

# DRAFT Eurobodalla s7.12 Contributions Plan

2022

# Eurobodalla Shire s7.12 Contributions Plan 2022

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## Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the *Eurobodalla Local Environmental Plan 2012*, or the *Environmental Planning and Assessment Act 1979*, except as provided for below.

In this plan, the following words and phrases have the following meanings:

**Applicant** means the person, company or organisation submitting a development application.

**CDC** means complying development certificate.

**Consent authority** has the same meaning as in the EP&A Act but also includes a registered certifier responsible for issuing a complying development certificate.

**Cost summary report** means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation. A standard cost summary report is shown in Appendix B.

**Council** means Eurobodalla Shire Council.

**DPE** means the Department of Planning and Environment.

**EP&A Act** means the NSW Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the NSW Environmental Planning and Assessment Regulation 2000.

**LEP 2012** means the Eurobodalla Local Environmental Plan 2012.

**LGA** means local government area.

**Local infrastructure** means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

**Material public benefit** means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

**Proposed cost of development** means the cost of the development proposed in a development application of a complying development application under the provisions of clause 25J of the EP&A Regulation.

**Social housing provider** has the same meaning as in State Environmental Planning Policy (Housing) 2021

**Works in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

## Plan summary

### Plan overview

The Eurobodalla Local Government Area (**LGA**) currently has a population of approximately 39,700 residents<sup>1</sup>. Future residential development is expected in the area over the next 15 years.

The development that will accommodate the extra residents will likely be spread throughout the LGA and concentrated in the northern and central areas. Smaller increases in new dwellings are anticipated in the southern area. This population growth will create additional demand for new and upgraded local infrastructure, including open space and recreation facilities, community facilities and roads. There is also likely to be additional non-residential developments including retail, commercial and tourist accommodation.

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) authorises a consent authority to require contributions in the form of a percentage levy of the cost of development toward the provision, extension or augmentation of public services or public amenities, if it has adopted a contributions plan.

This plan authorises the consent authority including Eurobodalla Shire Council (**Council**), a planning panel or a registered certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring s7.12 levies from development to which the plan applies.

This plan has been prepared in accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2000* (**EP&A Regulation**) and having regard to the latest practice notes issued by the Secretary of the Department of Planning and Environment (**DPE**).

### Summary of levy rates

Table 1 Section 7.12 levy rates

Development cost*	Levy rate
Development that has a proposed cost of carrying out the development:	
up to and including \$100,000	Nil
more than \$100,000 and up to and including \$200,000	0.5% of that cost
more than \$200,000	1% of that cost

\*Subject to exemptions provided in Section 1.4.

<sup>1</sup> profile.i.d, Eurobodalla Shire community profile, accessed June 2021, <[https://profile.id.com.au/Eurobodalla\\_/highlights-2016](https://profile.id.com.au/Eurobodalla_/highlights-2016)>

## Calculating a levy amount

Subject to Section 1.4 of this plan (i.e. exempted development), s7.12 levies shall be required from development with a proposed cost of development of more than \$100,000.

The total s7.12 levy for any individual development is determined by applying the applicable levy rate in **Table 1** to the proposed cost of carrying out the development, that is:

$$\text{Levy amount}(\$) = \%C \times \$C$$

Where:

**%C** is the applicable levy percentage rate (refer to Table 1)

**\$C** is the proposed cost of carrying out the development (refer to Section 2.11)

## Summary of infrastructure Works

Infrastructure Category	\$
<b>Open space and recreation</b>	
Works - Future	\$8,921,365
Land & Works - Existing	\$1,799,168
Subtotal	\$10,720,533
<b>Community and cultural</b>	
Works - future	\$6,926,250
Land & Works - Existing	\$266,200
Subtotal	\$7,192,450
<b>Paths and cycleways</b>	
Works	\$2,510,851
Land & Works - Existing	\$337,123
Subtotal	\$2,847,974
<b>Planning Studies</b>	\$440,000
<b>Total</b>	<b>\$21,200,957</b>

## Plan structure

This plan has been broken up into the following sections to allow easy navigation including by Council staff, applicants and registered certifiers. A brief description of each section is provided below.

