
- ☐ Rubbish bin rationalisation across the public network due to the high cost to service
- ☐ The community seem to be open to the idea of amalgamating buildings and services into precincts
- ☐ The community want to see community spaces within CBD's
- ☐ People will travel to better buildings if provided - don't need the current provision of pocket parks
- ☐ Need to develop parks and playgrounds that provide a variety of experiences
- ☐ Need more barbecue buildings
- ☐ Need more skate parks
- ☐ Council needs to prioritise what it delivers.

Staff interview notes

Aquatics Manager

- ☐ Nowra Pool
 - Upgrade is scheduled for completion in June 2015. It will be a 50m, 9 lane heated pool with water-play
- ☐ Bomaderry Pool
 - The 50m outdoor is at the end of its life
 - Existing indoor pool will be retained, however the 50m will be at Nowra
- ☐ Pools are directly managed by Council
- ☐ There are two sea pools
- ☐ A water-play park is desired for Ulladulla to increase the recreation users
- ☐ All pools have accessible elements
- ☐ Council's compete with private learn to swim schools

Tourism Manager

Shoalhaven Tourism Master Plan 2012 -2017

- ☐ Would like to see the development of a multi-

purpose stadium to host high level games and outdoor concerts

- ☐ Major events exist in the City however there are no music events
- ☐ The City hosts Tier 2 events, however no Tier 1
- ☐ Would like to host pre-season games, City/country cricket, Rugby League and Soccer are the biggest membership and participation
- ☐ An audit of sporting infrastructure document exists - Shoalhaven City Council Sports Associations - Assessment Summary Document 2010/2011
- ☐ Looking to be a part of the Cruise Ship market - potential for Huskisson-Jervis Bay

Community Development Manager

- ☐ East Nowra Family Day Care is a purpose-built facility
- ☐ Need to re-address the functionality of community centres
- ☐ Ulladulla Community Resource Centre may be at capacity
- ☐ Family day-care provides opportunities for workers in low socio-demographic areas

Councillor workshop notes

- ☐ Cycleways and footpaths are high on the community's priority list
- ☐ Council need to treat big cycleway initiatives as any other project and regularly commit funding
- ☐ Tried to commercialise leisure centres but it didn't work
- ☐ Child care - Council probably need to continue to provide the buildings until Federal funding is sorted
- ☐ More flexible design of community buildings (such as halls) to allow to cater for various activities/multi-use
- ☐ Burrill Lake Hall (?) is meeting a need and is very popular with certain community groups
- ☐ Council is involved in Family day care - Council is the regulatory authority and reports back to the Federal Government on carers
- ☐ 46% of the Shoalhaven population are on some sort of benefit
- ☐ Nothing really for teenagers - more skate parks are needed
- ☐ Free wifi as an attraction to youth

- ☐ \$140 million in Section 94 Contributions - way over subscribed
- ☐ Private enterprise needs to be involved in many areas if Council returns to a service provider
- ☐ Can sporting fields address issues and will they need to be expanded in the future
- ☐ There aren't many sporting fields that are under-utilised
- ☐ Boat storage is an issue across the Shoalhaven
- ☐ Signage is needed across the City
- ☐ Learn to ride buildings seem to be the flavour of the month

Recommendations

- ☐ All good ideas need to be funded - however an increase in revenue is needed
- ☐ No real money is available for new stuff - it has to be amazingly important
- ☐ Look at access to school buildings
- ☐ Benchmark Orange and Dubbo
- ☐ Community halls/centres could be much better used

Sanctuary Point Community Meeting

Positives

- ☐ Basin has a good double boat ramp, however is at capacity during Christmas time
- ☐ The BMX area is well used
- ☐ Sanctuary Point skate park is well used, including by the school
- ☐ Retirees are well catered for
- ☐ The library is excellent and well used
- ☐ White Sands Park at Huskisson is well used
- ☐ Sanctuary Point boat ramp is well used
- ☐ Parks are well utilised during summer
- ☐ The Ulladulla Youth Space is fantastic
- ☐ The free local papers are the main form of communication, as well as the local radio
- ☐ There is a shift in demographics, with young families moving to the Sanctuary Point area

Other emerging data

BBCR Youth Services in partnership with Vincentia High School and local youth providers developed the Bay and Basin Youth Survey in 2012 to determine local youth concerns and priorities. A total of 395 respondents.

Further, in 2014 a local community consultation event was held by xxxx In my neighbourhood I want'....

Required changes

- ☐ The walking track between the little and big boat ramps needs a rest stop including a seat
- ☐ Surveillance at the Sanctuary Point skate park is an issue, with older kids and undesirable behaviour keeping the younger kids away
- ☐ There is a gap in activities for youth in Sanctuary Point - need for a hang-out space
- ☐ Youth programs are needed, however need to be sustainable with paid staff and not just relying on volunteers
- ☐ Community support exists for activities for youth - including from Bendigo Bank
- ☐ The Vincentia bike path is great however requires signage, the sight-lines are poor due to the dunal vegetation. The pathways down to the beach are overgrown with Lomandra
- ☐ Sanctuary Point Oval is not the correct size to play sport
- ☐ A basketball facility is needed, the community are trying to get a team together
- ☐ Paradise Beach Road boat ramp can only take small boats due to the water depth
- ☐ Island Point Road (Pelican Point) boat ramp could be upgraded to take bigger boats, as it has deeper water, however car parking is limited
- ☐ There are no all-ability parks
- ☐ A dedicated youth facility with access to the internet.. is there wi-fi at the library?
- ☐ Sanctuary Point need a community notice board for community awareness raising on events and meetings
- ☐ Future council communication through rates notices could work
- ☐ Rubbish bins in public places
- ☐ Lack of dog poo bins
- ☐ A 24 hour dog park is needed
- ☐ Adult change tables within public toilets could be provided
- ☐ There is an inequity in facility provision between Nowra, Ulladulla and Sanctuary Point
- ☐ Sanctuary Point is a high need area (SEIFA)

however has a lack of services

- ☐ Infrastructure is required to support and encourage tourism, and subsequently enhance the local economy
- ☐ The school zone needs to be extended to improve safety
- ☐ The fence around the Francis Ryan oval creates a barrier for community use and creates a lack of safe access points

Berry Community Meeting

Positives

Nowra-Bomaderry Meals on Wheels operate out of Berrily Street, Bomaderry.

- ☐ The facility is purpose-built for the club and only has one other tenant. The facility still meets their needs
- ☐ Council is good with maintenance requests
- ☐ A rent has just been introduced however it is not unreasonable
- ☐ The group no longer cook on site and would like the kitchen to be converted into storage which would better meet their needs

General

- ☐ The Berry Community School of Arts Hall is highly used
- ☐ The showgrounds are highly used
- ☐ Social services are amazing in Berry and are promoted well
- ☐ The local paper is the main source of communication
- ☐ The community are looking forward to the 'new road' including improved safety for pedestrians
- ☐ Connectivity of parks is important

Required changes

- ☐ Clear policy and direction required on leasing and rents to allow clubs to be aware of where they stand and what they are up for
- ☐ The berry School of Arts Hall - maintenance may not have been kept up to the standard which it could
- ☐ Berry has no key park - it has lots of parks that have little value and may need rationalisation/ re-purposing

- ☐ The lack of public transport to Nowra from Berry is an issue - there are more frequent services to Woollongong - access to the Shoalhaven's main city (Nowra) is restricted to cars
- ☐ The south-west area of the Berry Showgrounds is poor - the cattle yards look shabby and the fence is tatty and doesn't match the amenity of the town
- ☐ The community miss having a physical library space - the locals use woollongong rather than Nowra due to the ease of access by train (and small cost only \$2.50 for pensioners)
- ☐ Need to enhance the walkability of the town - connections of parks and green spaces
- ☐ Council's priorities should be maintenance

Ulladulla Community Meeting

General

- ☐ Scouts halls are under-utilised
- ☐ Showgrounds are under-utilised
- ☐ Need to ensure access to parks, as no car = no access in the Shoalhaven

Positives

- ☐ Council's pools are highly valued and well used

Required changes

- ☐ Council require consistency/uniformity across community funding
- ☐ Consistent criteria needed for development and funding
- ☐ Would like to see more public toilet blocks
- ☐ Boat ramps are over-capacity during peak times
- ☐ Boat ramps have poor car parks
- ☐ Transparency between Council actions and community
- ☐ Council needs to understand the difference in need between villages
- ☐ There is a lack of community cohesion
- ☐ Need to reduce 'reactive' maintenance

Nowra Community Meeting

General

- ☐ Greenwell Point is very busy in summer and well done
- ☐ Boat ramp use is seasonal
- ☐ With the proposed Berry By-pass, the Shoalhaven will be more accessible as a holiday spot for South-Western Sydney
- ☐ High youth unemployment
- ☐ Need to attract business to keep the people here

Positives

- ☐ Greenwell Point and Pyree Town Halls are well used
- ☐ Skate parks are well used - need more
- ☐ Community receive good communication from Council
- ☐ Parks are generally well maintained

Required changes

- ☐ There is nothing for the youth in Greenwell Point
- ☐ Carrarong has insufficient car parking
- ☐ Public transport is an issue in the Shoalhaven
- ☐ Small pocket parks are under-utilised
- ☐ The bridge between Vincentia and Huskisson is not good enough - need a cycle/pedestrian path on the bridge
- ☐ Need further connections between existing paths
- ☐ Culburra and Greenwell Points need a walk along the foreshore
- ☐ Greenwell Point have a Centre of Marine Rescue need a facility
- ☐ Water refill stations are needed along cycleways
- ☐ Beach erosion at Vincentia from stormwater erosion is an issue
- ☐ Street signage is not clear

Stakeholder Workshop

Question one

Council's role - what community infrastructure should Council be providing?

Table	Priorities
Table one	<ol style="list-style-type: none"> 1. Cycling infrastructure 2. Inclusive recreation activities (for all-abilities) 3. Extended hours recreation activities - night exercise/under lights 4. Landcare
Table two	<ol style="list-style-type: none"> 5. Basic infrastructure (Roads, Rates and Rubbish) 6. Community buildings - Halls, sporting buildings, libraries, cultural, clinics, parks, drop-in centres, parks, boat ramps 7. Planning - social, development, tourism, economic growth, events, information, Visitor Information Centres
Table three	<ol style="list-style-type: none"> 1. Rationalise and provide cultural and community groups with better, purpose-built buildings 2. Council to provide a turnkey solution to public liability insurances 3. Transport hubs 4. Promotion of resources, public areas and better access 5. Parks and gardens 6. Cycleways and footpaths
Table four	<ol style="list-style-type: none"> 7. All sporting buildings, public toilets and amenities, Jettys, launching ramps 1. Council to provide a broad public liability insurance to cover one-off, small group activities (at a small cost to clubs) 2. Sustainable initiatives at Council buildings - Solar panels, LED lighting, water tanks etc 3. Provision of public venues - multi-purpose/outdoor spaces suitable for theatre, films etc 4. Cycleways with shade and rest stops including water
Table five	<ol style="list-style-type: none"> 1. Preserve and capitalise on the aesthetics of the current natural environment 2. Developing services that meet the needs of specific demographic groups 3. Cost-effective sports, arts and recreational buildings which meet the needs of local communities (both smaller villages and larger locations)
Table six	<ol style="list-style-type: none"> 1. Transport coordination 2. Aged buildings 3. Youth buildings 4. Tourist van parks and associated buildings

Stakeholders summary for Question one - priorities

- ☐ Community buildings
- ☐ Buildings for the aged and young people
- ☐ Natural environment and visual amenity

- ☐ Accessible community infrastructure
- ☐ Sustainable community buildings (i.e. green principles/solar power etc)
- ☐ Social infrastructure
- ☐ Services for specific demographics (both residents and visitors)
- ☐ Promotion of resources - locality based
- ☐ Supporting infrastructure
- ☐ Public liability insurance for community groups
- ☐ Cost-effective recreation and arts opportunities
- ☐ Water stations on cycle ways
- ☐ Volunteer support

Question two

Major issues - what are the major issues with the current provision of community infrastructure in the Shoalhaven?

Table	Priorities
Table one	<ol style="list-style-type: none"> 5. Funding - to maintain and improve infrastructure 6. Quality control of infrastructure as it is built - involve the community in planning 7. Balance between rent and affordability for groups 8. Partnerships with community groups can mean infrastructure can start sooner (and potentially be cheaper) 9. Would a rate levy be possible to fund specific infrastructure items voted on by the community?
Table two	<ol style="list-style-type: none"> 1. Lack of funds 2. Maintenance of buildings and buildings 3. Communication between Council/State Govt/local community groups
Table three	<ol style="list-style-type: none"> 1. Ageing assets are less attractive for rentals 2. Maintenance responsibilities are onerous for community groups - instead of reactive maintenance by Council as it is required 3. Lack of access to school buildings for use by community groups 4. Limitations council places on infrastructure such as public liability/OH&S, without support for managing or training
Table four	<ol style="list-style-type: none"> 1. Finance - not enough funds available to support all infrastructure requests. Maintenance - needs ongoing funding 2. Lack of clear, over-riding vision that ties the whole community together i.e. all villages etc
Table five	<ol style="list-style-type: none"> 1. Lack of policy and vision - i.e. implementation of new technology including sustainability initiatives on Council land and buildings 2. Preserving the historical nature of the Shoalhaven and community ownership of valuable land/assets
Table six	<ol style="list-style-type: none"> 1. The current provision is Nowra-centric 2. the need to better engage youth and the aged 3. There is no means to deal with green waste

Stakeholders summary for Question two - priorities

- ☐ Funding
- ☐ Partnerships
- ☐ Lack of access to school buildings
- ☐ Maintenance and funding for upgrades
 - Shoalhaven 'lottery'
 - Levying tourism
- ☐ Promotion of tourism
- ☐ Attitudes

Question three

What are the solutions - what opportunities exist to fix these issues?

Table	Priorities
Table one	4. Introduction of specific levies to fund infrastructure, with community support 5. Involve the community in planning before infrastructure is built 6. Investigate community partnerships to build infrastructure
Table two	1. Growing the economy 2. Better transport - rail and bus 3. Harnessing volunteers/welfare recipients/ in-mates 4. Designated levy of Council tourist park fees to go to local community infrastructure needs
Table three	1. The use of developer contributions for funding 2. Introduce a community calendar with better promotion to ensure the wider community are aware of available opportunities 3. Make other government departments more responsible for their areas (i.e. more boat ramps - which is a Maritime Services responsibility)
Table four	1. Raising finances - introduce a Shoalhaven 'lottery' to be spent on local projects 2. lift the rates by a levy 3. Building partnerships and seeking support i.e. with NGO's, Council to broker partnerships between business and community 4. Reaching out to non-resident rate payers and tourists
Table five	1. Develop the bonds between the arts and tourism - projects that bring the environment into communities year round 2. Use existing buildings to redesign use and access to a broad base of community groups and activities 3. Transparency of Section 94 expenditure and its application to associated developments
Table six	1. Lobbying and advocacy for better access i.e. transport (the State Government) 2. Local commercial 3. Flyers of information

Question four

Implementation of solutions - Given these solutions, what will be the main constraints to implementation?

Table	Priorities
Table one	<ol style="list-style-type: none">4. Finances5. Funds available in State Government Plan which Council needs to access
Table two	<ol style="list-style-type: none">1. Attitudes - public, Not in my backyard, no government cooperation2. Cooperation with partners and stakeholders3. Lack of volunteering agency in Shoalhaven
Table three	<ol style="list-style-type: none">1. State Government constraints over funding2. Ownership of public land/crown land3. Council lack of resources (staff)4. Lack of Council funding for infrastructure
Table four	<ol style="list-style-type: none">1. Funding2. Motivating residents3. Lack of clear planning that all staff are implementing
Table five	<ol style="list-style-type: none">1. More effective utilisation of inhouse skills and expertise to more effectively capitalise on localised opportunities2. Attitudes of local management committees and Council who are inflexible in their thinking3. A lack of, and high cost of public transport
Table six	<ol style="list-style-type: none">1. Funding2. Historical Nowra-centric provision

Appendix E - Open space typologies, design elements and costings

Local recreation park

Description and intent

Local passive recreation open space (parks) provide a range of recreation opportunities for local residents. These parks contain limited infrastructure, yet offer local community benefits.

Local passive recreation parks are intended to offer residents a complementary open space to their backyards. They are likely to attract users from a small catchment area (about 400m radius) and generally cater for short visits by small groups.

Local passive recreation parks will be centrally located to the catchment or as hubs along recreation corridors where such corridors exist. There are many cost and land efficiencies (such as from dual use of land and consolidation of embellishments) that can be gained by developing hubs along pathways that connect key community areas such as: residents to schools, retail hubs etc.

Where a number of parks are to be provided, or are to receive embellishment upgrades within an area or community, community recreation master plans should be developed. These plans will ensure that the park embellishment suitably and collectively meets the needs and demands of the community. Furthermore, each park should complement nearby open space and be relevant to the local area, its character and demographic.

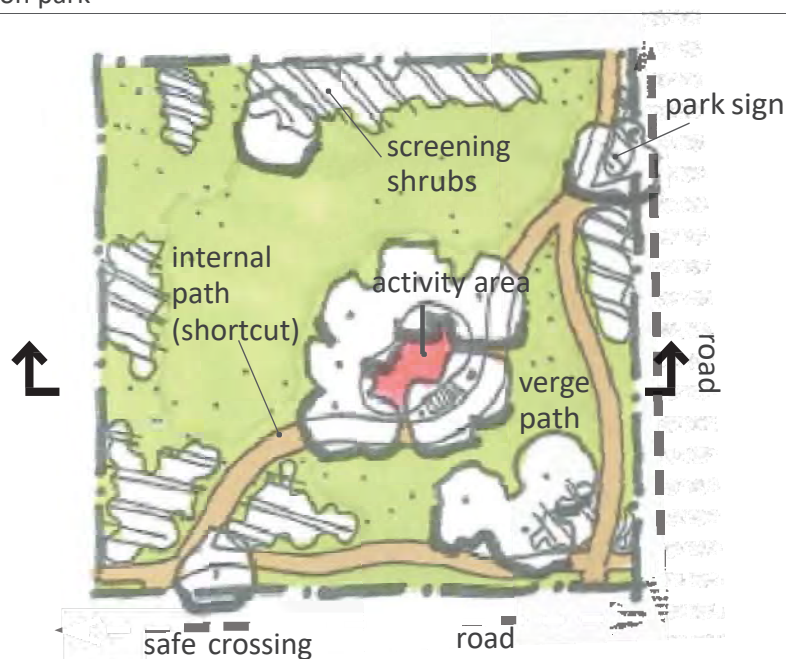
Design considerations

The following elements should be considered when designing and developing a local passive recreation open space:

- ☐ park to be located in a residential area and easy for residents to walk and ride to
- ☐ recreation buildings to be clustered in an activity area, ideally located under natural shade where possible
- ☐ mix of 3 activity options, such as:
 - basic toddler play (spring toy, slide and swing)
 - rebound wall
 - path circuit
 - flat kick-about area
 - multi-generational equipment to service a range of age groups
 - multi-functional equipment which can be used for both play and exercise (e.g. parkour equipment, monkey bars)
- ☐ picnic table and seats to be located where they can oversee and access the activity area (preferably under a shade tree), along the internal path
- ☐ surveillance of the majority of the park should be available from adjacent properties and from the road
- ☐ internal paths to connect to on-road pathway system and connect to the key activity area in the park. If the park can act as a short cut for pedestrians it may also encourage them to stop and utilise the buildings
- ☐ embellishments in the parks complement those in nearby parks (increasing the range of buildings available to nearby residents) and be relevant to the local area's character and demographic

- ❑ design and embellishment of parks reflect the demographic desires of the local catchment
- ❑ landscape edge treatments in the form of screening shrubs will improve the aesthetics of the park, soften the edges and provide some buffering to nearby residents.

Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes	3	nodes	\$86,250
Fencing - bollards or log and rail to prohibit car access	400	Lm	\$22,000
Shade clustered trees near activity nodes	30-50	%	\$10,000
Turf*	20	%	\$18,000
Gardens low maintenance	5-10	%	\$15,000
Lighting	1	item	\$20,000
Internal pathways (1.5m wide)	225	m ²	\$27,000
Signage	2	item	\$3,600
Water bubbler/tap (includes connection)	1	item	\$5,000
Bench seats	2	item	\$4,400
Picnic shelter	1	item	\$18,000
Picnic seating and table	1	item	\$6,000
Bins	1	item	\$750
Total indicative cost			\$236,000
* Turf is to be planted around activity areas and picnic embellishments. Grass seedlings or runners will be planted in the remaining areas of the local recreation park			



District recreation park

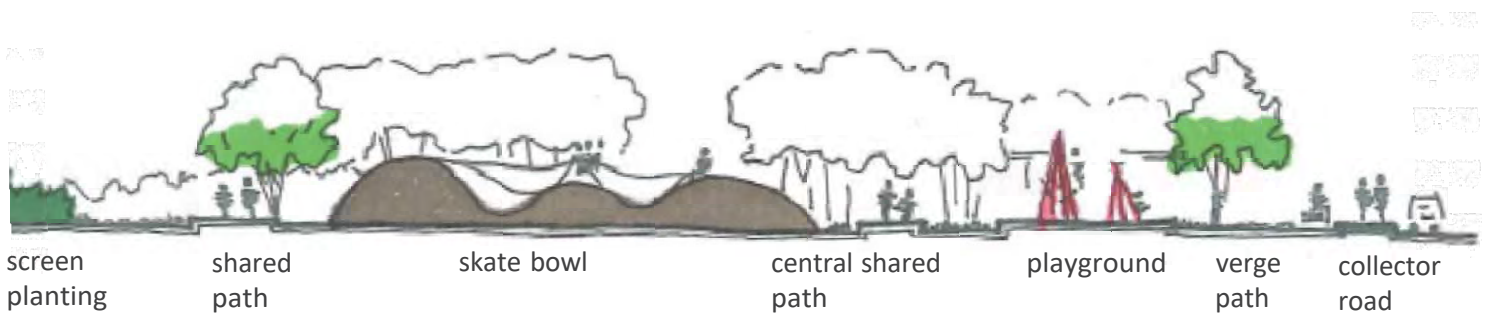
Description and intent

District passive recreation open space parcels are larger sized parks providing a range of buildings and activity spaces for recreation. These parks have buildings to cater for large groups and are appealing to a wide range of users. District passive recreation parks can service several suburbs depending on population density, and are well known destinations for those people living within their catchment. Ideally, district passive recreation parks are located near social infrastructure such as schools, community centres and halls.