### **Section 1 – Is a contribution required and how is it calculated?**

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and provides worked examples on the calculation of contribution amounts for a selection of developments.

### **Section 2 - How is a contribution imposed on a development?**

This section explains how conditions of consent will be used to require levies, and the way in which contribution rates will be adjusted over time to reflect inflation related changes in infrastructure costs. It also describes registered certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

### **Section 3 – How and when can a contribution requirement be settled?**

This section explains how contribution amounts are adjusted over time, how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

### **Section 4 – Other administration matters**

This section outlines other administrative arrangements applying to the operation of this plan.

### **Appendices**

The appendices include:

**Appendix A:** the schedule and location maps of the local infrastructure that is to be delivered under the plan.

**Appendix B:** a cost summary report to be used for section 7.12 development cost assessments.

**Appendix C:** the expected development in the Eurobodalla Shire.



## 1 Is a contribution required and how is it calculated?

### 1.1 Name and purpose of this plan

This plan is called the Eurobodalla s7.12 Contributions Plan 2022.

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or a registered certifier, when issuing a CDC for development to which this plan applies,

to require a fixed development levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of:

- (a) future local infrastructure required because of future development in the Eurobodalla LGA, or
- (b) existing infrastructure that has been provided in anticipation of, or to facilitate, future development.

Other purposes of this plan are to:

- provide the framework for the efficient and equitable determination, collection and management of s7.12 development contributions in the Eurobodalla LGA.
- Replace Council's existing s94A (s7.12) Levy Contributions Plan 2007.
- ensure that the broader Eurobodalla community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Eurobodalla LGA.

### 1.2 What land does this plan apply to?

This plan applies to all land in the Eurobodalla Shire Local Government Area (**LGA**). Refer to **Figure 1**.



Source: Eurobodalla Settlement Strategy

**Figure 1** Land to which this plan applies

### 1.3 Developments affected by the plan

Subject to the exemptions listed in Section 1.4, this plan applies to development with a proposed cost of that development of \$100,000 or more. It includes residential alterations/additions, tourism building works, aged care building works and non-residential developments.

**Note:** *This plan does not apply to development for the purposes of new residential accommodation and/or the subdivision of land which may be required to pay a section 7.11 contribution under the Eurobodalla Local Infrastructure Contributions Plan 2022.*

### 1.4 What development is exempted from levies?

This plan DOES NOT apply to the following types of developments:

- Development for the purpose of the adaptive re-use of an item of environmental heritage contained in Council's Environmental Heritage Schedule in the LEP.
- Affordable housing as defined in *EP&A Act* and *SEPP (Housing) 2021*.
- Dwelling houses that replace an existing dwelling house, or a dwelling house that existed on the land at the date this plan commenced.
- Dwelling houses (including alterations and additions) on land that was the subject of a section 7.11 contribution on the initial subdivision of that land.
- Alterations and additions to a residential dwelling where the cost of works is less than \$100,000.
- Development exempted from section 7.12 levies<sup>2</sup> by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website.
- Development, public amenities, services, and facilities provided by or on behalf of the Council.
- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) by the NSW State Government.

In the case of CDCs issued by an accredited certifier, Council must first verify any exemptions in writing.

#### Application for exemptions

Registered charities, not-for-profit organisations or social housing providers seeking exemptions must provide appropriate documentation from the Australian Taxation Office or other government

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<sup>2</sup> or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017

body for confirmation of their charity, not-for-profit or social housing provider status with the development application.

## 1.5 How to calculate a contribution amount

### Calculating a section 7.12 levy for a development

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in Table 1 by the proposed cost of the development where it is over \$100,000 subject to Section 1.4 (exempted development).

The total s7.12 levy for any individual development is:

$$\text{Levy amount}(\$) = \%C \times \$C$$

Where:

**%C** is the applicable levy percentage rate (refer to Table 1)

**\$C** is the proposed cost of carrying out the development (refer to Section 2.3)

#### Worked example 1:

A proposed development in Batemans Bay comprises a shop with a gross floor area of 350m<sup>2</sup>. The cost of the whole development is \$600,000.

The s7.12 levy for the development is \$600,000 x 1% = \$6,000.

#### Worked example 2:

A development proposed in Tuross Head is for a holiday accommodation complex with 10 x 2 bedroom apartments, parking, a landscaped BBQ area and swimming pool. A restaurant is also proposed. The cost of the development is \$3.6 million.

The s7.12 levy for the development is \$3,600,000 x 1% = \$36,000.

#### Worked example 3:

A development proposed in Mogo is for an extension to a dwelling to add 2 bedrooms. The cost of the development is \$150,000.

The s7.12 levy for the development is \$150,000 x 0.5% = \$750

## 2 How is a contribution imposed on a development?

### 2.1 Section 7.12 levies required as a condition of development consent

This plan authorises the Council, a planning panel, or a private certifier, when determining an application for development or an application for a complying development certificate, and subject to other provisions of this plan, to require the payment of a levy under s7.12 of the EP&A Act for the provision, extension or augmentation of local infrastructure items listed in Appendix A of this plan.

The levy amount that is imposed on a development consent or a complying development certificate shall be the amount calculated by applying the formula included in Section 1.5 of this plan.

In the case of a development application, the requirement shall be effected by way of the Council (or a planning panel) imposing a condition on the development consent to ensure that the correct levy is paid prior to the issue of a construction certificate or subdivision certificate.

In the case of a complying development certificate, the requirement shall be effected by the accredited certifier imposing a condition on the certificate and ensuring that the correct levy is paid to the Council prior to the commencement of work. Registered certifiers should also refer to Section 2.4 of this plan as to their obligations in assessing and determining applications.

### 2.2 Planning Agreements

Nothing in this plan prevents the Council and a developer from entering into a planning agreement that requires the developer to provide public infrastructure in relation to a development, or that excludes the operation of s7.12 of the EP&A Act to a development.

### 2.3 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

An extract of this clause as it existed at the time this plan was made, is shown below:

*25J Section 7.12 levy—determination of proposed cost of development*

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
  - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
  - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*

- (c) *if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
  - (2) *For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
  - (3) *The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
    - (a) *the cost of the land on which the development is to be carried out,*
    - (b) *the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
    - (c) *the costs associated with marketing or financing the development (including interest on any loans),*
    - (d) *the costs associated with legal work carried out or to be carried out in connection with the development,*
    - (e) *project management costs associated with the development,*
    - (f) *the cost of building insurance in respect of the development,*
    - (g) *the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
    - (h) *the costs of commercial stock inventory,*
    - (i) *any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
    - (j) *the costs of enabling access by disabled persons in respect of the development,*
    - (k) *the costs of energy and water efficiency measures associated with the development,*
    - (l) *the cost of any development that is provided as affordable housing,*
    - (m) *the costs of any development that is the adaptive reuse of a heritage item.*
  - (4) *The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
  - (5) *To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

### **2.3.1 Cost Summary Report must accompany development application**

Where a section 7.12 levy is required under this plan in relation to a development application or a CDC application, the application is to be accompanied by a Cost Summary Report, prepared at the applicant's cost, setting out the estimated cost of the proposed development.

Sample cost summary reports are provided in Appendix B.

Where the proposed cost of development is likely to be more than \$1,000,000 the report must be prepared by a quantity surveyor registered by the Australian Institute of Quantity Surveyors engaged by or on behalf of the applicant, at the applicant's cost.

For developments where the proposed cost is between \$500,000 - \$1,000,000 the cost estimate should be prepared by a licenced builder or civil engineer.

Without limitation, Council may appoint a suitably qualified person to review the estimate of the proposed cost of development. This review is to be undertaken at the applicant's cost.

## 2.4 Obligations of accredited certifiers

### 2.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a levy, if such a levy is authorised by this plan
- the amount of the levy that the accredited certifier must so impose is the amount determined in accordance with this section
- the accredited certifier must ensure the terms of the condition be in accordance with this section.

This section details the requirements accredited certifiers must have regard to and provides draft conditions for a development consent for s7.12 levy contributions either for a development consent or for a CDC.