Design considerations

The following elements should be considered when designing and developing a district passive recreation open space:

- ☐ design should reflect a broad range of needs (i.e. something for all ages and abilities)
- ☐ one main activity node which has clusters of activities for different age groups (i.e. park equipment designed for teenagers to be together, and near to the activity node for younger age groups). This helps separate the age cohorts but keeps all activities in one larger area to assist carers monitoring activities
- ☐ activity area could include (in addition to those listed in the local recreation park type):
 - skate park, climbing structure, outdoor table tennis
 - bike activity track/learn-to-cycle facility
 - outdoor exercise stations
 - all-abilities play (design and layout should seek to integrate all of the play buildings together to provide social inclusion and integration of all abilities)
 - gazebos for larger groups
 - unisex toilets
 - grouped picnicking buildings
 - activity area to be ideally located under natural shade, however, may be supplemented by artificial shade
- ☐ there should be clear sight-lines into the park from nearby road and other land uses, especially the main activity area
- ☐ picnic areas located where they oversee the activity area
- ☐ embellishments in the parks could be themed
- ☐ if there are multiple district recreation parks in the same suburb/s each should have a range of (preferably different) recreation opportunities
- ☐ parks to be close to public transport, where possible
- ☐ amenities to be near road and active area for surveillance
- ☐ pathways link areas within the park and externally
- ☐ off-street car parking is required.



Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes (includes softfall)	6 to 8	nodes	\$600,250
Fencing - bollards or log and rail prohibition car access	800	Lm	\$44,000
Shade clustered trees near activity nodes (shade coverage at maturity)	30-50	%	\$26,400
Turf*	20	%	\$72,000
Gardens (low maintenance)	10-20	%	\$30,000
Lighting	4	item	\$32,000
Internal pathways (1.5m wide)	1,700	m ²	\$204,000
Signage	6	item	\$10,800
Water bubbler /tap (includes connection)	2	item	\$10,000
Beach seats	6	item	\$13,200
Picnic shelter	3	item	\$54,000
Picnic seating and table	3	item	\$18,000
Electric BBQs	2	item	\$30,000
Bins	4	item	\$11,200
Bicycle rack	2	item	\$2,400
Dog off leash park (4,000m ²)	1	item	\$60,000
Toilet block^	1	item	\$250,000^
Car park	20	item	\$140,000
Total indicative cost			\$1,358,250

* Turf is to be planted around activity areas and picnic embellishments. Grass seedlings or runners will be planted in the remaining areas of the local recreation park

^ Only to be provided in certain district recreation parks. The decision to build toilets in a district recreation park will be based on the park's popularity, location and type of use (some district recreation parks may be popular venues for weddings and large social gatherings). As such, the cost to build a toilet block has not been included in the total indicative cost for district recreation parks.

Regional recreation park

Description and intent

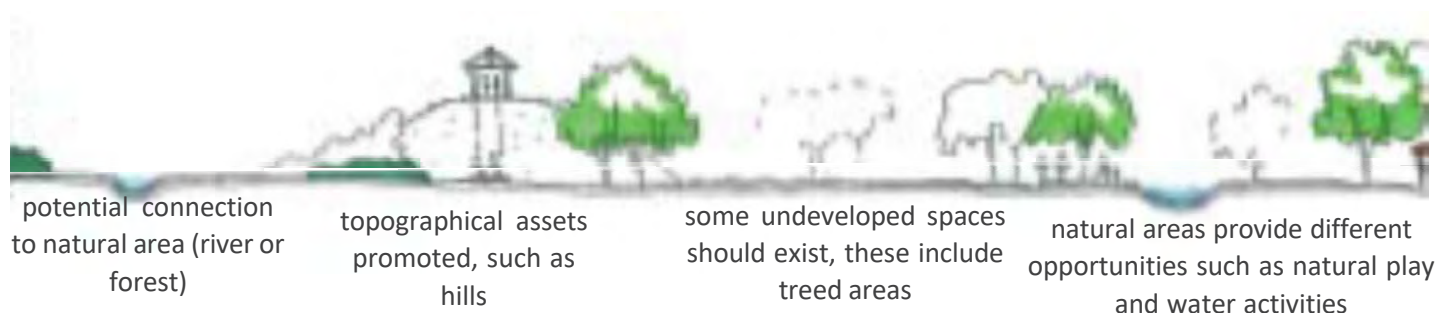
These open spaces are major recreation parks that offer a wide variety of opportunities to a broad cross-section of the City's population and visitors. They are large, embellished for recreation, are well known amongst residents and are major destinations.

People are usually content spending several hours in these parks. Regional recreation parks offer unique experiences. They are often used to host large community events such as carols in the park, Australia Day celebrations and other festivals. Regional passive parks offer exciting and no cost activities for residents and visitors.

Design considerations

The following elements should be considered when designing and developing a regional passive recreation open space:

- ☐ undertake a master plan of the park. This is likely to include a long-term vision that can take many years to activate (potentially 10-15 years). The master plan should be staged so that it can be rolled out as demand is generated (and as resources allow)
- ☐ community input into the design of the park should occur (at master plan stage and as changes occur). This is important as the community will have specific thoughts and concerns regarding this level of park
- ☐ design must consider all age groups, people of all abilities and different cultural backgrounds
- ☐ detailed design is often required for specific elements
- ☐ multiple activity nodes may exist, however, these nodes will be unique, not replicated within the park and will add to the overall quality and attractiveness of the park
- ☐ potential to have some low key commercial activity such as kiosks, cafes, museums
- ☐ potential to have an array of buildings that offer some community service such as a nursery offering free street trees, environmental education centres, community training rooms, libraries etc.
- ☐ park to be located where people can access easily
- ☐ park should preferably have a variety of settings, from natural areas to highly-embellished activity areas.



Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes (includes softfall)	14	nodes	\$1,100,450
Fencing - bollards or log and rail prohibiting car access	2,000	Lm	\$108,000
Shade clustered trees near activity nodes (shade coverage at maturity)	30-50	%	\$92,000
Turf	50^	%	\$785,500
Gardens (low maintenance)	20-25	%	\$325,000
Lighting	35	item	\$280,000
Internal pathways (1.5m wide)	2,500	m ²	\$300,000
Signage	12	item	\$21,600
Water bubbler /tap (includes connection)	8	item	\$40,000
Beach seats	20	item	\$80,000
Picnic shelter	10	item	\$180,000
Picnic seating and table	10	item	\$90,000
Electric BBQs	6	item	\$90,000
Bins	15	item	\$42,000
Bicycle rack	5	item	\$6,000
Toilet block	2	item	\$500,000
Internal road	7,000	m ²	\$350,000
Car park	100	item	\$700,000
Total indicative cost			\$5,090,550

^ or the total remaining land

* If Council choose to include a waterpark as one of the activity nodes an extra \$500,000 to \$1,000,000 will need to be added to this total.





Linear passive

Description and intent

Linear passive recreation open space provides pedestrian connectivity and can link open spaces, local residences, community infrastructure and commercial areas. The land contains infrastructure to facilitate recreation use, including a formed path, signage and seating and offers an attractive recreation setting.

In areas like Melton City where the potential benefits of linear open space have been embraced, these open space types have the potential to create a 'green web' across the community. A large portion of the network is often located along riparian areas, drainage corridors and other easements (rail, telecommunications). Subsequently, the land usually has dual-functionality.

Linear open space provides health and environmental benefits. Walking and cycling continue to be the preferred physical activity options for all areas of Australia, with no trend to support a shift. Linear parks can encourage more (off-road and tree lined) walking, cycling and other wheel-based movement experiences.

Linear parks should link and be located so they are easily accessed. As such, consideration must be given to where people live and where they are most likely going to walk and/or cycle. Linking residential areas to retail/commercial hubs and social hubs (schools, sporting buildings, shops, pools etc) can provide important green pedestrian and cycle corridors. It is also beneficial to create a series of circuits rather than up-and-back paths. A number of interconnecting circuits can offer an array of options for users of different abilities, from short, easy circuits to longer and more-challenging ones.

Linear parks must link with the on-road path network, however, to keep the feel of the linear park, the development of 'Park Streets' should be considered where possible. The 'Park Street' concept takes advantage of wide streets that have sufficient space to accommodate a pedestrian path (and other park-like embellishments such as seating).

Linear parks may also aid in providing ecological corridors and links for flora and fauna due to the provision of green inter-connectivity.

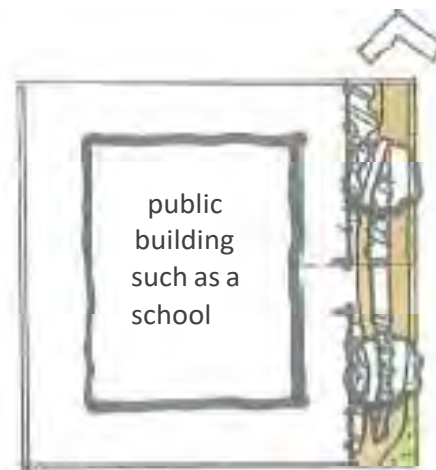
Design considerations

It is important that linear passive open space is well planned and designed to provide a safe and functional linear park network. It is critical that geography, topography, geomorphology and hydrology are considered in the planning and design of pathways and other landscape treatment in linear parks.

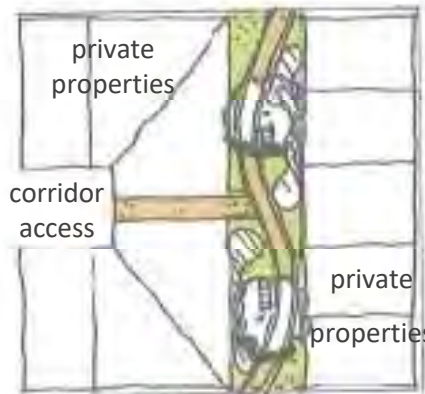
The physical alignment and construction requirements of the pathway needs to be investigated at the commencement of a development and take into account appropriate offsets from waterways, flooding, bank erosion and stability. In some cases, the location of a development may need to move to adequately accommodate linear park infrastructure and embellishments.

The following elements should be considered when designing and developing a linear passive open space corridor:

- ☐ ensure the corridor is suitable for people of all abilities
- ☐ pathways should follow contour lines, to provide limited grade - preferably not be steeper than 1:20 along any pathway
- ☐ appropriate vehicle access for maintenance is required
- ☐ create pathways and routes that connect to destinations and directly link residential areas to retail nodes and social hubs
- ☐ create circuits within the network, where appropriate
- ☐ ensure the corridors are safe for people to use and provide adequate visibility throughout the park (e.g. clear sight lines through the park, including selective clearing of vegetation where necessary and in accordance with relevant vegetation protection and environmental management plans)
- ☐ some areas should be lit (high visitation areas and social hubs)
- ☐ encourage different settings and experiences along the corridor, including taking advantage of views and vistas
- ☐ create a legible network by
 - creating clear and obvious path connections
 - use of continuous path materials
 - signage, where appropriate
 - use of trees and avenues and tall elements to aid in wayfinding and navigation
 - themed entry statements (can be minimal embellishment such as a totem pole).

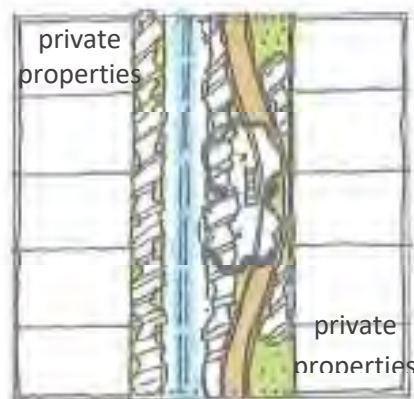


“ParkStreet”
verge path,
separate bike
and walking path
with planting in
between



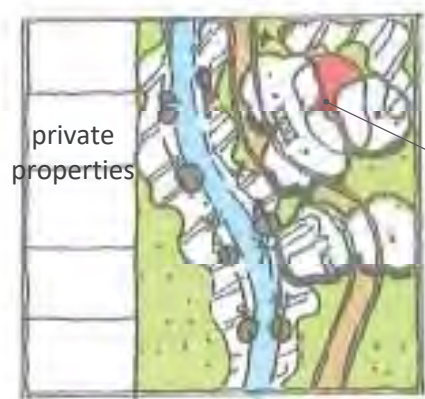
linear corridor
between private
residences

pathway
meanders
between
residences.
Benches placed
under trees



linear corridor
along concrete
culvert

pathway
meanders
between
residences.
Benches placed
under trees



linear corridor
within local park

local recreation park
as a node along the
linear recreation
corridor

creek provides
attractive feature to
which the path can
run alongside

District sports park

Description and intent

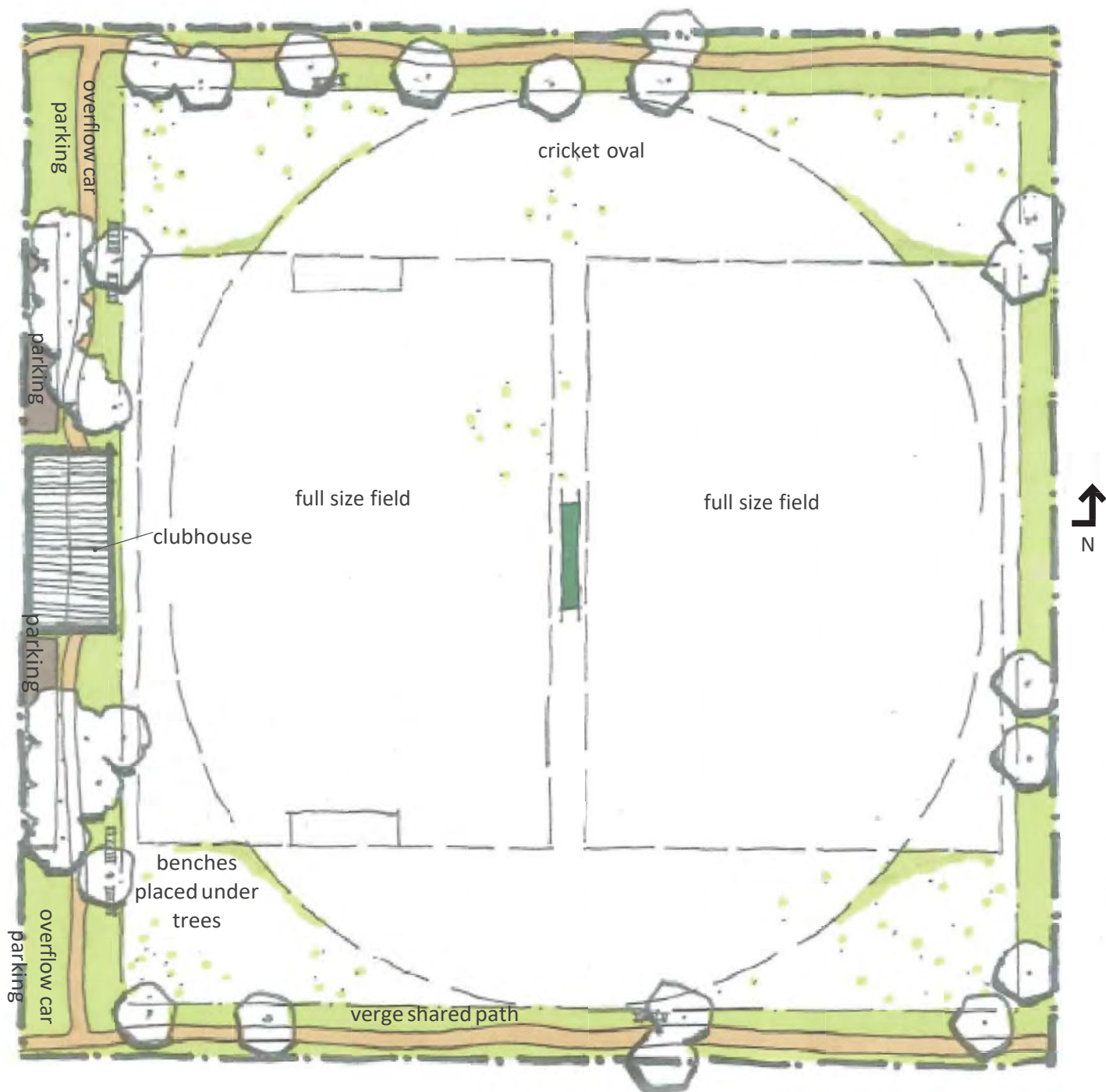
District sports parks and courts provide the vast majority of the venues for the City's training and club fixtures. A range of sports are catered for in these multi-use buildings including both field and court sports. Supporting buildings provided at district sports parks and courts allow clubs to effectively operate and include amenities, pavilion, storage, lighting and car parking.

Design considerations

The following elements should be considered when designing and developing district active recreation open space:

- ☐ undertake a site master plan to set the direction for the facility
- ☐ where possible, aim for sports buildings to meet state sporting organisation standards
- ☐ internal path network to allow for connections within and to land adjacent to the facility
- ☐ maximise trees and natural shade around fields and courts (although careful tree selection for court areas is important to avoid issues associated with root invasion and limb, leaf or seed fall)
- ☐ long benches and spectator areas should be placed under shade trees where possible. Shaded spectator grass mounds can also provide good viewing areas
- ☐ hard surfaces should be minimised by developing the minimum number of sealed parking bays, and providing turf/unsealed overflow parking (for bigger spectator games, if required)
- ☐ carparks are to be designed to Australian Standards, with consideration to correct drainage and be sealed on construction
- ☐ consideration to be made regarding noise and light spillage with regards to its impact on surrounding land uses
- ☐ all field and court orientation to be north-south (or as close to as possible)
- ☐ facility to include pavilion with basic infrastructure that is suitable for a variety of uses. Pavilion to be centrally located where possible. Internal spaces to include:
 - amenities, change rooms and public toilets
 - kitchen/kiosk
 - first aid, massage/strapping areas
 - office and storage
 - social area
- ☐ flexible design to allow for multiple current (e.g. summer and winter sporting season) and future uses of the open space
- ☐ design consideration to allow for potential alternative events and temporary uses (circus, festivals, event registration area)
- ☐ consider co-locating with local/district passive open space - especially in smaller communities to maximise land efficiencies.

Description of embellishments	Cost (chargeable)	Cost (non-chargeable)
Landscaping (varies based on size, location and purpose of the sports park)	\$45,000	
Sportsfield development <ul style="list-style-type: none"> – levelling – top surface – irrigation (3ha) – field lighting – line marking – goal posts 	\$1,560,000	
Clubhouse		\$450,000
Car parking (125 car parks)	\$525,000	
Toilets	\$150,000	
Spectator buildings - grandstand and mounding	\$280,000	
Total indicative cost	\$2,560,000	\$450,000



Regional sports park

Description and intent

Regional active open space (sports parks and courts) are larger parks providing a greater number of fields/ovals and multi-purpose courts for formal sporting purposes. Buildings include a range of training and competition infrastructure as well as supporting buildings including pavilions, amenities, car parking, lighting and passive recreation nodes.

The level and quality of infrastructure at regional active open space buildings enable clubs (or associations) to host higher-level competitions and/or multi-day carnivals.

Sports parks and courts provide free, unrestricted access to the public when formal sport is not being undertaken. Public access may also include special and community events being hosted at these larger buildings including exhibitions, shows and festivals.

Design considerations

The following elements should be considered when designing and developing regional active open space:

- ☐ undertake a master plan for the site to ensure appropriate development in line with the established direction
- ☐ ensure an internal path network to allow for connections within and to the wider network
- ☐ maximise trees and natural shade around fields and courts (although careful tree selection is important to avoid issues associated with limb, leaf or seed fall)
- ☐ benches and spectator areas should be placed under shade trees where possible. Shaded spectator grass mounds can also provide good viewing areas in addition to built grandstands
- ☐ hard surfaces should be minimised by developing the minimum number of sealed parking bays, and providing turf/unsealed overflow parking (for bigger games and events)
- ☐ internal road and parking layout to accommodate bus parking, drop-off and turn around
- ☐ consideration to be made regarding noise and light spillage and impact on surrounding uses
- ☐ field and court orientation to be north-south (or as close to as possible)
- ☐ provision of ample storage. Should be located near the pavilion and form one single large shed (or preferably be combined into pavilion design to reduce built structures)
- ☐ pavilion to be of significant size and offer flexibility in design to cater for a range of uses (consider beyond those sports anticipated to use the site at opening). Pavilion to be centrally located to service fields. Internal spaces to include storage, kitchen/kiosk, multiple change rooms and amenities, public toilets, offices, versatile function/activity space and medical rooms
- ☐ recreation/activity area to consider the users of sports when designing nodes (e.g. play for spectators/children). These should ideally be clustered together and located under natural shade (where possible)
- ☐ complementary commercial opportunities could be considered at the facility (physiotherapy, personal trainers etc.)
- ☐ provision of adequate signage especially within large, multiple use regional sports parks (e.g. directional and information signs)
- ☐ create additional landscape amenities such as entry planting, feature landscaping, or earth mounds to increase visual amenity.