#### **Procedure for determining the s7.12 levy amount for development**

Determine the s7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.3** of this plan using the rates included in **Table 1** of this plan and taking into account any exempt development specified in **Section 1.4**.

The terms of the condition<sup>3</sup> requiring a section 7.12 levy are as follows:

Payment of a section 7.12 contributions

Before the issue of a construction certificate or *[insert alternative timing]*, the applicant must pay a total contribution of *[insert \$XX]* as calculated at the date of this consent to Council under section 7.12 of the EP&A Act in accordance with section 1.5 of the Eurobodalla s7.12 Contributions Plan 2022. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of section 3.3 of the plan.

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<sup>3</sup> Standard condition of consent for s7.12 contributions as contained in *Standard Conditions of Development Consent Residential Development, DPIE 2021*

A copy of the development contributions plan is available for inspection at Council's offices and online at [www.esc.nsw.goc.au](http://www.esc.nsw.goc.au).

#### **2.4.2 Construction certificates**

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work-in-kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.



### 3 How and when can a contribution requirement be settled?

#### 3.1 Timing of payments

A levy amount required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

The condition will provide for payment as follows:

- For development involving subdivision – the contribution must be paid before the release of the subdivision certificate or subdivision certificate.
- For development involving construction – the contribution must be paid before the release of a construction certificate.
- For a development involving both construction and subdivision (e.g. dual occupancy) – the contribution must be paid prior to the construction certificate or the subdivision certificate.
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid before the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For other types of development, the contribution must be paid prior to the issue of an occupation certificate.
- For works authorised under a CDC, the contributions are to be paid before any work authorised by the certificate commences, as required by [clause 136L](#) of the EP&A Regulation.

#### 3.2 Deferred or periodic payments

Council will not accept the deferred or periodic payment of levies imposed under this plan.

#### 3.3 Indexing of levy amounts in consents

Pursuant to Clause 25J(4) of the EP&A Regulation, the proposed cost of carrying out development the subject of a s7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with annual movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

$$\text{Indexed development costs (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

**\$Co** is the original development cost estimate assessed by Council or the registered certifier at the time of determination of the development application or the issue of the complying development certificate

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**Current CPI** is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately following a maximum three (3) months to the date of payment of the levy

**Base CPI** is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy.

The base CPI at the commencement of this plan is xxxxxxxx

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## 4 Other administration matters

### 4.1 Relationship of this plan to other contributions plans

This plan repeals the *Eurobodalla Shire Council S94A Levy Contributions Plan 2007*.

This plan however does not affect development consents applying to land in the Eurobodalla LGA containing conditions requiring contributions or levies under the above plans.

In repealing the above plan, Council will allocate the income generated under the plan toward the provision of infrastructure set out in the works schedule of this Plan.

### 4.2 Transitional arrangements

This plan applies to a development application or application for a CDC that was submitted but not yet determined on the date this plan commenced.

### 4.3 Pooling of levy funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan in **Appendix A**.

### 4.4 Review and update of plan

This plan will be reviewed every 5 years to ensure the plan's works schedules respond to the evolving infrastructure needs of the Eurobodalla Shire population.

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections.

### 4.5 Accountability and access to information

Accounting records will be maintained for s7.12 levies imposed and collected under this plan. They will contain details about the contribution amounts received and expended, including interest.

The records are held at Council and may be inspected upon request.

In accordance, with the EP&A Act and EP&A Regulation, a contributions register will be maintained by Council and may be inspected upon request with reasonable notice.