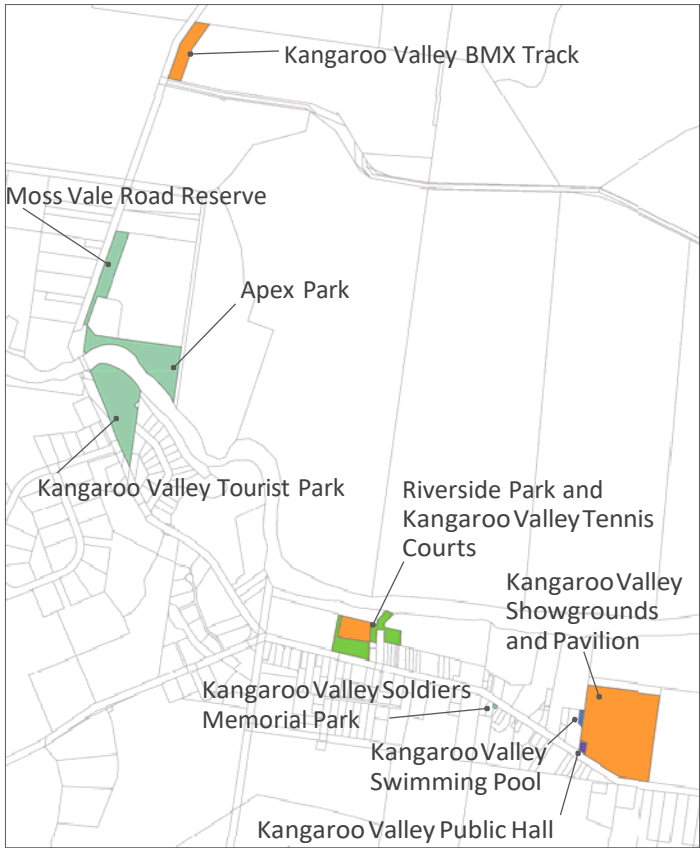
Description of embellishments	Cost (chargeable)	Cost (non-chargeable)
Landscaping (varies based on size, location and purpose of the sports park)	\$45,000	
Sportsfield development (based on 6 fields or 3 ovals) <ul style="list-style-type: none"> – levelling – top surface – irrigation (10ha) – field lighting – line marking – goal posts 	\$2,340,000	
Clubhouse		\$1,580,000
Car parking (200 car parks)	\$840,000	
Toilets	\$340,000	
Spectator buildings - grandstand and mounding	\$320,000	
Total indicative cost	\$3,885,000	\$1,580,000

Appendix F

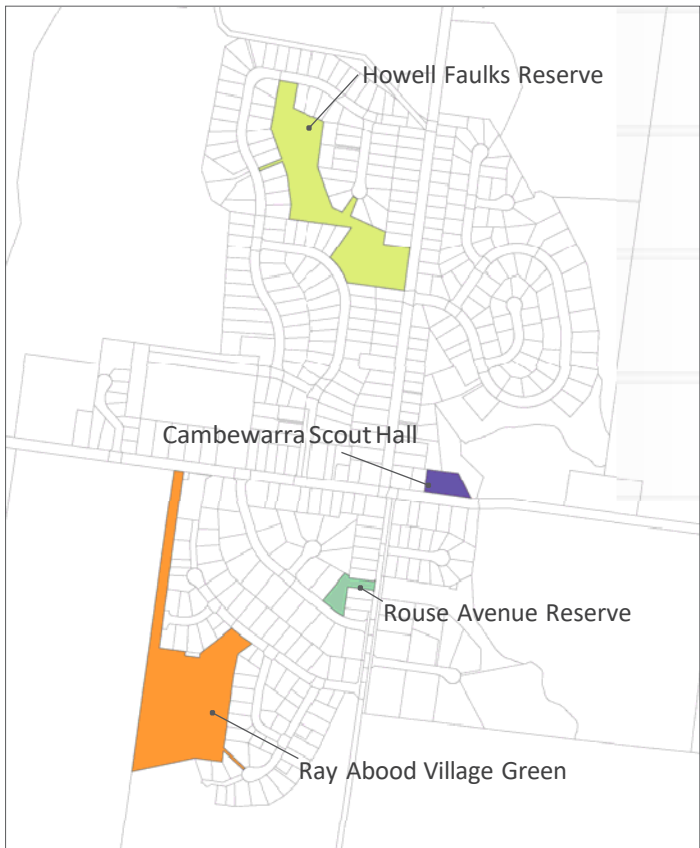
Community infrastructure mapping

Planning area one

Kangaroo Valley



Cambewarra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Community buildings