**APPENDIX A: INFRASTRUCTURE  
SCHEDULE AND LOCATION MAPS**

**Eurobodalla Section 7.12 Plan 2022**  
**Open Space and Recreation Facilities**

Ref No.	Facility	Works description	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Estimated cost	Priority / Staging
	<b>Works - North</b>						
OSR-CP001	Hanging Rock Youth Space	Youth space upgrade (skate park refurbishment and amenity)	Hanging Rock, Corrigans Beach & Obs Pt Res PoM & LMP	\$ 828,850	\$ 400,000	\$ 428,850	2026-30
OSR-CP002	Hanging Rock Sporting Complex	Sport field 3 renovation	Eurobodalla Sportsfield Assessment	\$ 726,000		\$ 726,000	2031-35
OSR-CP003	Hanging Rock Sporting Complex	Car park (46)	Hanging Rock, Corrigans Beach & Obs Pt Res PoM & LMP	\$ 363,000	\$ 300,000	\$ 63,000	
	<b>Sub-total</b>			<b>\$ 1,917,850</b>	<b>\$ 700,000</b>	<b>\$ 1,217,850</b>	
	<b>Works - Central</b>						
OSR-CP004	Ack Weyman Oval, Moruya	Filming tower and spectator seating	Moruya Showgrounds POM and LMP	\$ 302,500	\$ 150,000	\$ 152,500	2026-30
OSR-CP005	Moruya Showground	Grandstand upgrade (grandstand and amenities)	Moruya Showgrounds POM and LMP	\$ 1,210,000	\$ 350,000	\$ 860,000	2021-25
OSR-CP006		Pavillion upgrade	Moruya Showgrounds POM and LMP	\$ 211,750	\$ 85,000	\$ 126,750	2021-25
OSR-CP007		Wayfinding and accessible paths	Moruya Showgrounds POM and LMP	\$ 72,600	\$ 30,000	\$ 42,600	2021-25
OSR-CP008		Bar building	Moruya Showgrounds POM and LMP	\$ 726,000	\$ 300,000	\$ 426,000	2031-35
OSR-CP009		Perimeter fencing	Moruya Showgrounds POM and LMP	\$ 181,500	\$ 75,000	\$ 106,500	2026-30
						\$ -	
OSR-CP010	Gundry Oval, Moruya	Playground upgrade (shadesail)	Gundry Oval LMP	\$ 48,400	\$ 20,000	\$ 28,400	2021-25
OSR-CP011	Gundry Oval, Moruya	Oval amenity (seating, landscaping)	Gundry Oval LMP	\$ 48,400	\$ -	\$ 48,400	2026-30
OSR-CP012	Gundry Oval, Moruya	Sport field renovation	Gundry Oval LMP and Eurobodalla Sportfield Assessment	\$ 197,835	\$ -	\$ 197,835	2026-30
OSR-CP013	Moruya Skate Park	Skate park redevelopment and expansion	ROSS 2018 (C9)	\$ 665,500		\$ 665,500	2021-25
	<b>Sub-total</b>			<b>\$ 3,664,485</b>	<b>\$ 1,010,000</b>	<b>\$ 2,654,485</b>	
	<b>Works - South</b>						
OSR-CP014	Bill Smyth Oval Sports Complex, Narooma	New sportfield and lighting	Narooma Foreshore and Sport Precinct POM and LMP	\$ 1,028,500.00	\$ 600,000	\$ 428,500	2021-25
OSR-CP015	Bill Smyth Oval Sports Complex, Narooma	Spectator seating	Narooma Foreshore and Sport Precinct POM and LMP	\$ 121,000		\$ 121,000	2026-30
OSR-CP016	Bill Smyth Oval Sports Complex, Narooma	Extension of carpark (Stage 1 - 45 car spaces)	Narooma Foreshore and Sport Precinct POM and LMP	\$ 363,000	\$ 150,000	\$ 213,000	2021-25
OSR-CP017	Bill Smyth Oval Sports Complex, Narooma	Extension of carpark (Stage 2 - 55 car spaces)	Narooma Foreshore and Sport Precinct POM and LMP	\$ 393,250	\$ 165,000	\$ 228,250	2026-30
OSR-CP018	Bill Smyth Oval Sports Complex, Narooma	New second amenity building	Narooma Foreshore and Sport Precinct POM and LMP	\$ 605,000	\$ 250,000	\$ 355,000	2031-35
OSR-CP019	NATA Oval, Narooma	shelters	Narooma Foreshore and Sport Precinct POM and LMP	\$ 39,930		\$ 39,930	2011-25
OSR-CP020	Narooma Skate Park	Skate park redevelopment and expansion	ROSS 2018 (S5)	\$242,000	\$ 80,000	\$242,000	2021-25
OSR-CP021	Narooma Swimming Centre	Entrance upgrade and alfresco dining	Narooma Foreshore and Sport Precinct POM and LMP	\$3,025,000	\$ 1,250,000	\$1,775,000	2026-30
OSR-CP022	Narooma Foreshore	Public art and wayfinding	Narooma Foreshore and Sport Precinct POM and LMP	\$60,500	\$ 25,000	\$35,500	
	<b>Sub-total</b>			<b>\$ 5,878,180</b>	<b>\$ 2,520,000</b>	<b>\$ 3,438,180</b>	
	<b>Works - Shire</b>						
OSR-CP023	Hanging Rock Regional Sports Centre, Batemans Bay	Twin grandstand - AFL/Rugby	Hanging Rock, Corrigans Beach and Observation Point Reserves Masterplan and Plan of Management	\$ 484,000	\$ 200,000	\$ 284,000	2021-25
OSR-CP024		Soccer field 2 (lighting)	Hanging Rock, Corrigans Beach and Observation Point Reserves Masterplan and Plan of Management	\$ 169,400	\$ 70,000	\$ 99,400	2021-25