- Community building

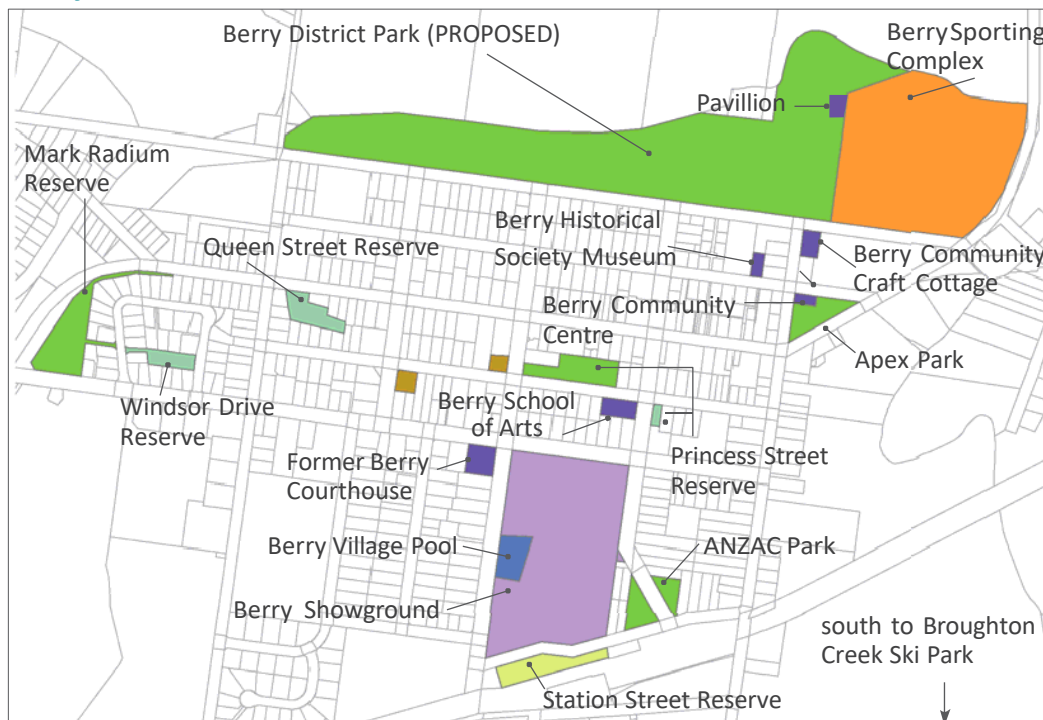
Other

- Cadastre
- Ocean

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Berry



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

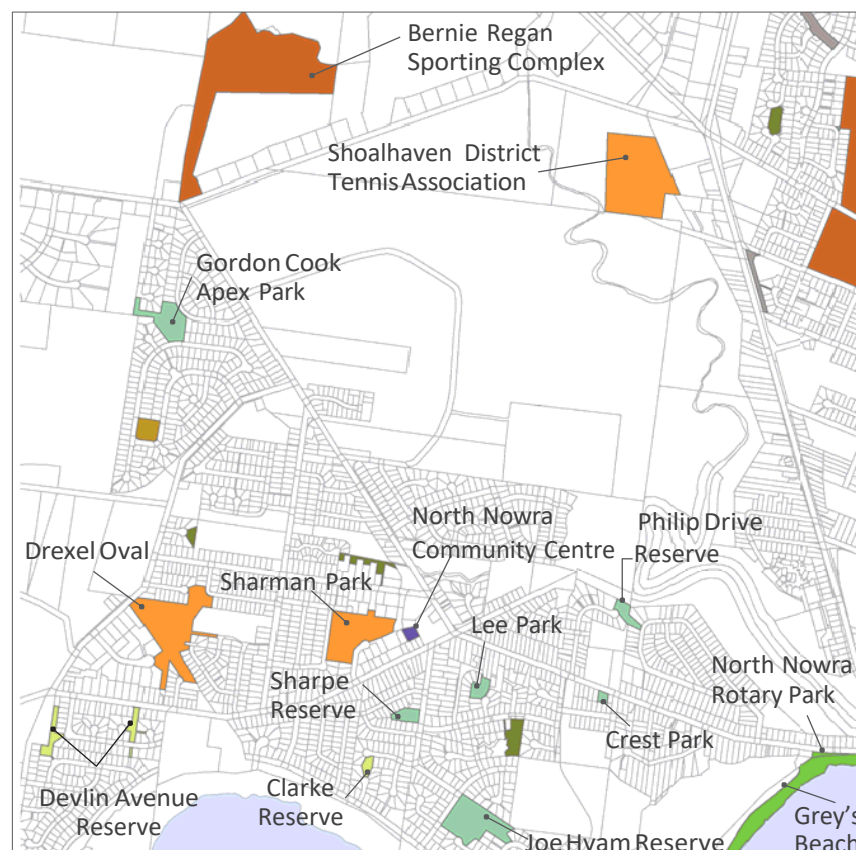
Community buildings

- Community building

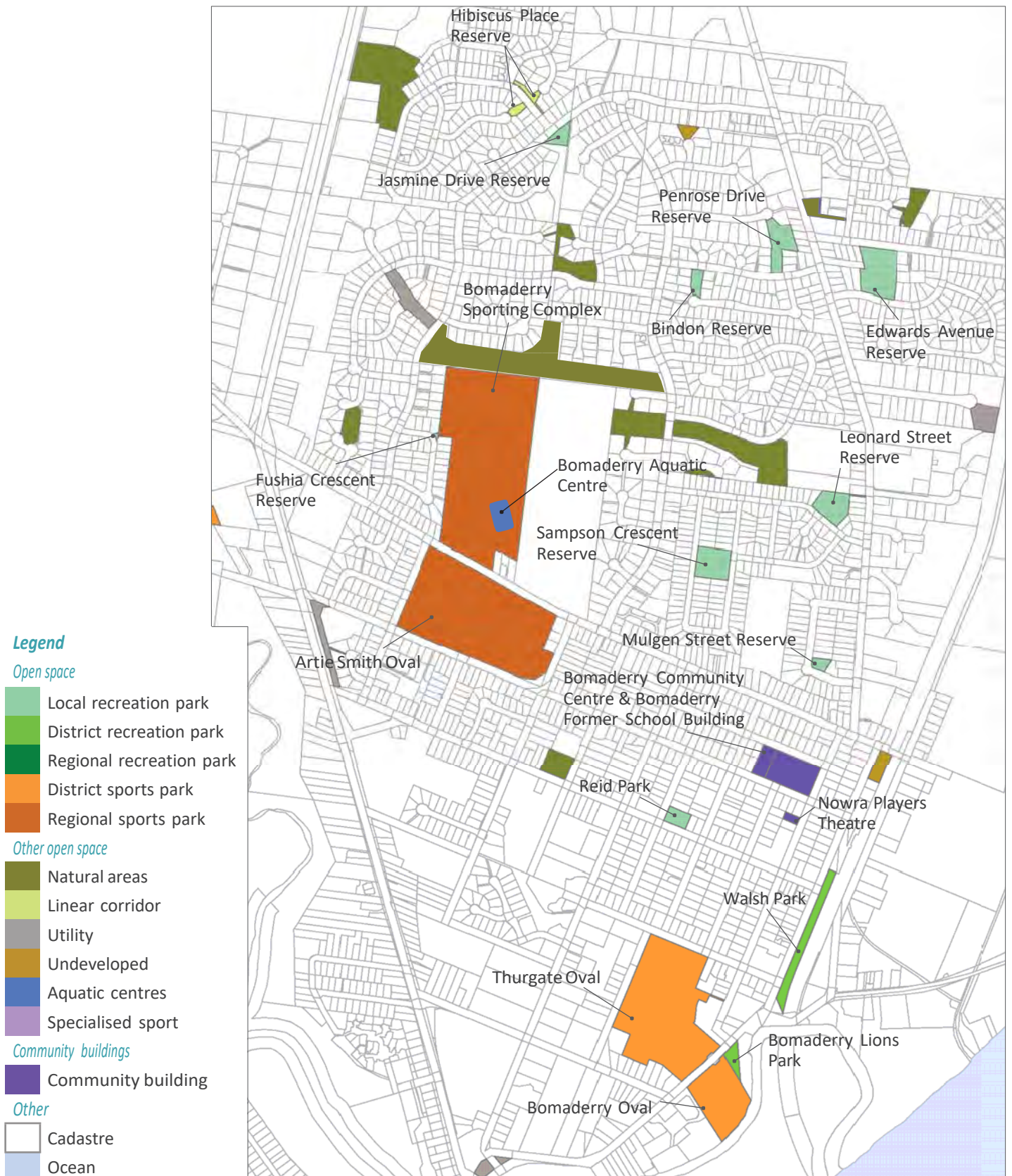
Other

- Cadastre
- Ocean

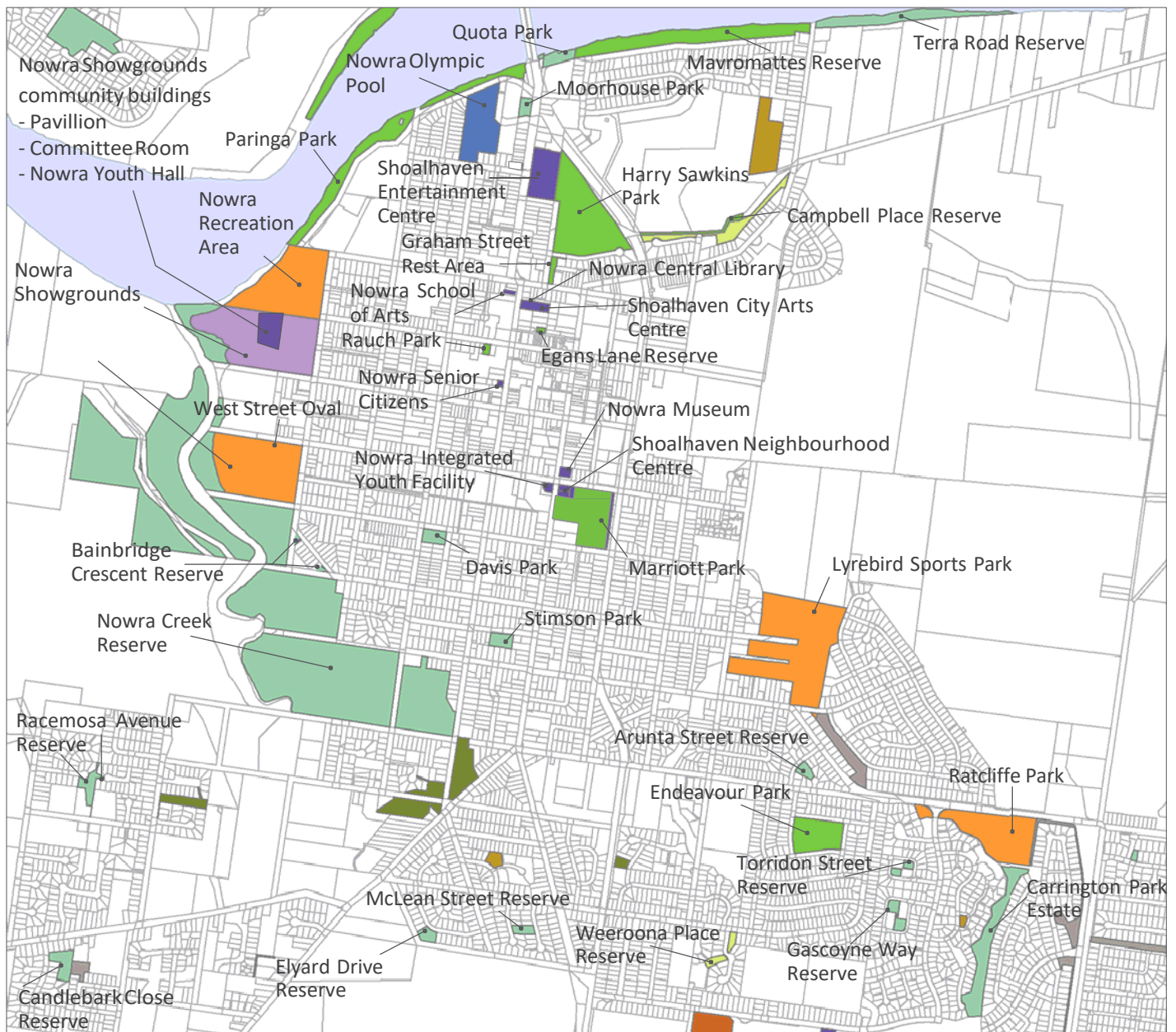
North Nowra



Bomaderry



Nowra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

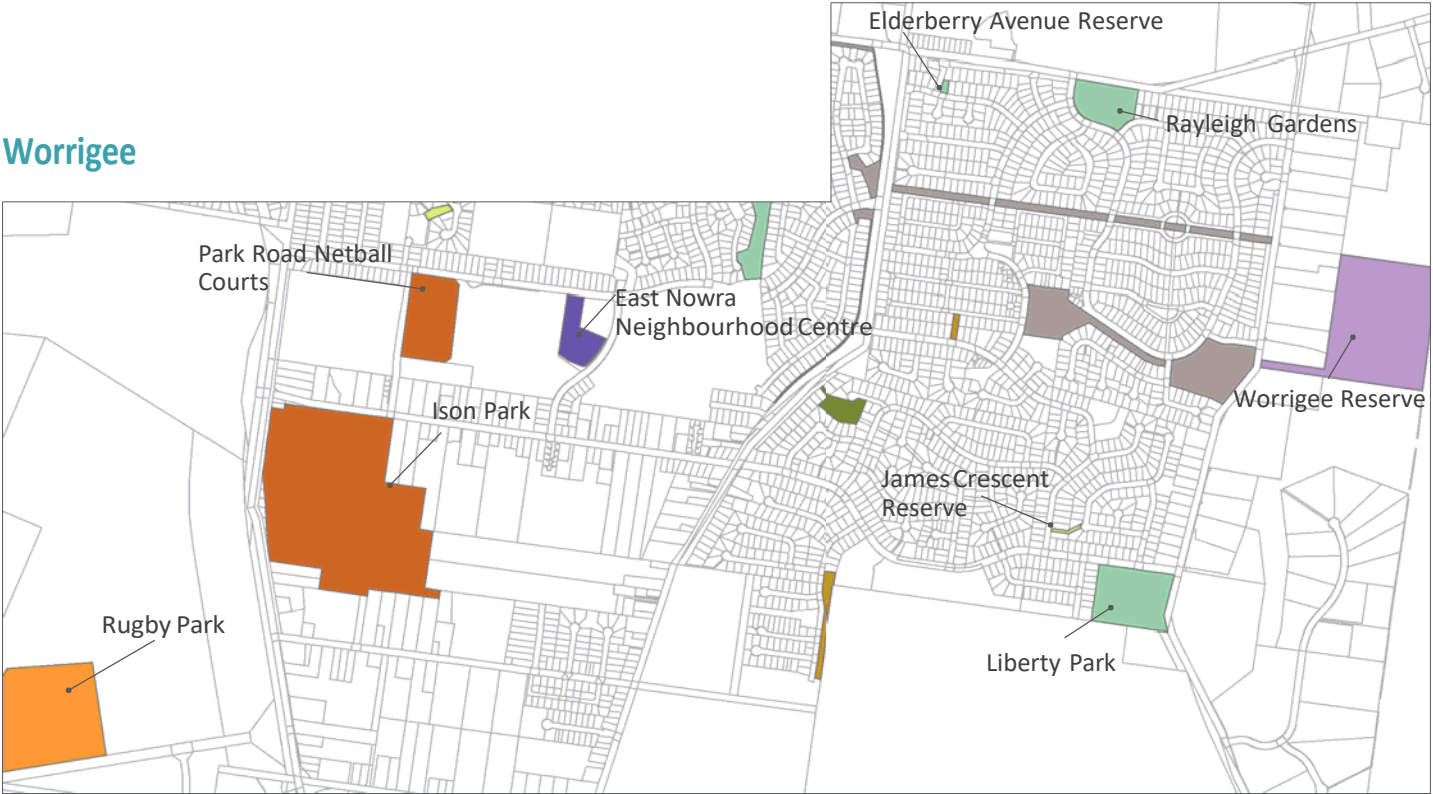
Community buildings

- Community building

Other

- Cadastrate
- Ocean

Worrigee



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

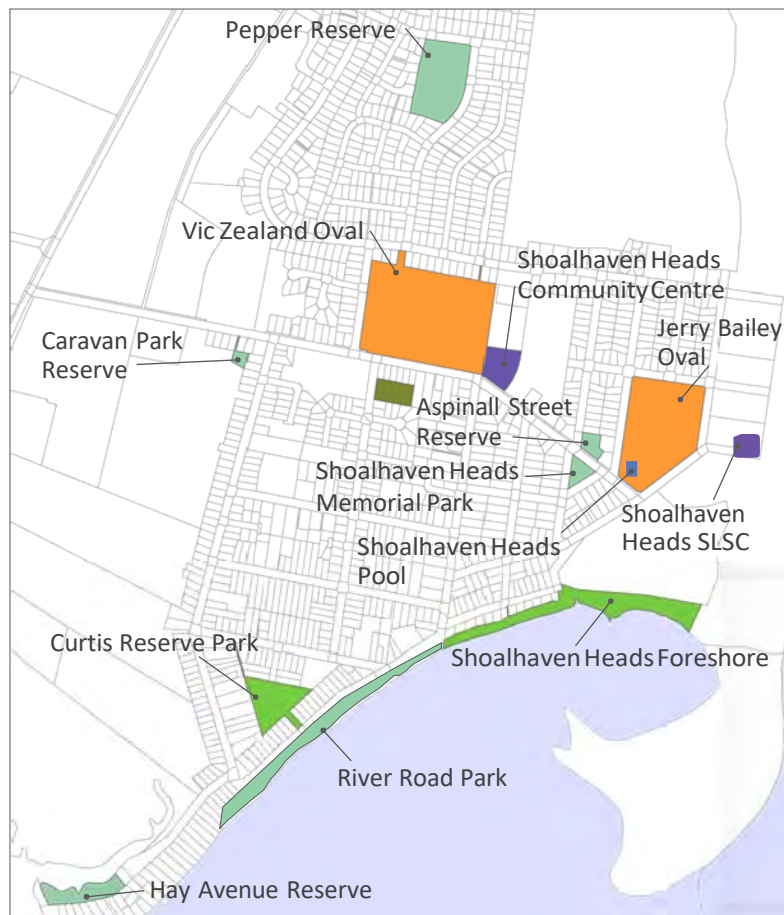
Community buildings

- Community building

Other

- Cadastre
- Ocean

Shoalhaven Heads



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Greenwell Point



Community buildings

- Community building

Other

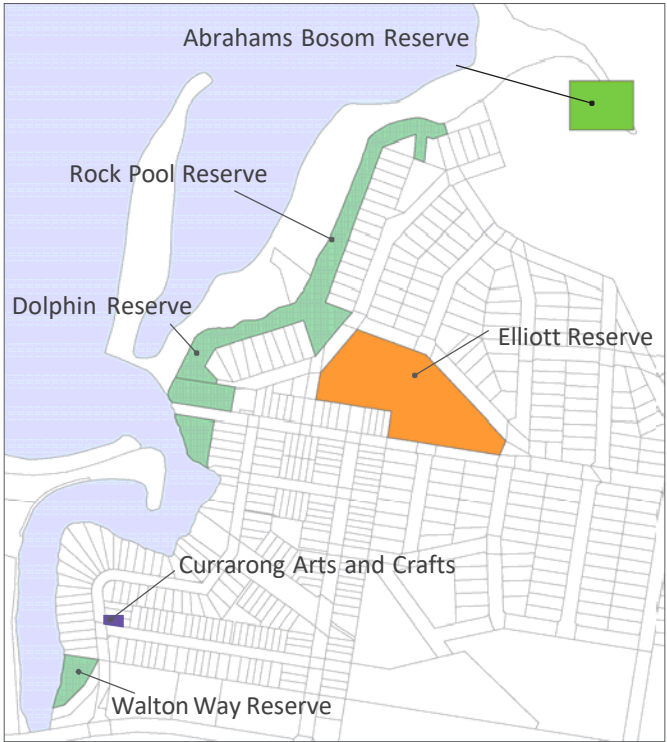
- Cadastre
- Ocean

Planning area two

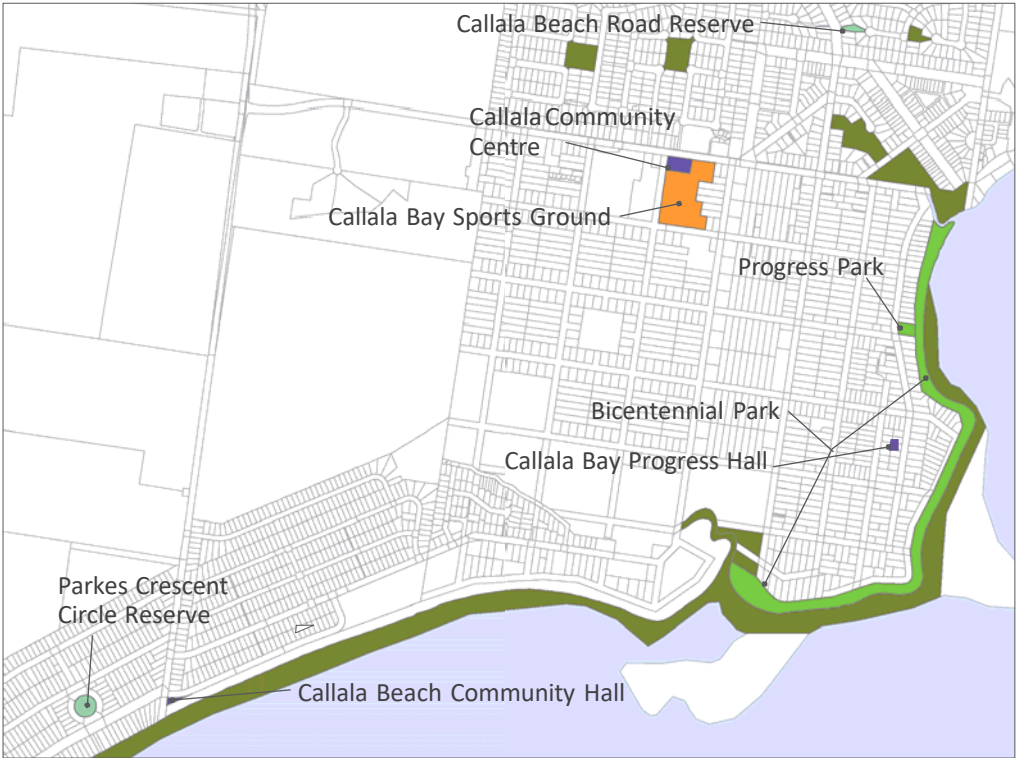
Culburra Beach and Orient Point



Currarong

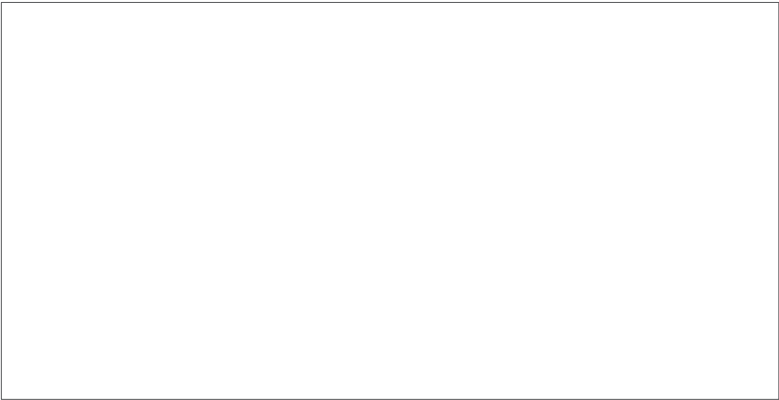
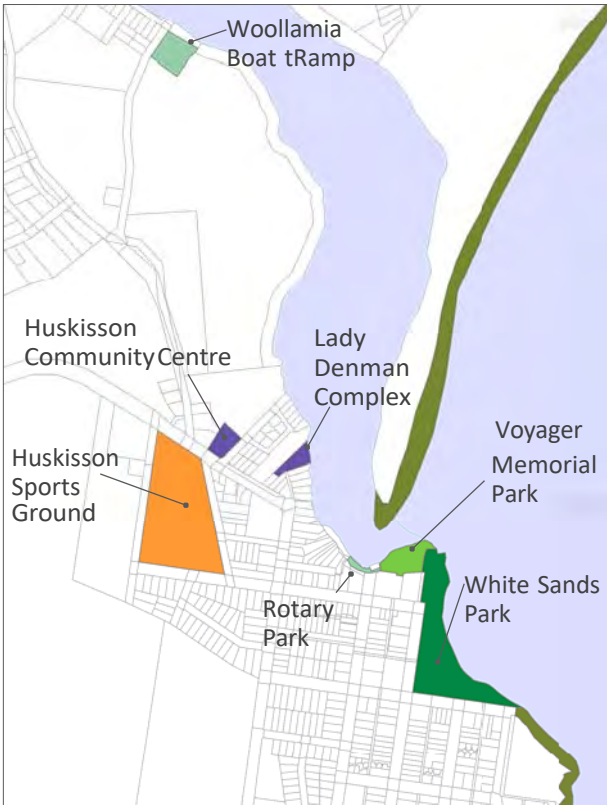


Callala Bay

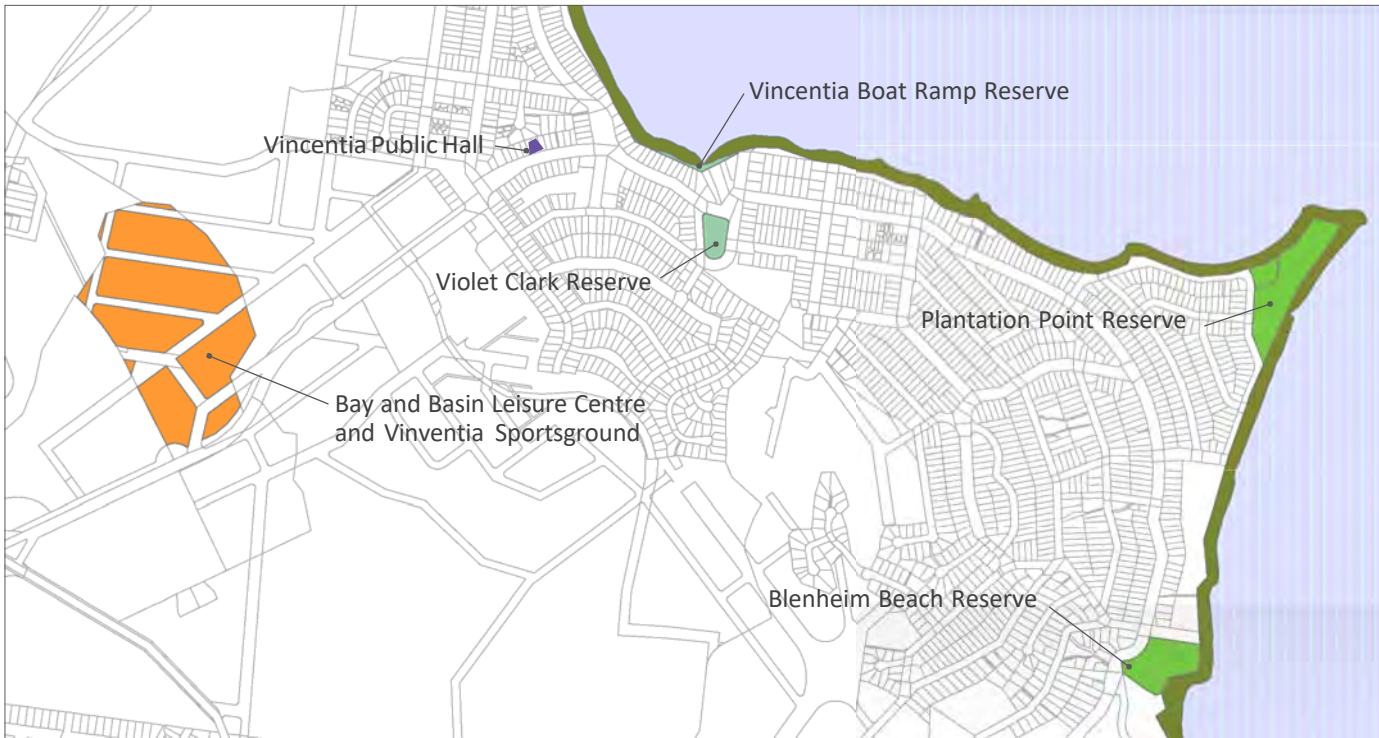


Planning area three

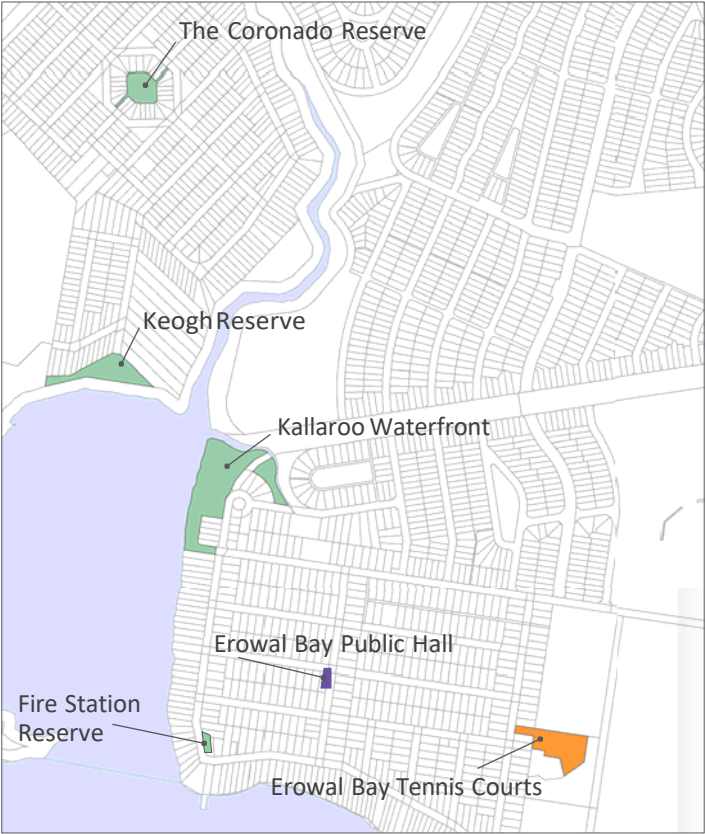
Huskisson



Vincentia



Erowal Bay



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

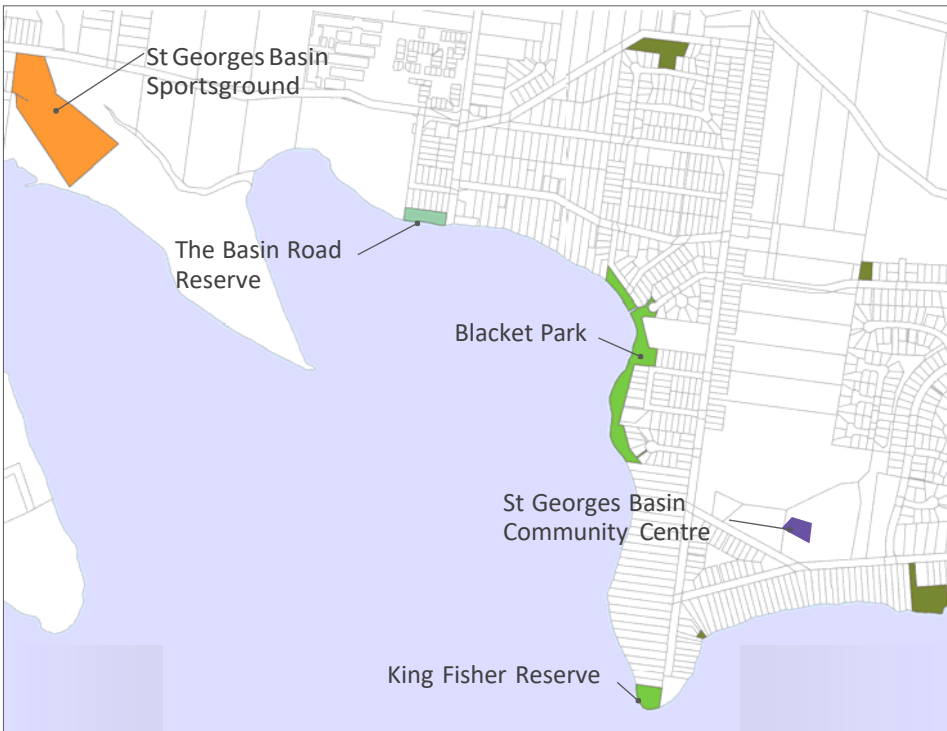
Community buildings

- Community building

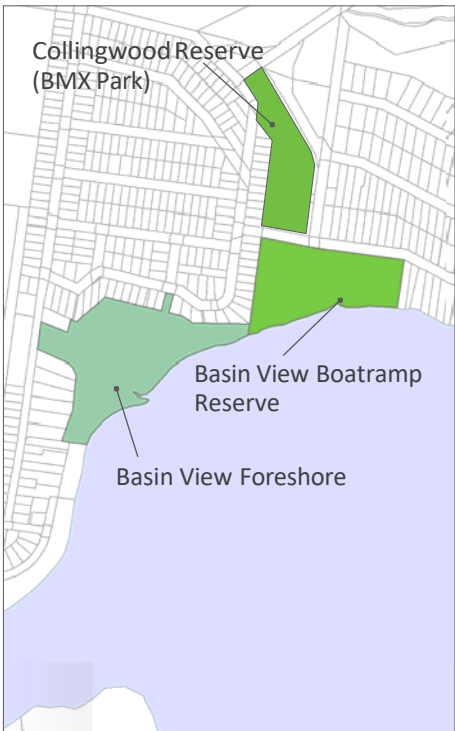
Other

- Cadastrate
- Ocean

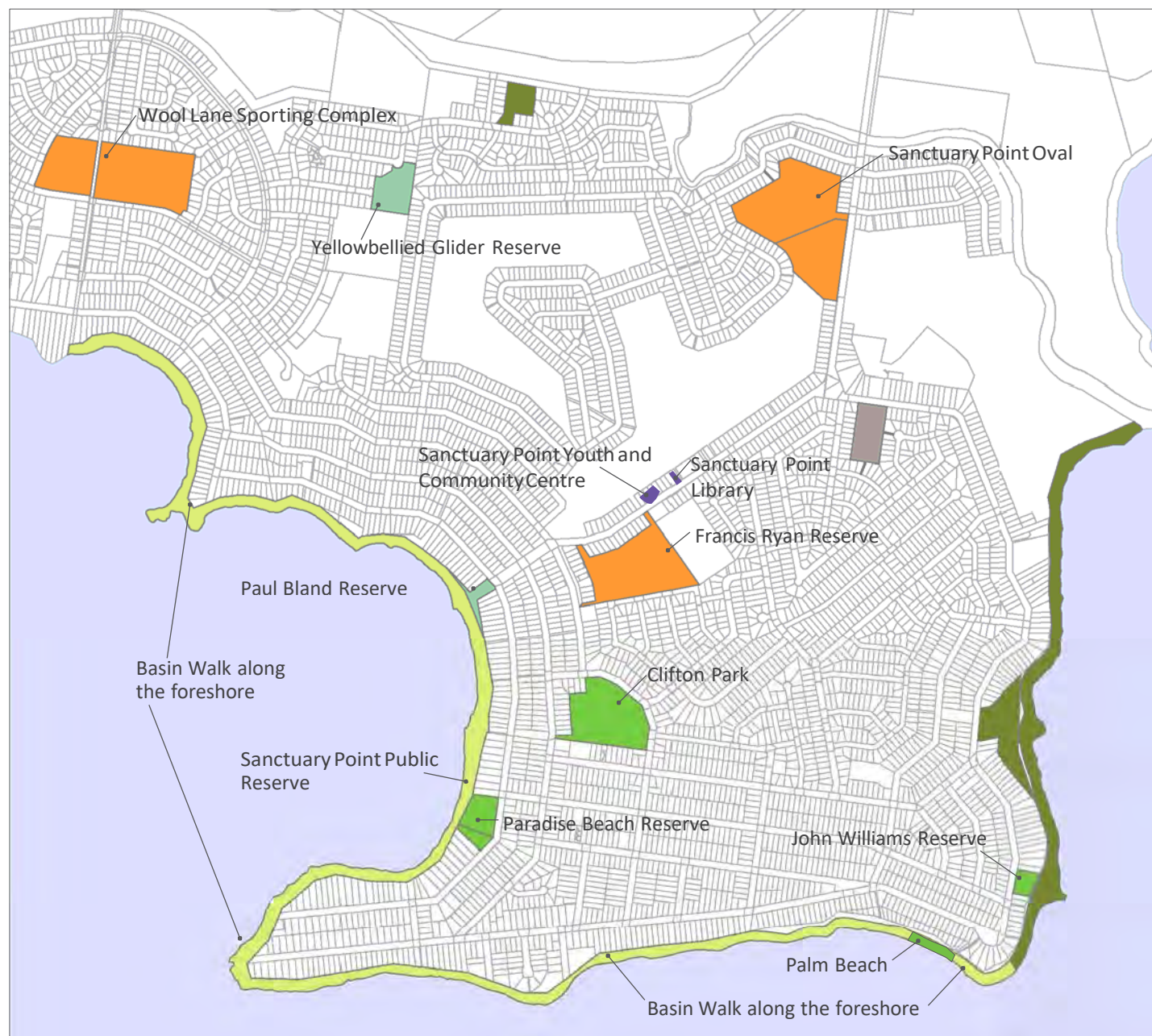
St Georges Basin



Basin View



Sanctuary Point



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

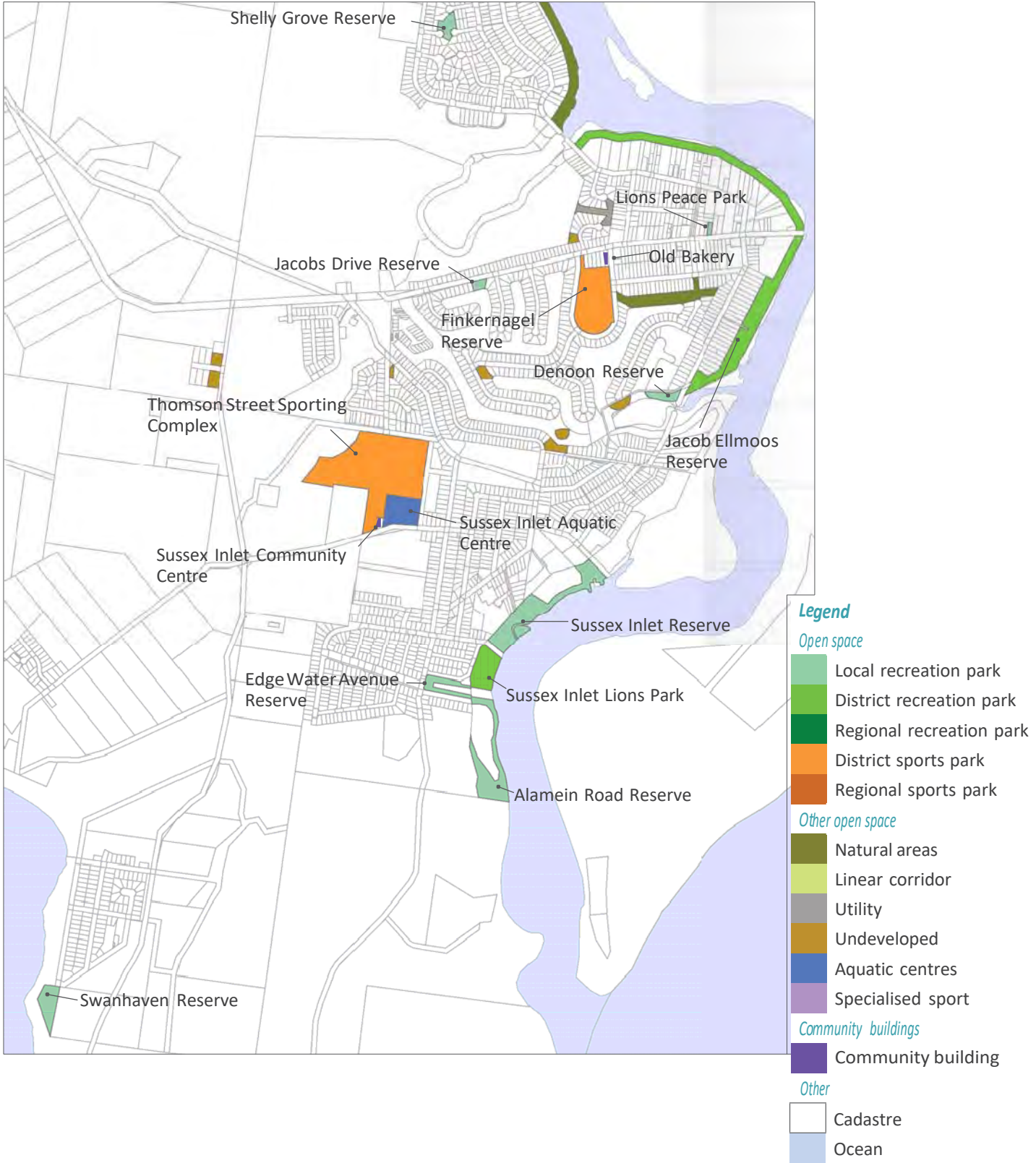
- Community building

Other

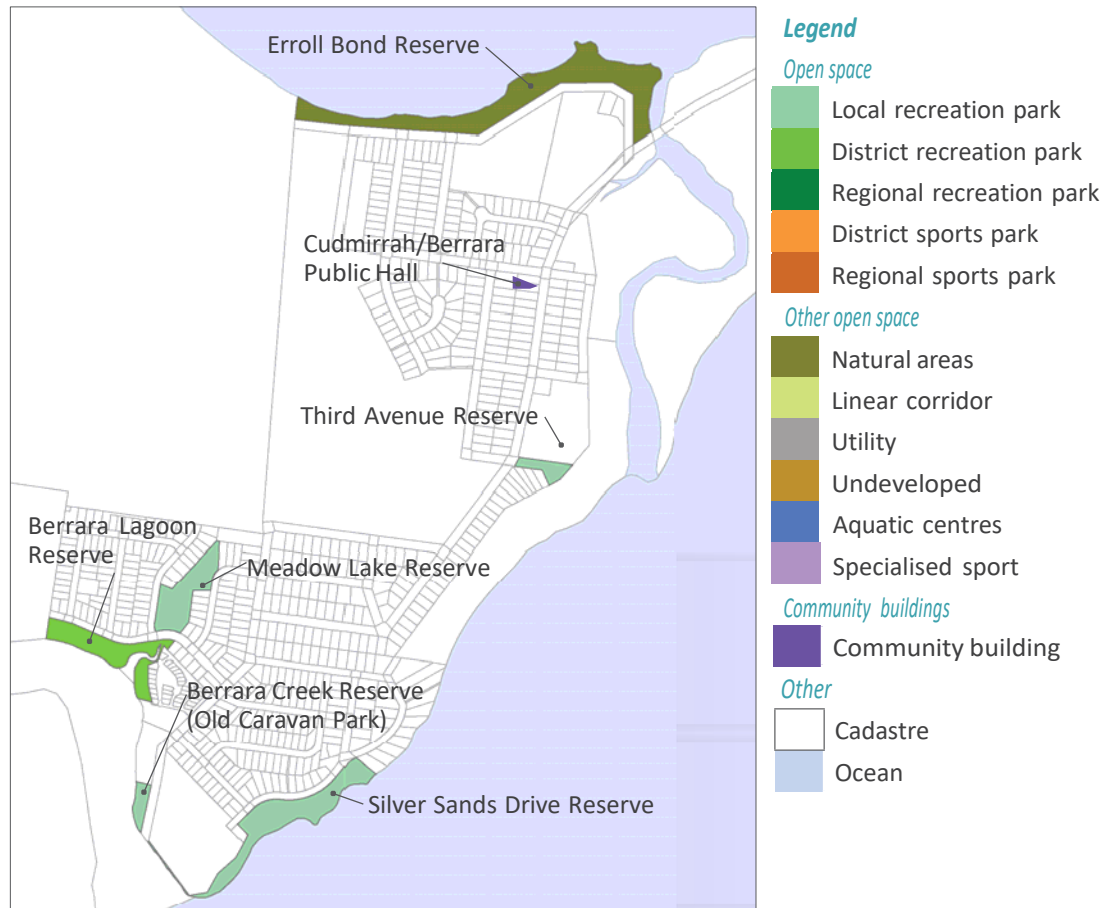
- Cadastre
- Ocean

Planning area four

Sussex Inlet



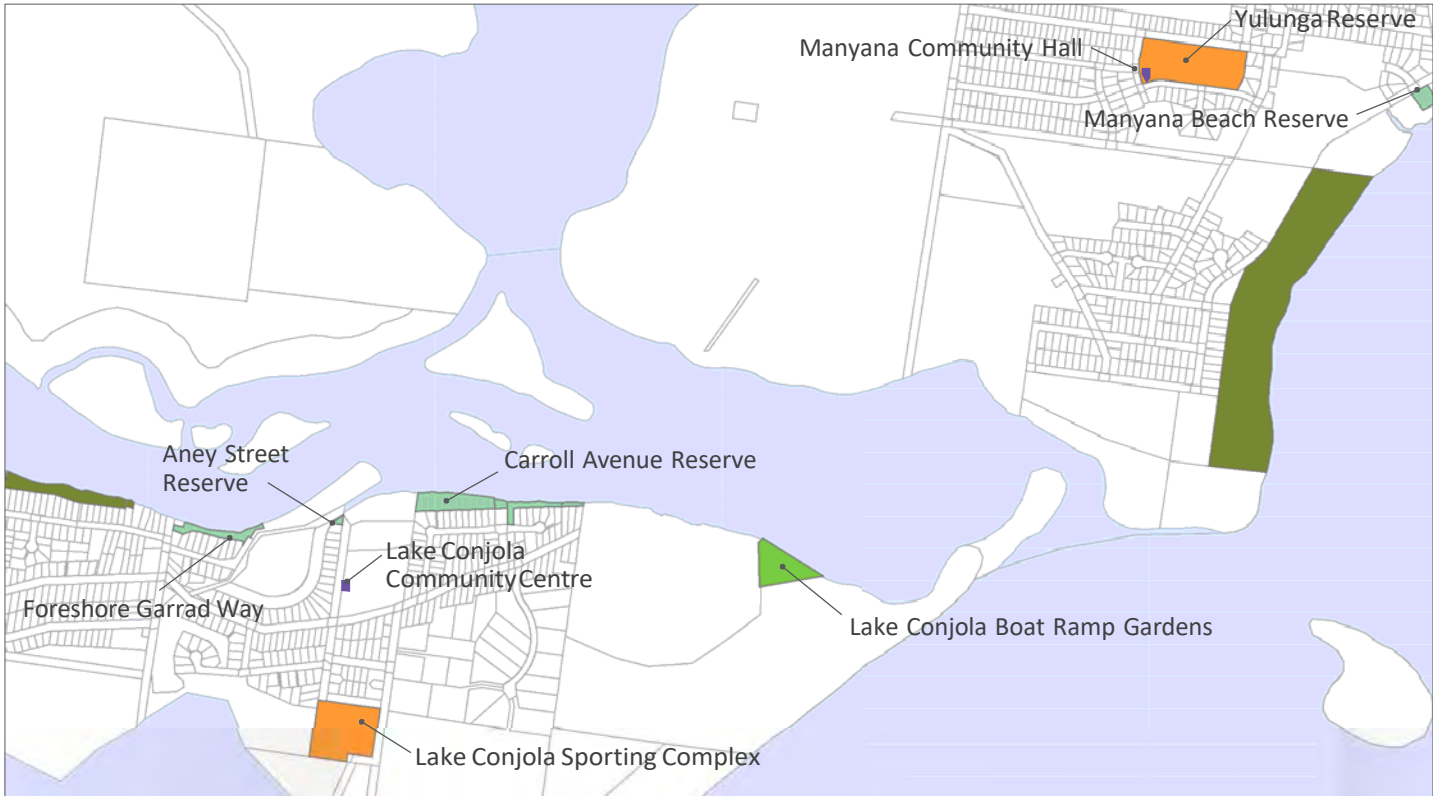
Berrara



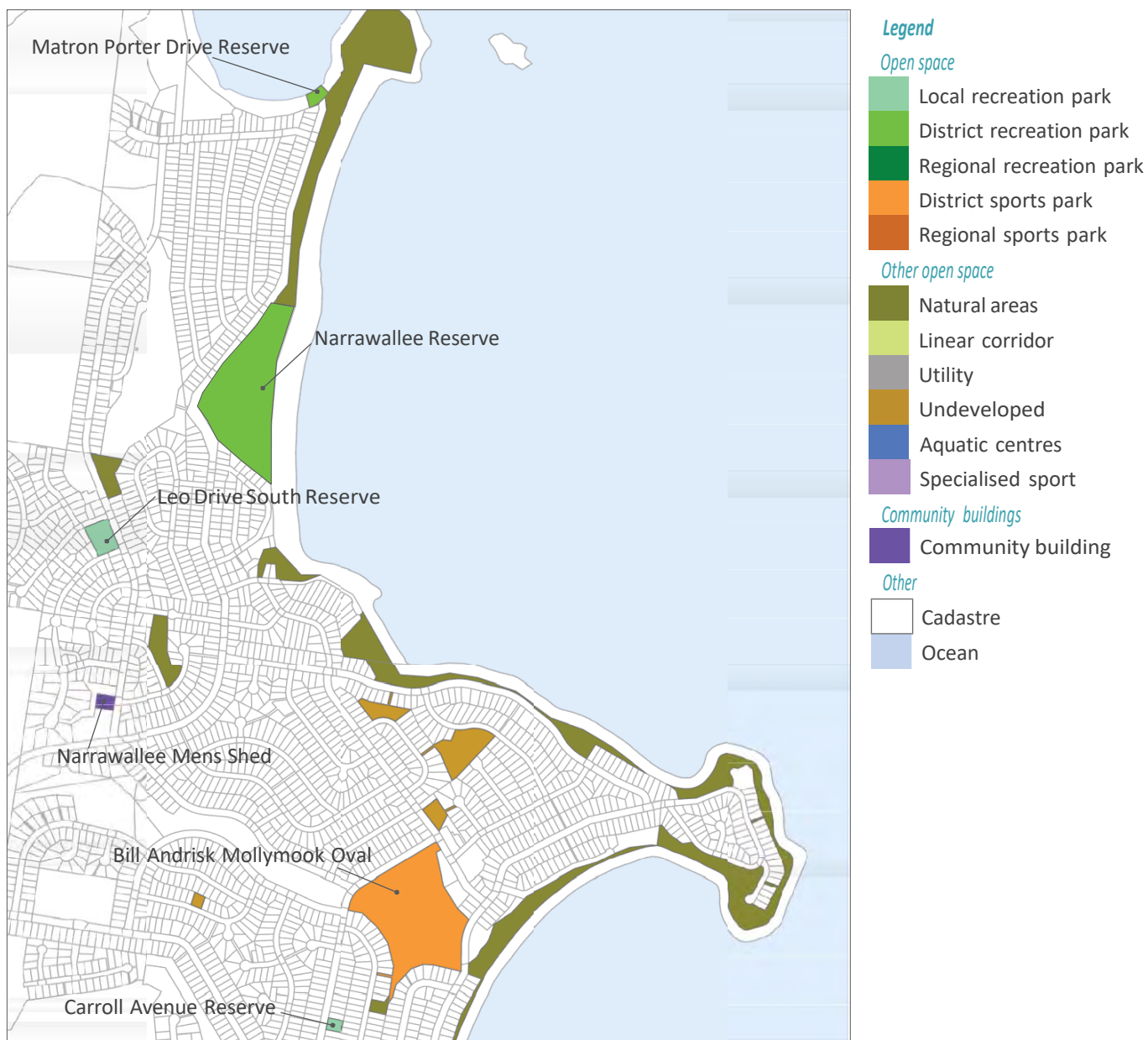
Planning area five Bendalong



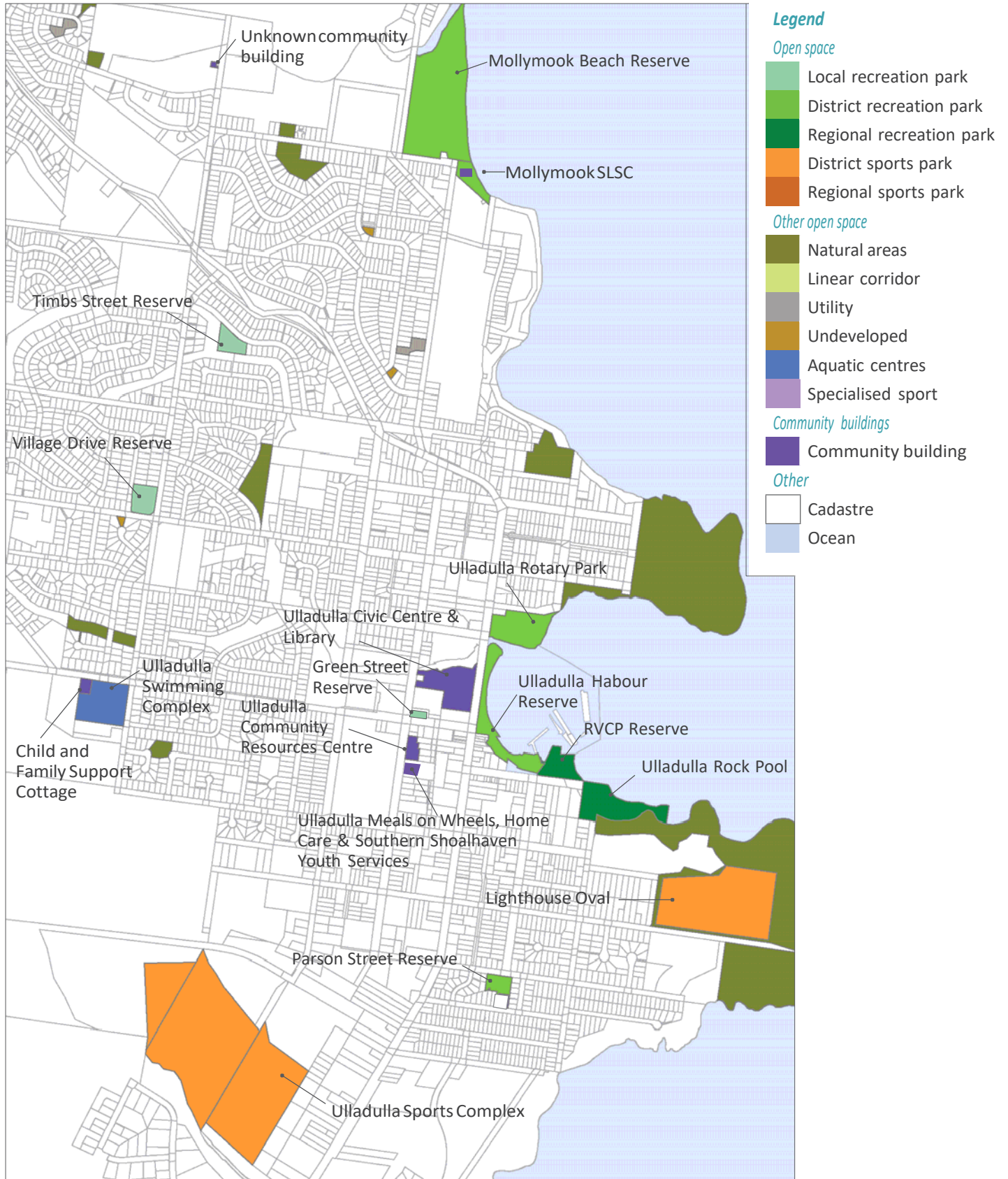
Lake Conjola and Manyana



Narrawallee and Mollymook (north)



Mollymook (south) and Ulladulla



Burrill Lake



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean

Lake Tabourie



Bawley Point



Kioloa



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean

Milton



Appendix G

Document inventory

Document name	Author
Strategies	
Growth Management Strategy, version 1 2012	Shoalhaven City Council
NSW State Plan 2021	NSW Government
Recreation and Open Space Planning Guidelines for Local Government	NSW Government
Plans and Policies	
Sportsground Strategic Plan 2008-2036	Shoalhaven City Council
Provision Of Local Area BMX Circuits Policy	Shoalhaven City Council
Bushcare Parkcare Policy	
Community Gardens Policy	
Foreshore Reserves Policy	
Icon Parks Policy	
Libraries Strategic Plan	
Park Enhancement Policy	
Public Art Policy	
Playground Strategy Review 2004	Shoalhaven City Council
Public Open Space Plan	
Recreation Strategy	
Skate Parks Policy	
Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven	
Inclusive Tourism in the Shoalhaven	Travability Pty Ltd
Key Community and Recreation Strategic Review 2008, Volume one	SGL Group
The State of Shoalhaven's Children Report	
Asset Management Plans	
Asset Management Plan - Arts & Crafts Buildings 2014	Shoalhaven City Council
Asset Management Plan - Coastal & Estuary Assets 2014	Shoalhaven City Council
Asset Management Plan - Community Buildings 2014	Shoalhaven City Council
Asset Management Plan - Courts, Tennis and Netball 2014	Shoalhaven City Council
Asset Management Plan - Cultural Centres 2014	Shoalhaven City Council
Asset Management Plan - Libraries 2014	Shoalhaven City Council
Asset Management Plan - Parks & Reserves - Playgrounds 2014	Shoalhaven City Council
Asset Management Plan - Parks & Reserves 2014	Shoalhaven City Council
Asset Management Plan - Public Halls and Community Centres 2014	Shoalhaven City Council
Asset Management Plan - Scout and Guide Club Buildings 2014	Shoalhaven City Council
Asset Management Plan - Walking Tracks 2014	Shoalhaven City Council
Other	
Development Contributions Discussion Paper 2013	gln planning
Berry Community Buildings Consultation - Workshop outcomes report	Locale consulting 2014

Appendix H

Community infrastructure summary by town

PLANNING AREA ONE

Kangaroo Valley

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.68ha
Kangaroo Valley Soldiers Memorial	Local recreation park	No	-
Moss Vale Road Reserve	Local recreation park	No	-
Riverside Park	Undeveloped park	No	-
Kangaroo Valley Showground	District sportsground	No	-
Kangaroo Valley Pool	Local aquatic centre	No	-
Community buildings			Total = 2 buildings
Kangaroo Valley Hall	Community centre	No	-
Kangaroo Valley Showground Pavilion	Community centre	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

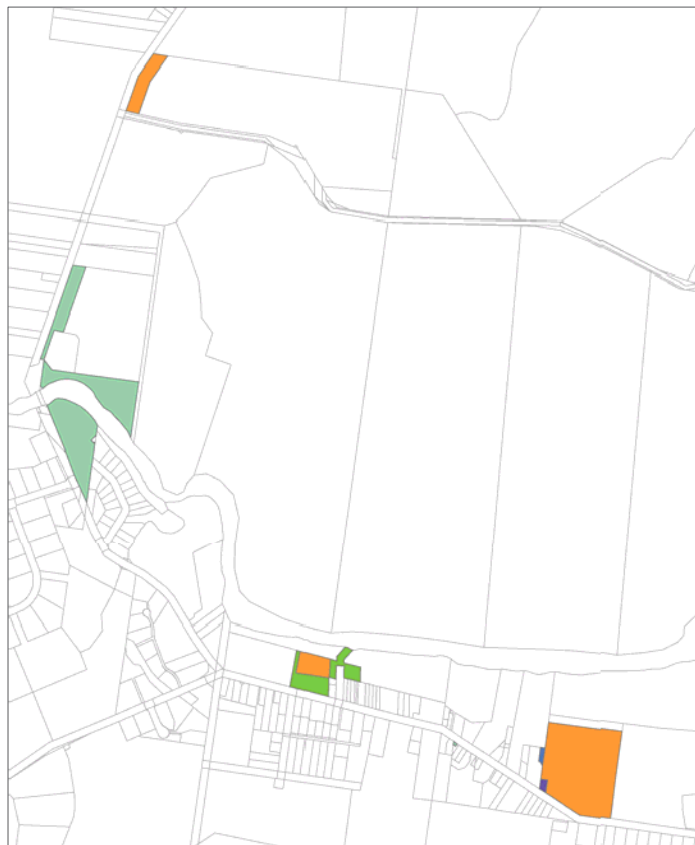
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

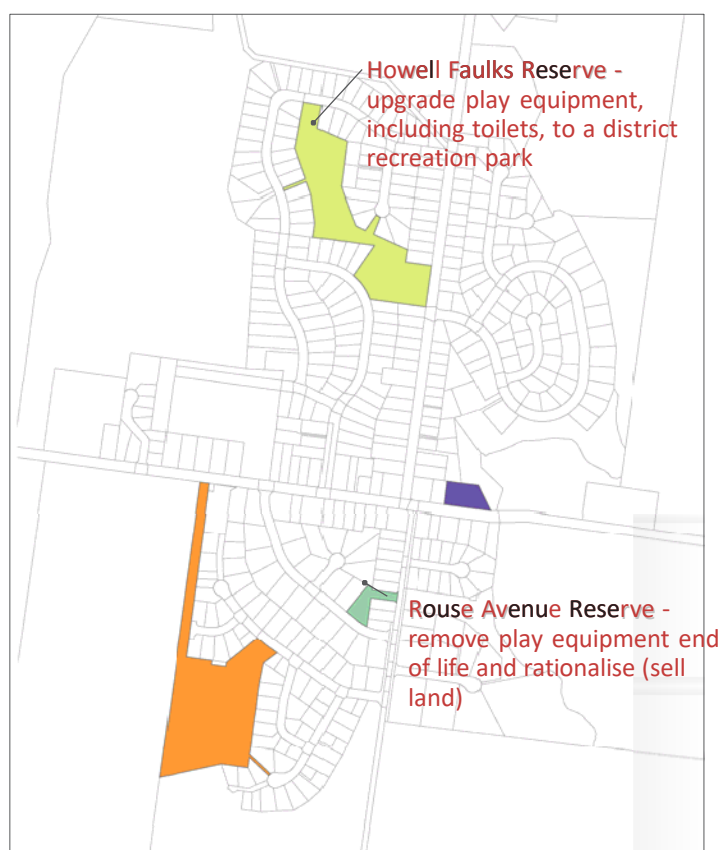
- Cadastre
- Ocean



Cambewarra

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 8.0ha
Howell Faulks Reserve	Local recreation park	Yes	upgrade play equipment, including toilets, to a district recreation park
Rouse Ave Reserve	Local recreation park	Yes	remove play equipment end of life and rationalise (sell land)
Ray Abood Village Green	District sports park	Yes	upgrade play equipment upgrade sportsground to improve usage
Community buildings			Total = 1 building
Cambewarra Scout Hall	Local community centre	No	-



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres

Community buildings

- Community building

Other

- Cadastre
- Ocean

Berry

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 11.5ha
Broughton Creek Ski Park	Local recreation park	No	-
Queen Street Reserve	Local recreation park	No	-
Station Street Reserve Berry	Local recreation park	No	-
Windsor Drive Reserve	Local recreation park	No	-
North Street Park	District recreation park	Yes	develop site as a district recreation park, as per Berry District Park Master Plan
Anzac Park	District recreation park	No	-
Apex Park & Baby Health Centre	District recreation park	Yes	remove play equipment end of life
Berry Memorial Park	District recreation park	No	-
Mark Radium Reserve	District recreation park	No	-
Princess Street Reserve	District recreation park	Yes	remove play equipment end of life
Berry Sporting Complex	District sports park	No	-
Berry Swimming Pool	Local aquatic centre	No	-
Community buildings			Total = 6 buildings
Berry Court House	Local community centre	No	-
Berry School of Arts	Local community centre	No	-
Berry Museum	Museum	No	-
Berry Cottage	Specialised buildings	No	-
Berry Mens Shed	Specialised buildings	No	-
Muir House Gallery	Specialised buildings	No	-