**Eurobodalla Section 7.12 Plan 2022  
Open Space and Recreation Facilities**

Ref No.	Facility	Works description	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Estimated cost	Priority / Staging
OSR-CP025		AFL/sailing club carpark	Hanging Rock, Corrigans Beach and Observation Point Reserves Masterplan and Plan of Management	\$ 496,100	\$ 400,000	\$ 96,100	2021-25
OSR-CP026	BMX Facility, Catalina	Toilet upgrade and storage area	Eurobodalla Skate Park Guidelines (A2.9)	\$ 302,500		\$ 302,500	2021-25
OSR-CP027	Captain Oldrey Park, Broulee	Cover over two netball courts	ROSS 2018 (C2) and Capt Oldrey Oval LMP	\$ 605,000		\$ 605,000	2026-30
OSR-CP028		Netball court lighting	ROSS 2018 (C2) and Capt Oldrey Oval LMP	\$ 223,850		\$ 223,850	2026-30
		<b>Sub-total</b>		<b>\$ 2,280,850</b>	<b>\$ 670,000</b>	<b>\$ 1,610,850</b>	
		<b>Total new works</b>		<b>\$ 13,741,365</b>	<b>\$ 4,900,000</b>	<b>\$ 8,921,365</b>	
		<b>Recoupment works - North</b>					
OSR-CP029	Durras Oval, South Durras	New playground	ROSS 2018 (N1)	\$ 108,900	\$ -	\$ 108,900	2021
OSR-CP030	Sandy Place Reserve, Long Beach	New playground	ROSS 2018 (N8)	\$ 290,400	\$ 105,000	\$ 185,400	2020
OSR-CP031	Surf Beach Reserve	Playground upgrade	Playground renewals plan	\$ 96,800	\$ -	\$ 96,800	2020
OSR-CP032	Mogo Oval	New playground	ROSS 2018 (N2)	\$ 151,250	\$ -	\$ 151,250	2019
		<b>Sub-total</b>		<b>\$ 647,350</b>	<b>\$ 105,000</b>	<b>\$ 542,350</b>	
		<b>Recoupment works - Central</b>					
OSR-CP033	Jack Buckley Park, Tomakin	Playground upgrade	ROSS 2018 (C1)	\$ 193,600	\$ 50,000	\$ 143,600	2021
OSR-CP034	Gundry Oval, Moruya	New amenity building	Gundry Oval LMP	\$ 735,918	\$ 185,000	\$ 550,918	2021
OSR-CP035		Sportfield No. 1 renovation	Gundry Oval LMP	\$ 484,000	\$ 200,000	\$ 284,000	2019
		<b>Sub-total</b>		<b>\$ 1,413,518</b>	<b>\$ 435,000</b>	<b>\$ 978,518</b>	
		<b>Recoupment works - South</b>					
OSR-CP036	Tuross Head	Playground upgrade	ROSS 2018 (C11)	\$ 242,000	\$ -	\$ 242,000	2019
OSR-CP037	Bill Smyth Oval Sports Complex, Narooma	Tennis court resurfacing	Narooma Foreshore and Sport Precinct POM and LMP	\$ 36,300	\$ -	\$ 36,300	2020
		<b>Sub-total</b>		<b>\$ 278,300</b>	<b>\$ -</b>	<b>\$ 278,300</b>	