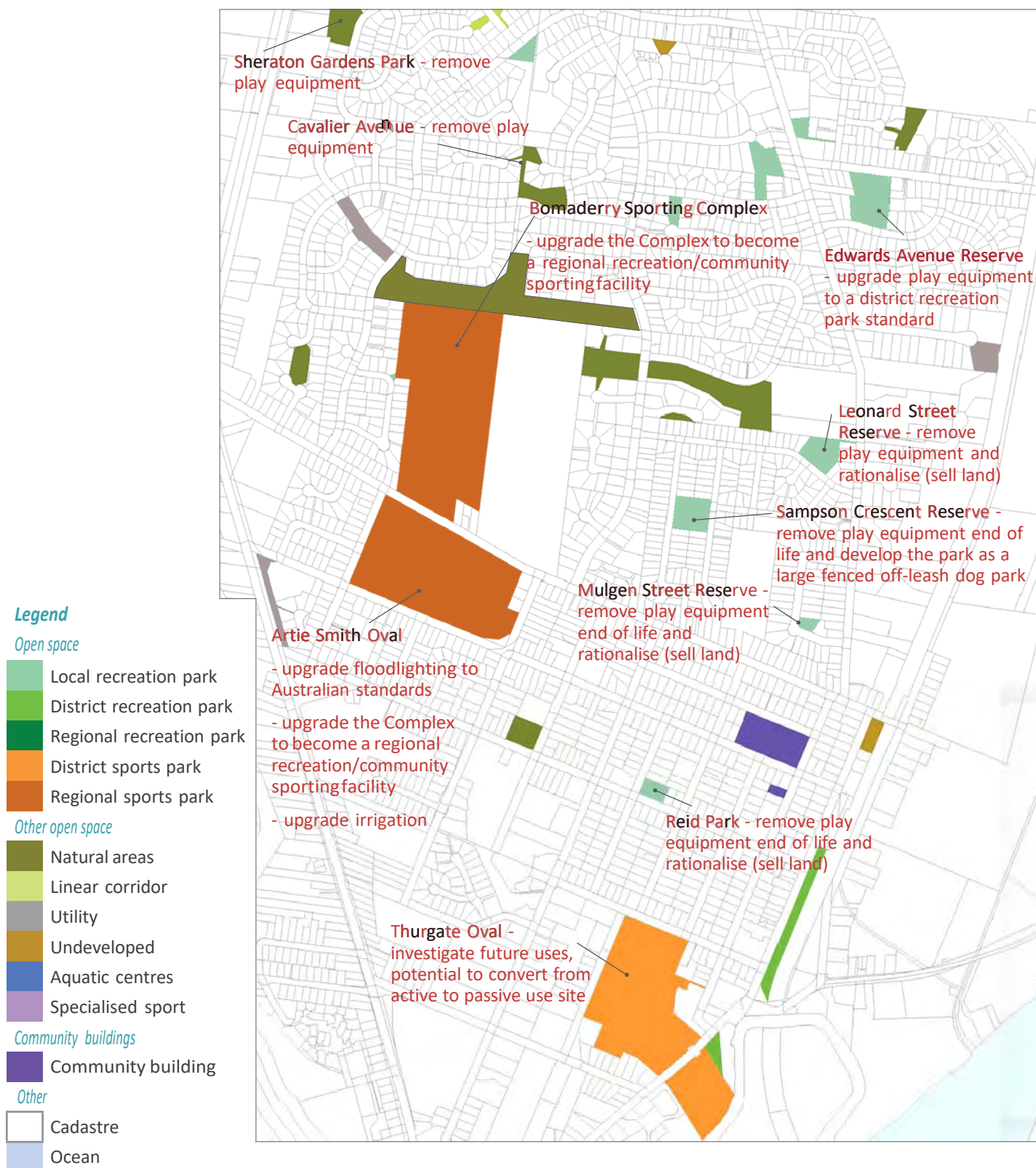


Bomaderry

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 32.33ha
Bindon Close Reserve North	Local recreation park	No	-
Bomaderry Pre-School & Former Primary School	Local recreation park	No	-
Edwards Avenue Reserve	Local recreation park	Yes	upgrade play equipment to a district recreation park
Fuschia Crescent Reserve	Local recreation park	No	-
Hibiscus Place Reserve	Local recreation park	No	-
Jasmine Drive Reserve	Local recreation park	No	-
Leonard Street Reserve	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Mulgen Street Reserve	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Penrose Drive Reserve	Local recreation park	No	-
Reid Park	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Sampson Crescent Reserve	Local recreation park	Yes	remove play equipment end of life develop the park as a large fenced off-leash dog park
Bomaderry Lions Park	District recreation park	No	-
Walsh Park	District recreation park	No	-
Bomaderry Oval	District sports park	No	-
Thurgate Oval	District sports park	Yes	investigate future uses, potential to convert from active to passive use site
Artie Smith Oval	Regional sports park	Yes	upgrade the Complex to become a regional recreation/community sporting facility upgrade floodlighting to Australian standards upgrade irrigation
Bomaderry Sporting Complex	Regional sports park	Yes	upgrade the Complex to become a regional recreation/community sporting facility

Name	Type	Future work	Recommendation
Bomaderry Aquatic Centre	District aquatic centre	No	-
Sheraton Gardens Park	Natural area	Yes	remove play equipment end of life
Cavalier Avenue Reserve	Natural area	Yes	remove play equipment end of life
Community buildings			Total = 4 buildings
Bomderry Community Centre	Local community centre	No	-
Bomaderry former school building	Local community centre	No	-
Nowra Players Theatre	District performing space	No	-
Nowra Players Theatre Workshop and Shed	Specialised building	No	-



Nowra, North Nowra and Worrigee

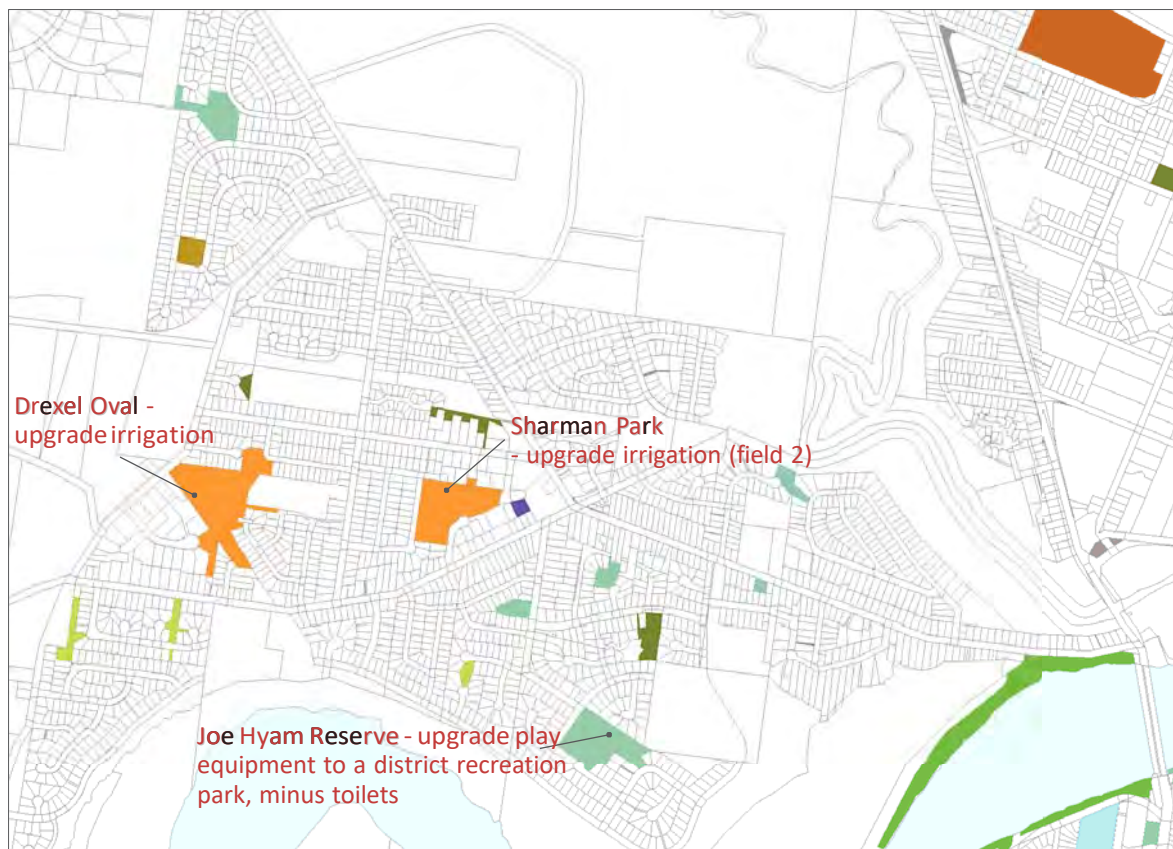
Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 149.85ha
Arunta Street Reserve	Local recreation park	Yes	once Parramatta Park's upgrades are complete, rationalise
Bainbrigge Crescent Reserve	Local recreation park	No	-
Campbell Place Reserve	Local recreation park	No	-
Carrington Park Estate	Local recreation park	No	-
Clarke Reserve	Local recreation park	No	-
Crest Park	Local recreation park	No	-
Davis Park	Local recreation park	Yes	remove toilets
Depot Farm Reserve	Local recreation park	No	-
Devlin Avenue Reserve	Local recreation park	No	-
Elyard Drive Reserve	Local recreation park	No	-
Gordon Cook Apex Park	Local recreation park	No	-
Joe Hyam Reserve	Local recreation park	Yes	upgrade play equipment to a district recreation park, minus toilets
Lee Park	Local recreation park	No	-
Lightwood ROW	Local recreation park	No	-
McClean Street Reserve	Local recreation park	No	-
Moorhouse Park	Local recreation park	No	-
Nowra Creek Reserve	Local recreation park	No	-
Philip Drive Reserve	Local recreation park	No	-
Quota Park	Local recreation park	No	-
Racemosa Avenue Reserve	Local recreation park	No	-
Rannoch Drive Reserve	Local recreation park	No	-
Sharpe Reserve	Local recreation park	No	-
Stimson Park	Local recreation park	No	-
Torridon Street Reserve	Local recreation park	Yes	once Parramatta Park's upgrades are complete, rationalise
Weeroona Place Reserve	Local recreation park	No	-
Elderberry Avenue Reserve	Local recreation park	Yes	remove play equipment end of life and rationalise
James Crescent Reserve	Local recreation park	No	-

Name	Type	Future work	Recommendation
Liberty Park	Local recreation park	Yes	remove play equipment end of life and rationalise
Rayleigh Gardens Est Tennis Court & Park	Local recreation park	No	-
Egans Lane Reserve	District recreation park	No	-
Endeavour Park	District recreation park	Yes	upgrade to a district recreation park
Graham Street Rest Area	District recreation park	No	-
Greys Beach	District recreation park	No	-
Harry Sawkins Park	District recreation park	Yes	develop a master plan for the park ensuring inclusion of pathway network
Mavromattes Reserve (Formerly River Road)	District recreation park	No	-
Morre House Park	District recreation park	No	-
North Nowra Rotary Park	District recreation park	No	-
Paringa Park (Scenic Drive Reserve)	District recreation park	Yes	design and delivery of a non-motorised water sports facility on the Shoalhaven River
Rauch Park	District recreation park	No	-
Bernie Regan Sporting Complex	Regional recreation park	No	upgrade lighting
Marriott Park	Regional recreation park	Yes	develop a master plan for the park ensuring inclusion of pathway network
Drexel Oval	District sports park	Yes	upgrade irrigation
Lyrebird Sports Park	District sports park	Yes	upgrade floodlighting to Australian Standard (fields 1 and 2) upgrade amenities building
Nowra Recreation Area	District sports park	No	-
Nowra Showground	District sports park	Yes	upgrade floodlighting to Australian Standard upgrade road network
Ratcliffe Park	District sports park	No	-
Ratcliffe Park	District sports park	No	-
Rugby Park	District sports park	No	-

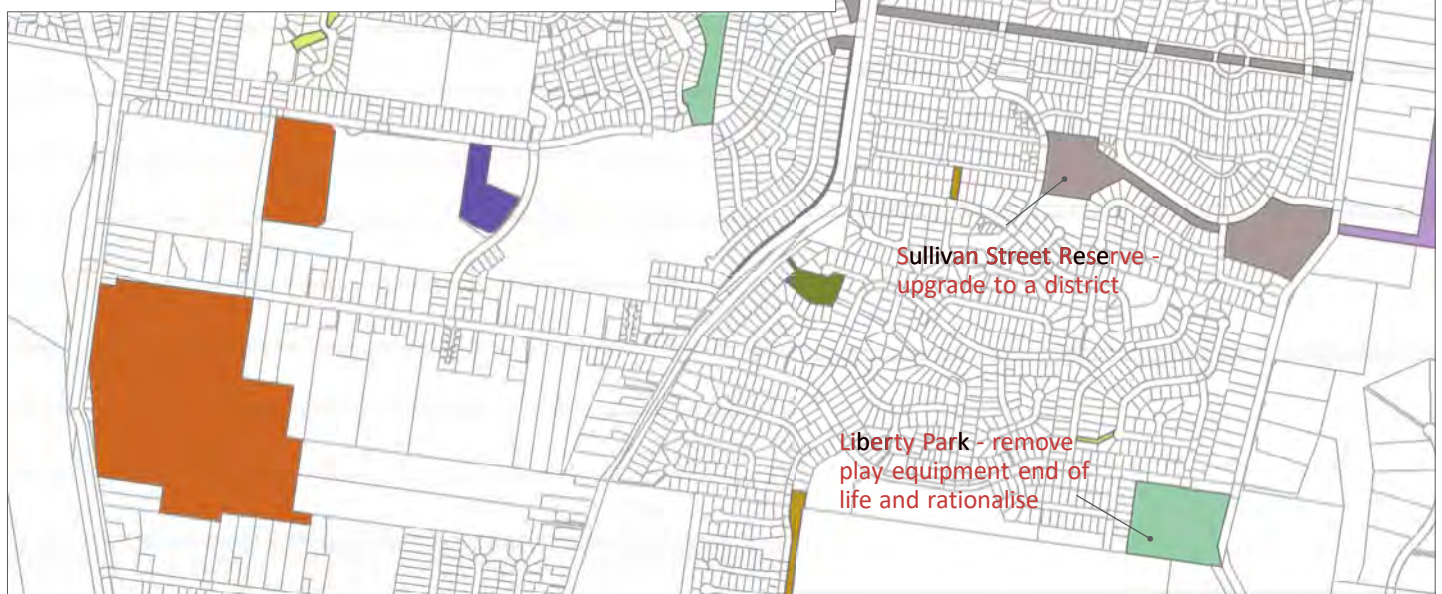
Name	Type	Future work	Recommendation
Sharman Park	District sports park		upgrade irrigation (field 2)
West Street Oval	District sports park	No	-
Ison Park	Regional sports park	No	-
Park Road Netball Courts	Regional sports park	No	-
Nowra Aquatic Park	Regional aquatics centre	No	-
Community buildings			Total = 21 buildings
East Nowra CHACC - Cottage 1	Local community centre	No	-
East Nowra CHACC - Cottage 2	Local community centre	No	-
East Nowra CHACC - Cottage 3	Local community centre	No	-
North Nowra Community Centre	Local community centre	No	-
Nowra Girl Guide Hall	Local community centre	No	-
Nowra School of Arts	Local community centre	No	-
Nowra School of Arts (Annexe)	Local community centre	No	-
Nowra Senior Citizens	Local community centre	No	-
Nowra Showground Committee Room	Local community centre	No	-
Nowra Showground Pavilion	Local community centre	No	-
East Nowra Community Transport Building 1	District community centre	No	-
East Nowra Family Support Building 2	District community centre	No	-
Nowra Integrated Youth Facility	District community centre	No	-
Shoalhaven Neighbourhood Centre	District community centre	No	-
South East Community College	District community centre	No	-
Shoalhaven Entertainment Centre	Citywide performing space	No	-
Nowra Museum	District museum	No	-
Shoalhaven City Arts Centre	Citywide art gallery	No	-
Nowra Central Library	Regional library	Yes	continue with library extensions
Nowra Mens Shed	Specialised building	No	-
Shoalhaven's Visitor Information Centre	Specialised building	No	-

North Nowra

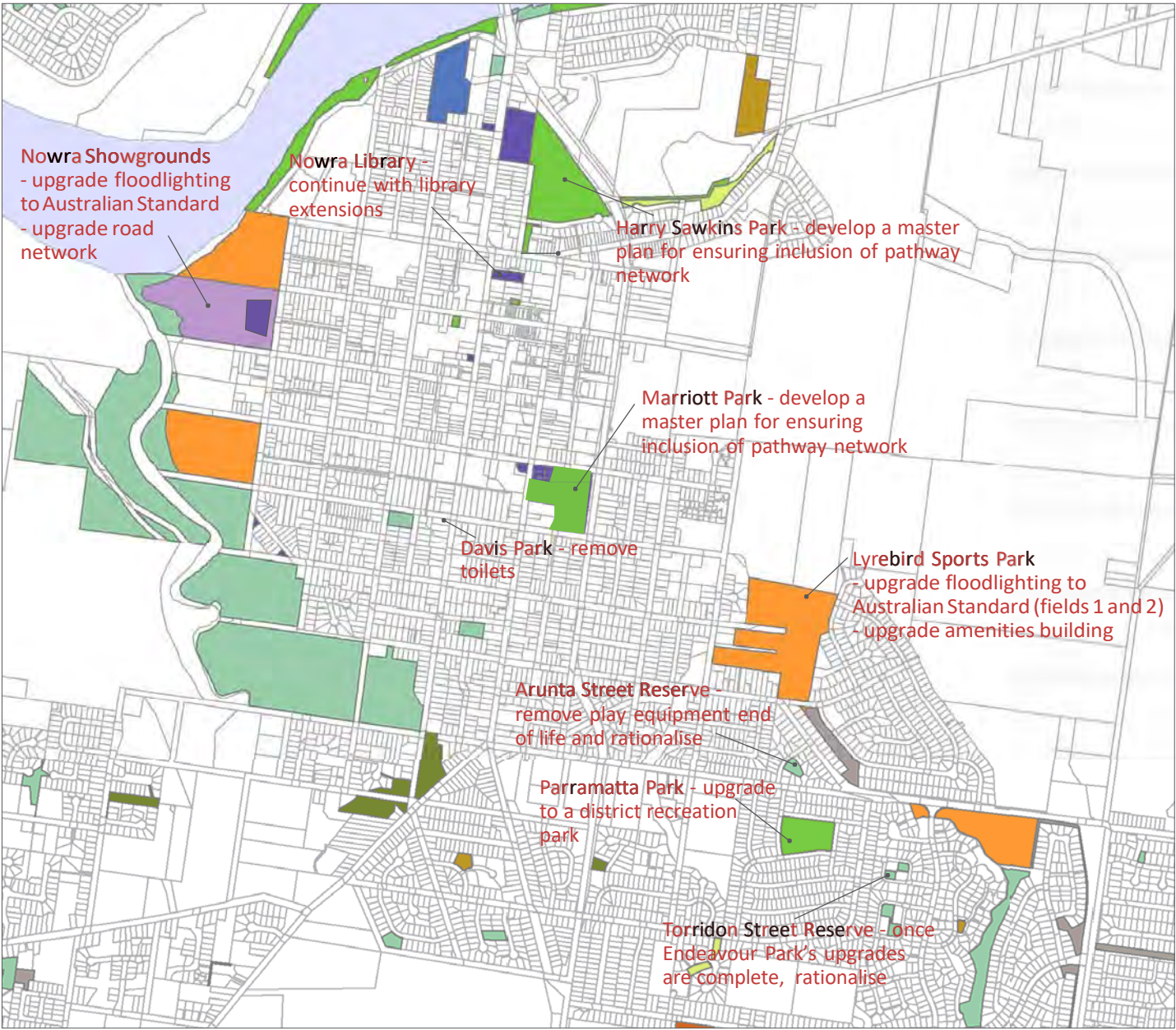


Elderberry Avenue Reserve
remove play equipment end of life and rationalise

Worrigee



Nowra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building
- Other
- Cadastre
- Ocean

Shoalhaven Heads

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 16.59ha
Caravan Park Reserve	Local recreation park	Yes	rationalise (sell land) but keep the small section of the Park that links it to Shoalhaven Heads Road to act as an access pathway for future development
Oval Drive (Pepper Reserve)	Local recreation park	Yes	upgrade to a basic level recreation park
Curtis Reserve	District recreation park	No	-
Shoalhaven Heads Foreshore	District recreation park	No	-
Jerry Bailey Oval	District sports park	No	-
Vic Zealand Oval	District sports park	Yes	irrigation (complete system) additional car parking upgrade lighting
Shoalhaven Heads Pool	Local aquatic centre	No	-
Community buildings			Total = 3 buildings
Shoalhaven Heads Community Centre	Local community centre	No	-
Shoalhaven Heads Mens Shed	Specialised buildings	No	-
Shoalhaven Heads SLSC	Specialised buildings	No	-



Greenwell Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.73ha
Crookhaven Drive Reserve	Local recreation park	No	-
Lot 2 Terrara Street	Local recreation park	Yes	rationalise (sell land) the undeveloped open space
West Street Wharf	Local recreation park	Yes	rationalise (sell land) the undeveloped open space
Anzac Park	District recreation park	No	-
Greenwell Point Foreshore Reserve	District recreation park	No	-
Greenwell Point Wharf	District recreation park	Yes	upgrade play equipment to a district recreation park, including accessible toilets
Titania Park (Formerly Greenwell Point Swimming Pool)	Regional recreation park	No	-
Gordon Ravell Oval	District sports park	Yes	remove play equipment end of life
Greenwell Point Tennis Club	District sports park	No	-
Greenwell Point Pool	Local aquatic centre	No	-
Community buildings			Total = 1 buildings
Greenwell Point Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

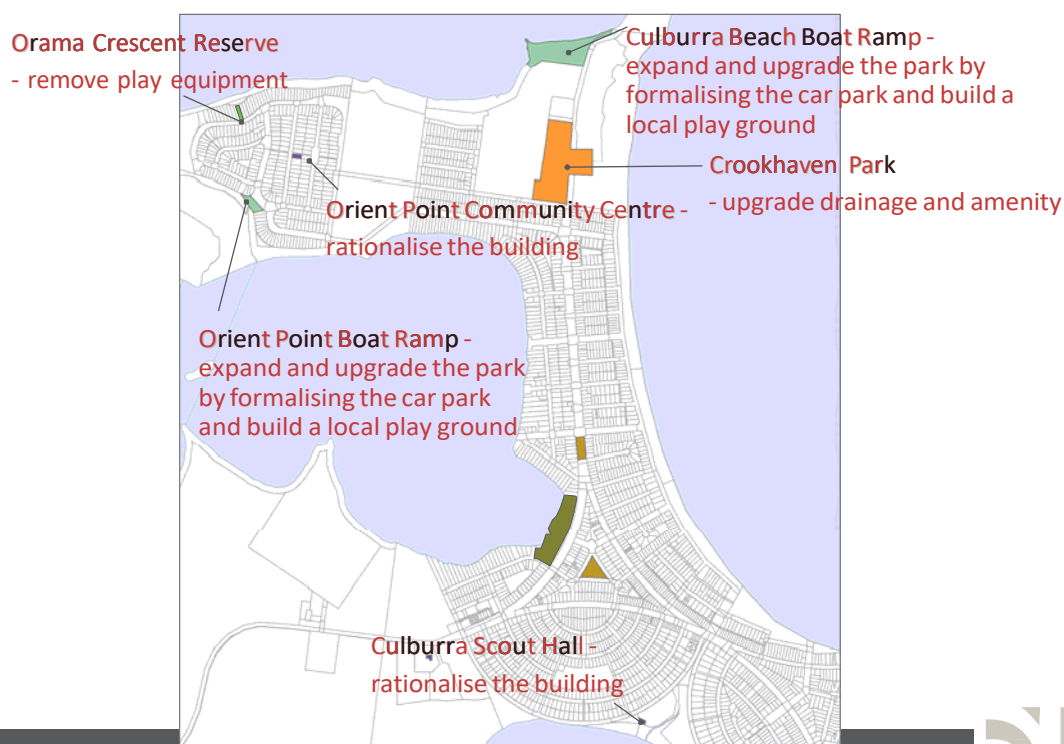
- Cadastre
- Ocean

PLANNING AREA TWO

Culburra Beach & Orient Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = ha
Culburra Beach Boat Ramp	Local recreation park	Yes	expand and upgrade the park by formalising the car park and build a local play ground
Orient Point Boat Ramp	Local recreation park	Yes	expand and upgrade the park by formalising the car park and build a local play ground
Crookhaven Park	District sports park	Yes	upgrade drainage and amenity
Orama Crescent Reserve	Local recreation park	Yes	remove play equipment end of life
Community buildings			Total = 4 buildings
Culburra Beach Community Centre	Local community centre	No	-
Orient Point Community Centre	Local community centre	Yes	investigate implementing one of the rationalisation options
Culburra Mens Shed	Specialised building	Yes	rationalise the building if utilisation is reduced or users request Council to maintain the building
Nowra Culburra SLSC	Specialised building	No	-



Currarong

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 5.41ha
Dolphin Reserve	Local recreation park	No	-
Rock Pool Reserve	Local recreation park	No	-
Walton Way Reserve	Local recreation park	Yes	remove play equipment end of life
Abrahams Bosom Reserve	District recreation park	No	-
Elliott Reserve	District sports park	Yes	remove play equipment end of life
Community buildings			Total = 1 buildings
Currarong Arts and Crafts	Specialised building	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean



Callala Bay

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.70ha
Bicentennial Park	Local recreation park	Yes	investigate the addition of exercise equipment along the foreshore path, Bicentennial Path
Callala Beach Road Reserve	Local recreation park	No	-
Callala Creek Bicentennial Park	Local recreation park	No	-
Marine Parade Reserve	Local recreation park	No	-
Parkes Crescent Circle Reserve	Local recreation park	No	-
Progress Park	District recreation park	No	-
Callala Sportsground and Community Centre	District sports park	Yes	upgrade the Ground to attract summer sporting codes
Gowlland Crescent Reserve	Natural open space	Yes	remove play equipment
Community buildings			Total = 3 buildings
Callala Community Centre	Local community centre	No	-
Callala Bay Progress Hall	Local community centre	Yes	investigate implementing one of the rationalisation options
Callala Beach Community Centre	Local community centre	No	-



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

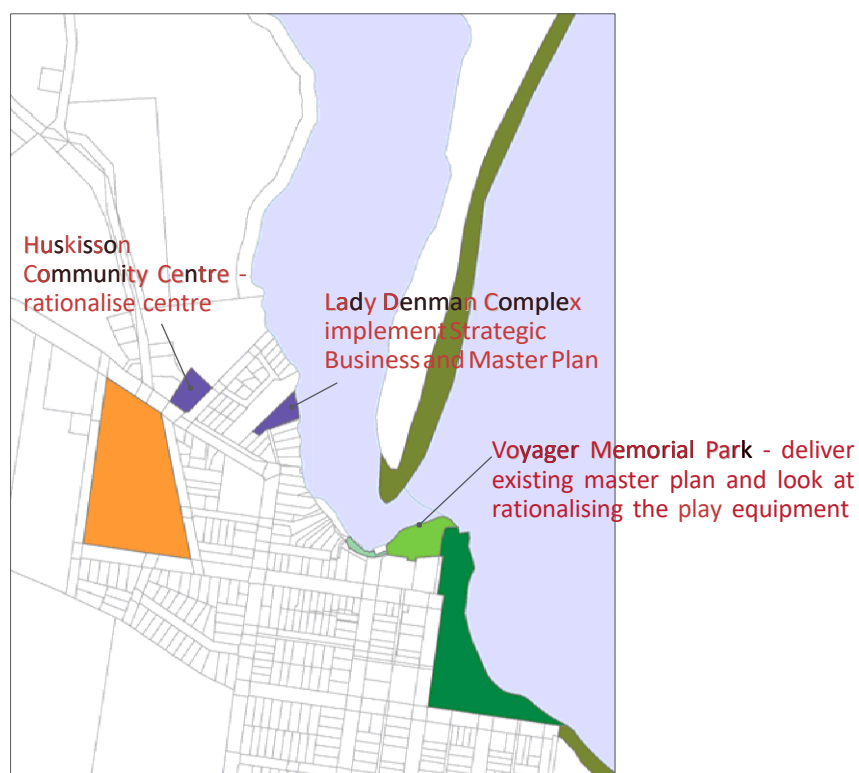
- Cadastre
- Ocean

PLANNING AREA THREE

Huskisson

Community infrastructure

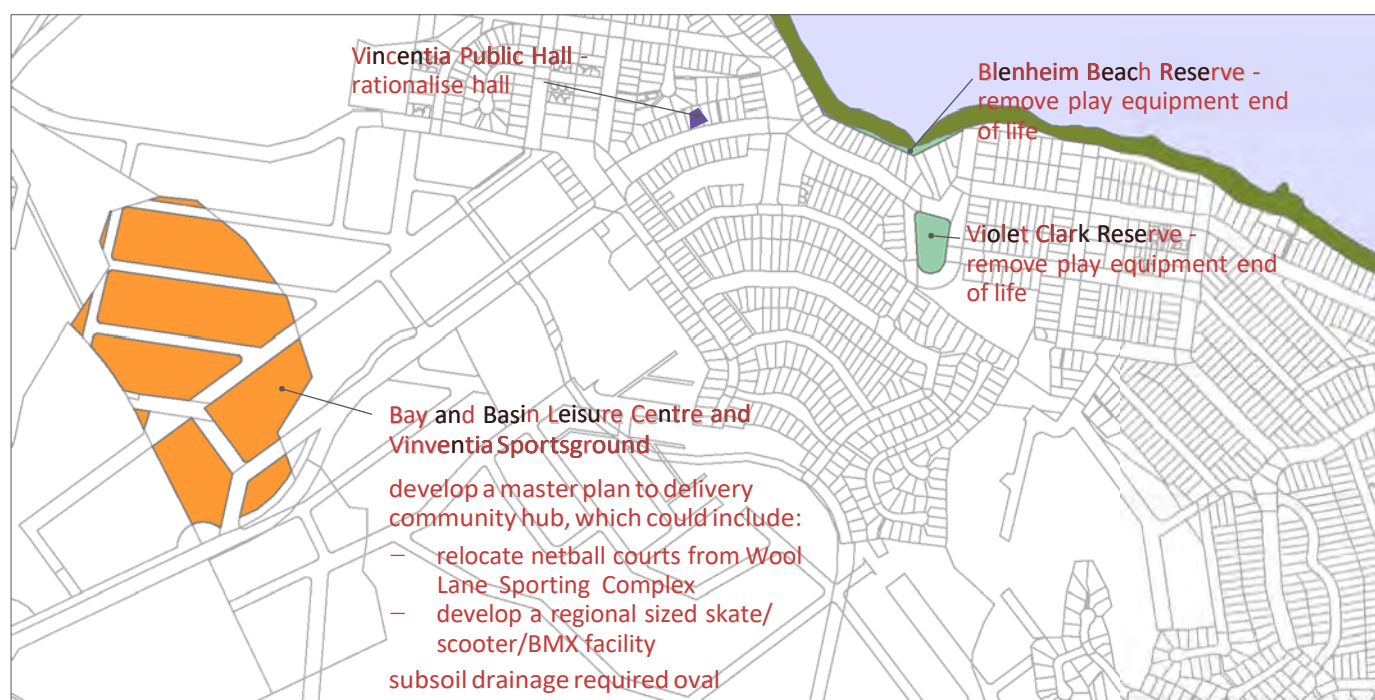
Name	Type	Future work	Recommendation
Open space			Total = 9.7ha
Rotary Park	Local recreation park	No	-
Voyager Memorial Park	District recreation park	Yes	deliver existing master plan and look at rationalising the play equipment
White Sands Park	Regional recreation park	No	-
Huskisson Sportsground	District sports park	No	-
Huskisson Sea Pool	Sea Pool	No	-
Community buildings			Total = 2 buildings
Huskisson Community Centre	Local community centre	Yes	investigate implementing one of the rationalisation options
Huskisson Meals on Wheels	Local community centre	No	-
Lady Denman Heritage Complex	Local museum	Yes	implement Strategic Business and Master Plan



Vincentia

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 19.3ha
Vincentia Boat Ramp Reserve	Local recreation park	No	-
Violet Clark Reserve	Local recreation park	No	remove play equipment end of life
Blenheim Beach Reserve	District recreation park	No	remove play equipment end of life
Plantation Point Reserve	District recreation park	Yes	upgrade play equipment
Bay And Basin Leisure Centre And Vincentia Sportsground	District sports park	Yes	develop a master plan to delivery community hub, which could include: <ul style="list-style-type: none"> relocate netball courts from Wool Lane Sporting Complex develop a regional sized skate/scooter/BMX facility subsoil drainage required oval
Bay and Basin Leisure Centre	Regional aquatic centre	No	-
Community buildings			Total = 1 buildings
Vincentia Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options



St Georges Basin & Basin View

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 34.18ha
Basin View Foreshore	Local recreation park	No	-
Basin Walk Along Foreshore	Local recreation park	No	-
Paul Bland Reserve	Local recreation park	No	-
The Basin Road Reserve	Local recreation park	No	-
Basin View Boatramp Reserve/ Bmx	District recreation park	No	-
Blacket Park	District recreation park	Yes	relocate toilet near play equipment above the tidal zone and decommission existing toilet
Kingfisher Reserve	District recreation park	No	-
St Georges Basin Sportsground	District sports park	Yes	flood lighting to Australian Standard
Community buildings			Total = 1 buildings
St Georges Basin Community Centre	Local community centre	No	-

St Georges Basin



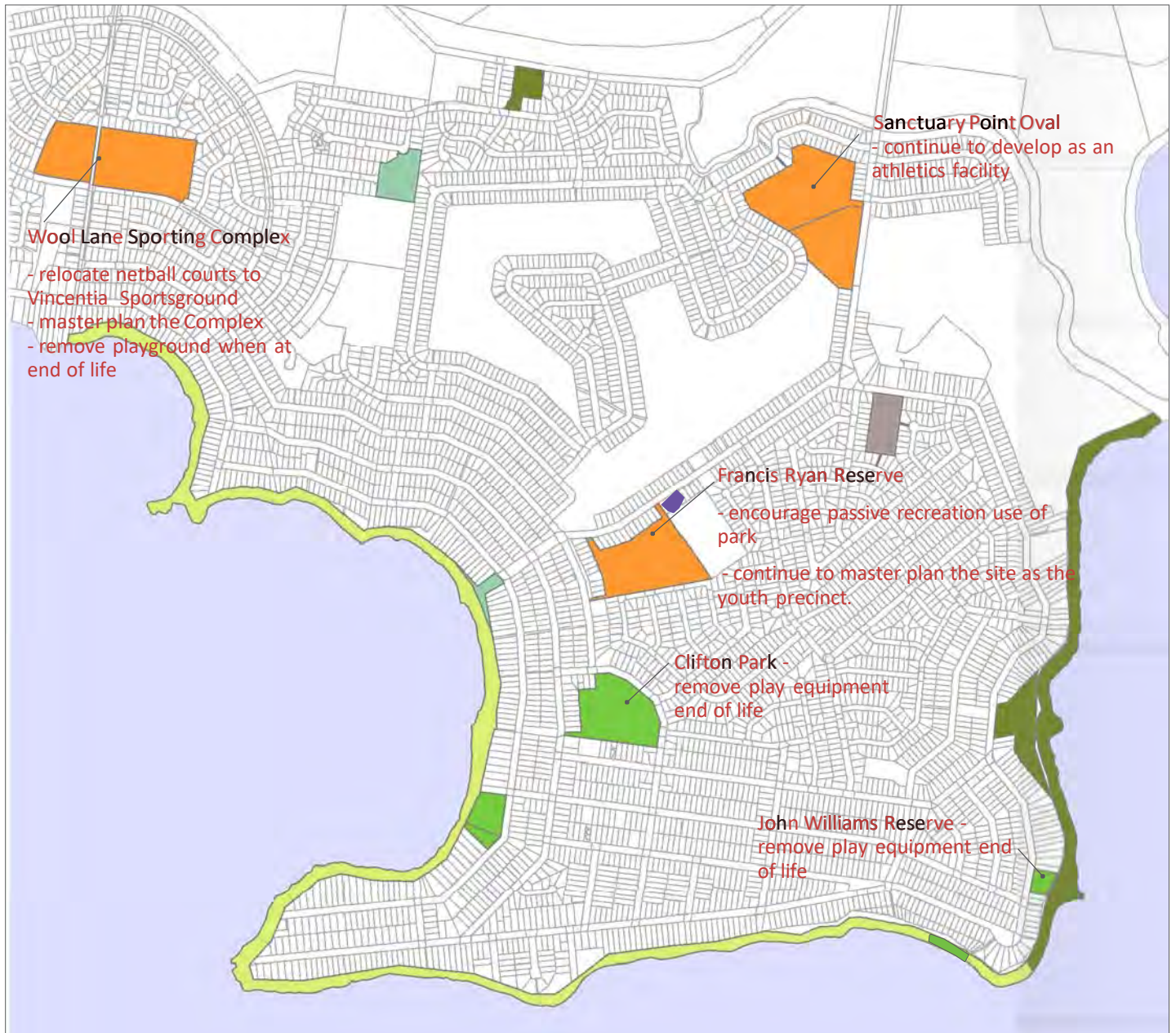
Basin View



Sanctuary Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 26.0ha
Clifton Park	Local recreation park	Yes	remove play equipment end of life
Yellow Bellied Glider Reserve	Local recreation park	No	-
John Williams Reserve	District recreation park	Yes	remove play equipment end of life
Paradise Beach Reserve	District recreation park	No	-
Sanctuary Point Public Reserve	District recreation park	No	-
Francis Ryan Reserve	District sports park	Yes	encourage passive recreation use of park to compliment the active users continue to master plan the site as the youth precinct.
Sanctuary Point Oval	District sports park	Yes	continue to develop as an athletics facility
Wool Lane Sporting Complex	District sports park	Yes	relocate netball courts to Vincentia Sportsground master plan the Complex remove playground when at end of life
Community buildings			Total = 3 buildings
Sanctuary Point Community Centre	Local community centre	No	-
Sanctuary Point Library	District library	Yes	investigate implementing one of the rationalisation options
Bay and Basin Potters Community Centre	Specialised building	No	-



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

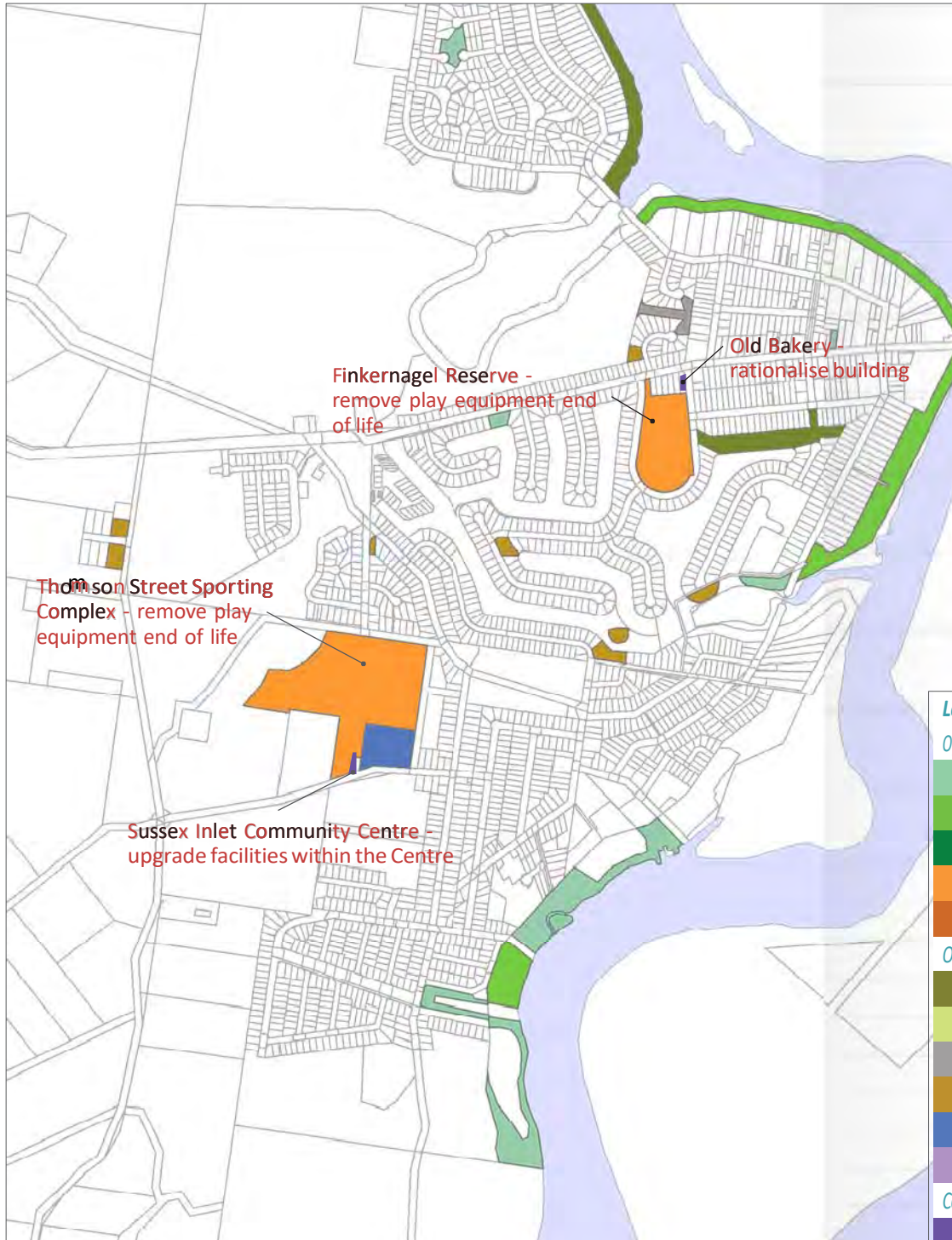
- Cadastre
- Ocean

PLANNING AREA FOUR

Sussex Inlet

Community infrastructure

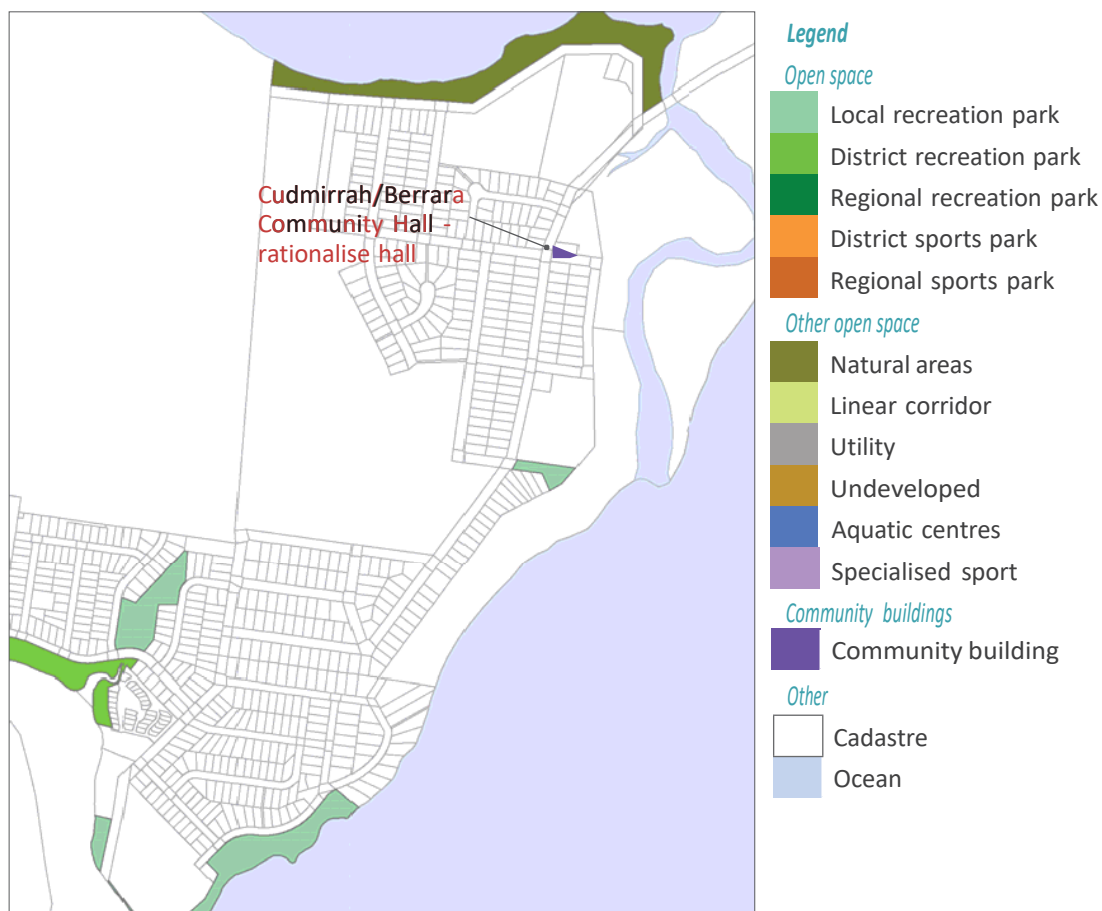
Name	Type	Future work	Recommendation
Open space			Total = 30.05ha
Alamein Road Reserve	Local recreation park	No	-
Denoon Reserve (2)	Local recreation park	No	-
Edgewater Ave Reserve	Local recreation park	No	-
Jacobs Dr Reserve	Local recreation park	No	-
Lions Peace Park	Local recreation park	No	-
Shelly Gr Reserve	Local recreation park	No	-
Sussex Inlet	Local recreation park	No	-
Jacob Ellmoos Reserve	District recreation park	No	-
Sussex Inlet Lions Park	District recreation park	No	-
Finkernagel Reserve	District sports park	Yes	remove play equipment end of life
Thomson Street Sporting Complex	District sports park	Yes	remove play equipment end of life
Sussex Inlet Aquatic Centre	District aquatics centre	No	-
Community buildings			Total = 7 buildings
Royal Volunteer Coastal Patrol Sussex Inlet	Local community centre	No	-
Sussex Inlet Community Centre	Local community centre	Yes	upgrade facilities within the Centre
Sussex Inlet Lions Club Storage Shed	Local community centre	No	-
Sussex Inlet 'Old Bakery'	Local community centre	Yes	investigate implementing one of the rationalisation options
Sussex Inlet Potters	Specialised building	No	-
Sussex Inlet SLSC	Specialised building	No	-
Sussex Inlet Mens Shed	Specialised building	No	-