**Eurobodalla Section 7.12 Plan 2022  
Community and Cultural Facilities**

Ref No.	Facility	Works description	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Estimated cost	Priority / Staging
	<b>Works - North</b>						
CCF-CP001	Malua Bay Foreshore Reserve	New toilet facility	ROSS 2018 (N21) & Malua Bay LMP	\$ 332,750	\$ -	\$ 332,750	2021-25
	<b>Sub-total</b>			<b>\$ 332,750</b>	<b>\$ -</b>	<b>\$ 332,750</b>	
	<b>Works - Central</b>						
CCF-CP002	Jack Buckley Park, Tomakin	Accessible toilet	ROSS 2018 (C1)	\$ 121,000	\$ -	\$ 121,000	2031-36
CCF-CP003	Basil Sellers Exhibition Centre, Moruya	New storage and office space	Draft Creative Arts Strategy 2019	\$ 635,250	\$ 275,000	\$ 360,250	2031-36
	<b>Sub-total</b>			<b>\$ 756,250</b>	<b>\$ 275,000</b>	<b>\$ 481,250</b>	
	<b>Works - South</b>						
CCF-CP004	Narooma Library	Additional meeting rooms	Eurobodalla Library Strategic Plan	\$ 514,250	\$ 250,000	\$ 264,250	2021-25
CCF-CP005	Narooma Library	Community Centre and café	Eurobodalla Library Strategic Plan	\$ 1,300,750	\$ 500,000	\$ 800,750	2026-30
	<b>Subtotal</b>			<b>\$ 1,815,000</b>	<b>\$ 750,000</b>	<b>\$ 1,065,000</b>	
	<b>Works Shire-wide</b>						
CCF-CP006	Moruya Showground	Grandstand upgrade (grandstand and amenities)	Moruya Showgrounds POM and LMP	\$ 1,210,000	\$ 350,000	\$ 860,000	2021-25
CCF-CP007	Moruya Showground	Pavillion upgrade	Moruya Showgrounds POM and LMP	\$ 211,750	\$ 85,000	\$ 126,750	2021-25
	Public Art	Acquisitions	Creative Arts Strategy 2019	\$ 60,500		\$ 60,500	2021-25
	Bay Pavilions	Aquatic and Cultural Centre	DPOP and ROSS (N15)	\$ 69,152,927	\$ 65,152,927	\$ 4,000,000	2021-23
	<b>Subtotal</b>			<b>\$ 70,635,177</b>	<b>\$ 65,587,927</b>	<b>\$ 5,047,250</b>	
	<b>Recoupment - North</b>						
CCF-CP008	Surf Beach Reserve	New toilet facility	DPOP and toilet renewal plan	\$ 266,200	\$ -	\$ 266,200	2021
	<b>Subtotal</b>			<b>\$ 266,200</b>	<b>\$ -</b>	<b>\$ 266,200</b>	