Cudmirrah and Berrara

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 19.11ha
Berrara Creek Reserve (Old Caravan Park)	Local recreation park	No	-
Meadow Lake Reserve	Local recreation park	No	-
Silver Sands Drive Reserve	Local recreation park	No	-
Third Avenue Reserve	Local recreation park	No	-
Berrara Lagoon Reserve	District recreation park	No	-
Community buildings			Total = 1 buildings
Cudmirrah/Berrara Community Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

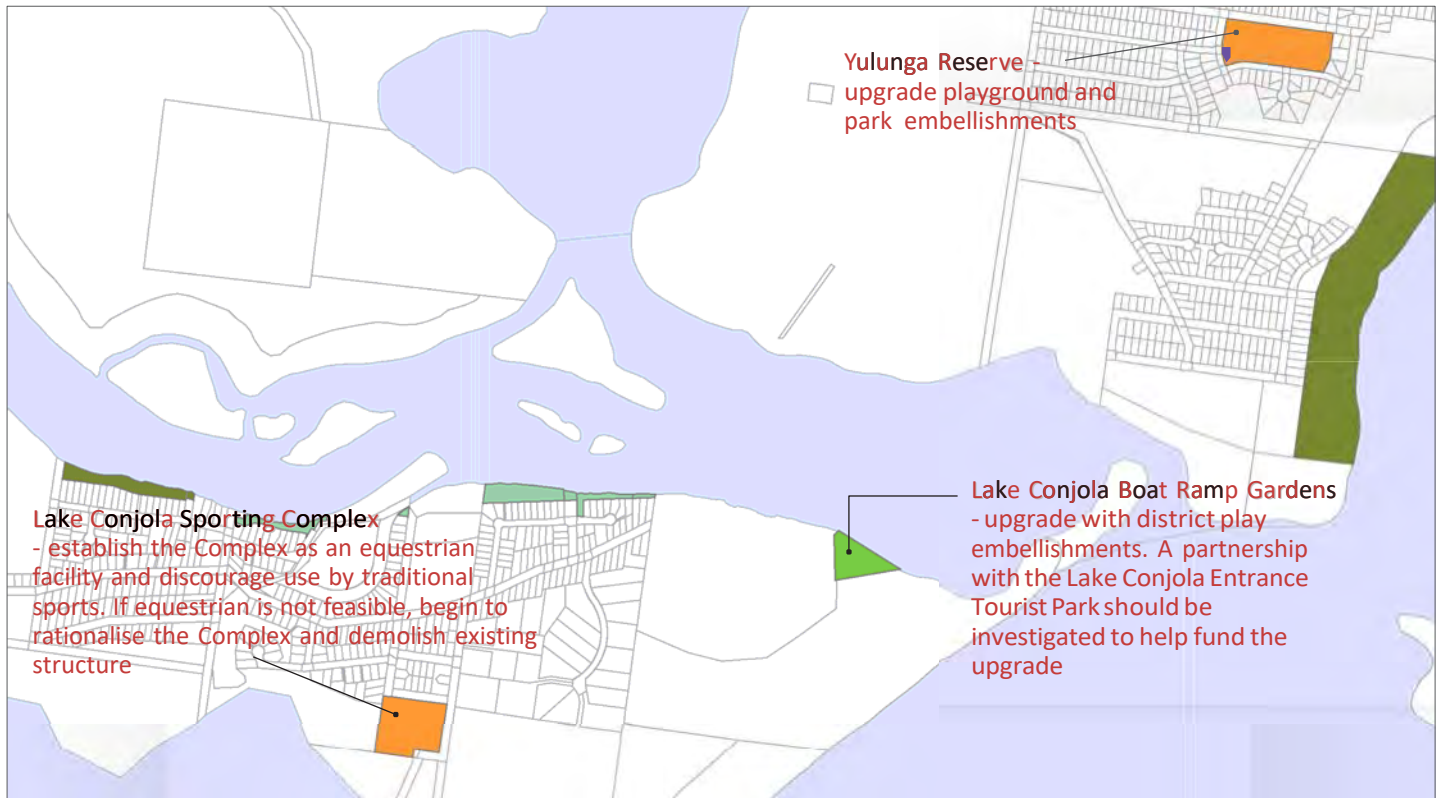


PLANNING AREA FIVE

Lake Conjola and Manyana

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 7.08ha
Aney Street Reserve	Local recreation park	No	-
Carroll Avenue Reserve	Local recreation park	No	-
Foreshore Garrad Way	Local recreation park	No	-
Manyana Beach Reserve	Local recreation park	No	-
Lake Conjola Boat Ramp Gardens	District recreation park	Yes	upgrade with district play embellishments. A partnership with the Lake Conjola Entrance Tourist Park should be investigated to help fund the upgrade
Lake Conjola Sporting Complex	District sports park	Yes	establish the Complex as an equestrian facility and discourage use by traditional sports. If equestrian is not feasible, begin to rationalise the Complex and demolish existing structure
Yulunga Reserve	District sports park	Yes	upgrade playground and park embellishments
Community buildings			Total = 2 buildings
Lake Conjola Community Centre	Local community centre	No	-
Manyana/Yulunga Public Hall	Local community centre	No	-

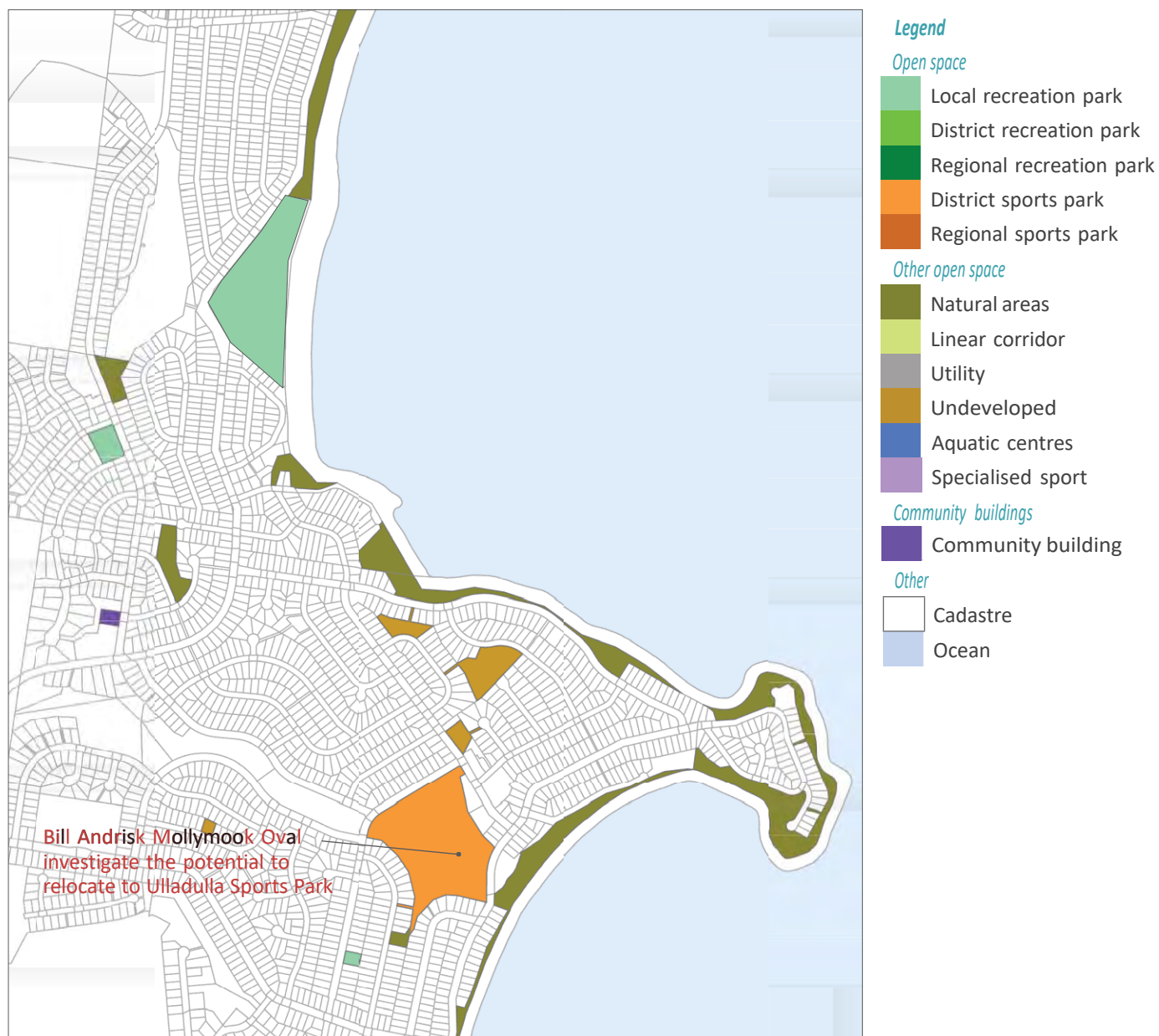


Narrawallee, Mollymook and Ulladulla

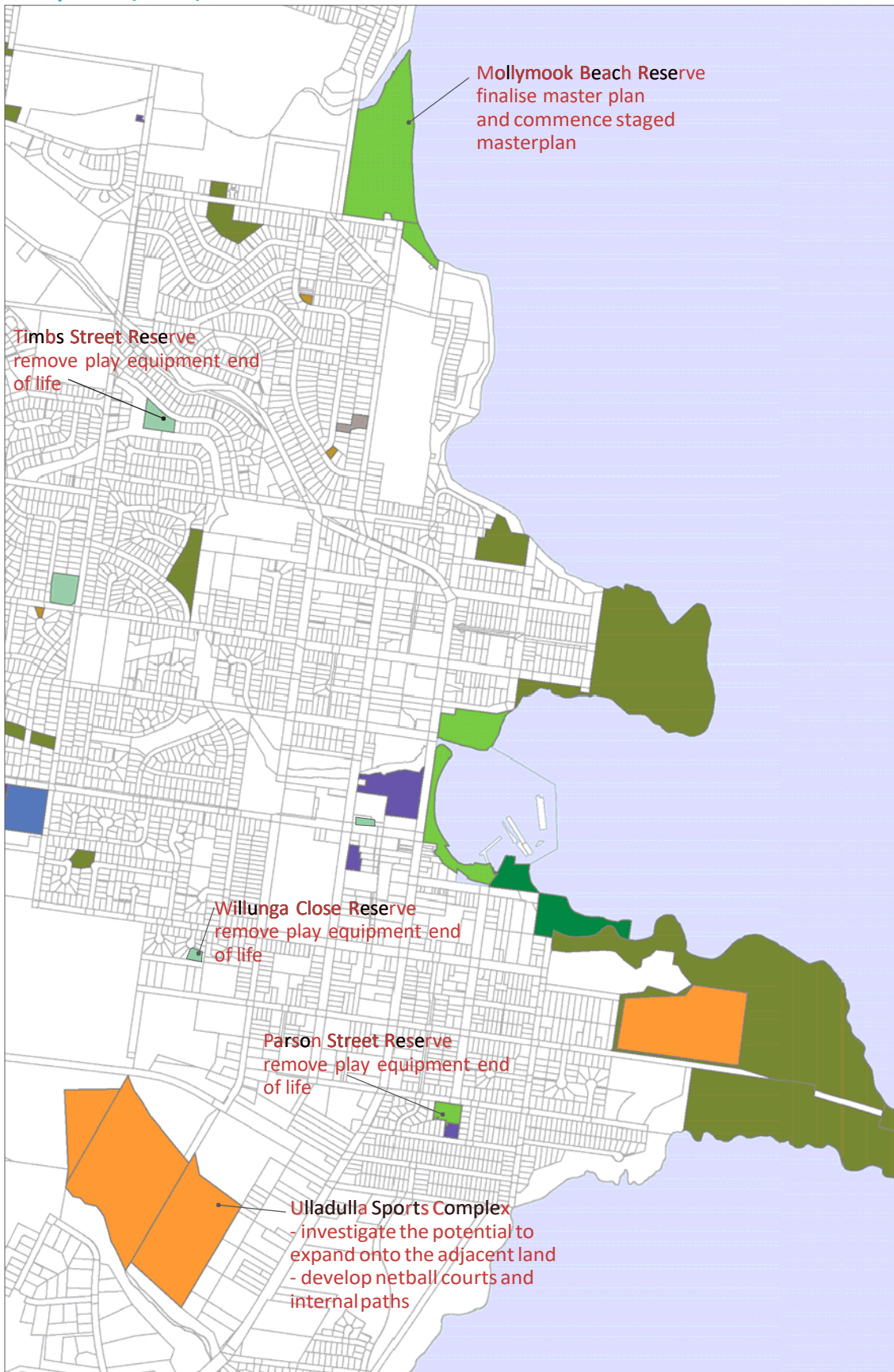
Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 57.22ha
Green Street Reserve	Local recreation park	Yes	rationalise reserve
Leo Drive South Reserve	Local recreation park	No	-
Timbs Street Reserve	Local recreation park	Yes	remove play equipment end of life
Village Drive Reserve	Local recreation park	No	-
Mison Avenue Reserve	Local recreation park	Yes	remove play equipment end of life
Willunga Crescent Reserve	Local recreation park	Yes	remove play equipment end of life
Matron Porter Drive Reserve	District recreation park	No	-
Mollymook Beach Reserve	District recreation park	Yes	finalise master plan and commence staged development
Mollymook Surf Club	District recreation park	No	-
Parson Street Reserve	District recreation park	Yes	remove play equipment end of life
Ulladulla Harbour Reserve	District recreation park	No	-
Ulladulla Rotary Park	District recreation park	No	-
R.V.C.P. Reserve	Regional recreation park	No	-
Ulladulla Rock Pool - Surrounds	Regional recreation park	No	-
Bill Andriske Mollymook Oval	District sports park	Yes	investigate the potential to relocate to Ulladulla Sports Park
Lighthouse Oval	District sports park	No	-
Ulladulla Sports Park	District sports park	Yes	investigate the potential to expand onto the adjacent land develop netball courts and internal paths
Ulladulla Sea Pool	Sea pool	No	-
Ulladulla Leisure Centre	Regional aquatic centre	No	-
Community buildings			Total = 7 buildings
Ulladulla Meals on Wheels and Home Care	Local community centre	No	-
Southern Shoalhaven Youth Services	District community centre	No	-
Ulladulla Community Resources Centre	District community centre	No	-
Ulladulla Civic Centre	Citywide performing space	No	-
Ulladulla Library	District library	No	-
Mollymook SLSC	Specialised building	No	-
Shoalhaven Visitor Centre	Specialised building	No	-

Narrawallee and Mollymook (north)



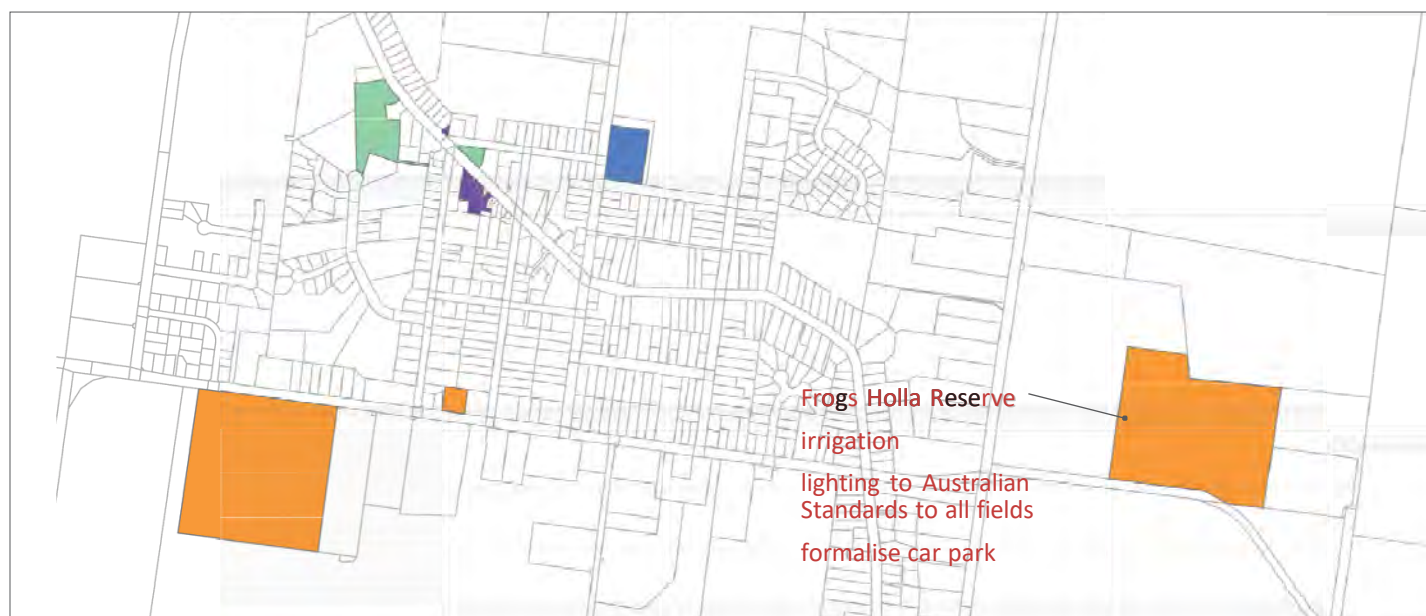
Mollymook (south) and Ulladulla



Milton

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 12.65ha
Mick Ryan Park	Local recreation park	No	-
Milton Memorial Park	Local recreation park	No	-
Frogs Holla Reserve	District sports park	Yes	irrigation lighting to Australian Standards to all fields formalise car park
Milton Showground	District sports park	No	-
Milton Tennis Courts	District sports park	No	-
Milton Swimming Pool	Local aquatic centre	No	-
Community buildings			Total = 4 buildings
Milton Ulladulla Historic House	Local community centre	No	-
Milton theatre	District performing space	No	-
Milton library	Local library	No	-
Milton Village Cultural Centre	Specialised building	No	-



Burrill Lake

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 8.27ha
Barker Reserve	Local recreation park	No	-
Ireland Street Reserve	Local recreation park	No	-
McDonald Parade Reserve	Local recreation park	Yes	remove play equipment end of life
Rackham Crescent Reserve	Local recreation park	No	-
Thistleton Reserve	Local recreation park	No	-
Burrill Lake Lions Park	Regional recreation park	No	-
Burrill Lake Sportsground	District sports park	No	-
Community buildings			Total = 1 building
Burrill Lake Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

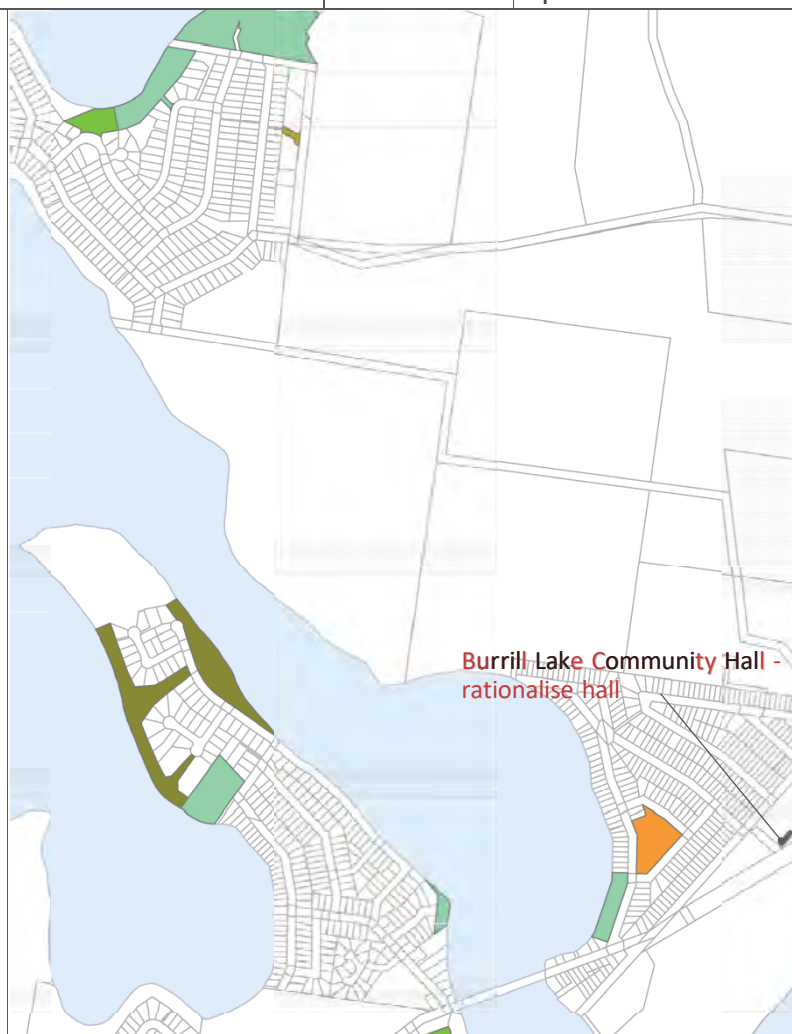
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean



Lake Tabourie

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 1.0ha
Beach Street Reserve	District recreation park	No	-
Community buildings			1 building
Lake Tabourie Museum	Local museum	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean





recreation
open space
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specialists



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