**Eurobodalla Section 7.12 Plan 2022**  
**Cycling and Walking Paths**

Ref No.	Locality	Facility	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Total Estimated Cost	Priority / Staging
		<b>WORKS - FUTURE</b>					
		<b>North</b>					
CW1	South Durras	Crossing: Durras Drive Road crossing at Durras Lake drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 52,030	\$ 22,889	\$ 29,141	2021-2024
CW2	South Durras	Footpath: Allambee Street Dilkera to Banyandah Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 27,316	\$ 12,017	\$ 15,299	2025-2028
CW3	South Durras	Footpath: Dlikera Street Headland to Allambee Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 84,549	\$ 37,194	\$ 47,355	2025-2028
CW4	South Durras	Footpath: Corilla Street Village Road to Banyandah Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 26,015	\$ 11,444	\$ 14,571	2025-2028
CW5	South Durras	Footpath: Allambee Street Village Road to Banyandah Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 20,812	\$ 9,155	\$ 11,657	2029-2034
CW6	South Durras	Footpath: Banyandah Street Allambee Street to End of Residences	Eurobodalla Pathways Strategy 2017 / ERSP 2019-23	\$ 187,308	\$ 82,399	\$ 104,909	2029-2034
CW7	South Durras	Shared: Banyandah Street end of residences to boat ramp access	Eurobodalla Pathways Strategy 2017 / ERSP 2019-24	\$ 39,543	\$ 17,395	\$ 22,147	2029-2034
CW8	South Durras	Footpath: Lakeside Drive Canberra Ave to Boatramp	Eurobodalla Pathways Strategy 2017 / ERSP 2019-25	\$ 149,846	\$ 65,919	\$ 83,927	2029-2034
CW9	Nelligen	Footpath: (Nelligen access road) Bridge to Braidwood Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 20,812	\$ 9,155	\$ 11,657	2025-2028
CW10	Nelligen	Footpath: Braidwood Street Wharf Road to Runnyford Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 41,624	\$ 18,311	\$ 23,313	2029-2034
CW11	Nelligen	Footpath: Kings Highway Nelligen Pub to Reid Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 31,218	\$ 13,733	\$ 17,485	2029-2034
CW12	Maloneys Beach	Footpath: Northcove Road Maloneys Creek to Maloneys Drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 24,974	\$ 10,987	\$ 13,988	2021-2024
CW13	Maloneys Beach	Footpath: Maloneys Drive Maloneys Creek to Hibiscus Close	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 83,248	\$ 36,622	\$ 46,626	2029-2034
CW14	Maloneys Beach	Footpath: Maloneys Drive Tee Junction to Maloneys Beach Store	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 56,192	\$ 24,720	\$ 31,473	2029-2034
CW15	Long Beach	Footpath: Northcove Road West of Maloneys Creek to Long Beach Road (missing)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 260,150	\$ 114,443	\$ 145,707	2025-2028
CW16	Long Beach	Footpath: Sandy Place end of Longbeach Estate to Long Beach Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 160,252	\$ 70,497	\$ 89,755	2025-2028
CW17	Long Beach	Footpath: Cullendulla Drive Fire Station to Northcove Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 41,624	\$ 18,311	\$ 23,313	2029-2034
CW18	Long Beach	Footpath: Long Beach Road Northcove Road to Sandy Place	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 143,083	\$ 62,944	\$ 80,139	2029-2034
CW19	Surfside	Footpath: Wallarah Street Berrima Street to Myamba Parade	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 91,573	\$ 40,284	\$ 51,289	2021-2024
CW20	Surfside	Footpath: Berrima Pd Outlook Rd to Wallarah St	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 171,699	\$ 75,533	\$ 96,166	2025-2028
CW21	Surfside	Footpath: Timbara Crescent Foam street to reserve	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 41,624	\$ 18,311	\$ 23,313	2025-2028
CW22	Surfside	Footpath: Foam Street Timbara Crescent to Timbara Creacent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 102,434	\$ 45,062	\$ 57,372	2025-2028
CW23	Surfside	Footpath: landra Road Wallarah Street to Karoola Crescent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 16,650	\$ 7,324	\$ 9,325	2029-2034
CW24	Surfside	Footpath: Palana Street Berrima Parade to Wallarah Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 53,071	\$ 23,346	\$ 29,724	2029-2034
CW25	Surfside	Footpath: Timbara Crescent (Reserve) Timbara Crescent to Existing in Reserve	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 39,023	\$ 17,167	\$ 21,856	2029-2034
CW26	North Batemans Bay	Widen existing: Princes Highway Wharf Road to Peninsular Drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 169,098	\$ 74,388	\$ 94,709	2021-2024
CW27	North Batemans Bay	Footpath: Old Punt Road Penthouse Place to Wray Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 15,609	\$ 6,867	\$ 8,742	2025-2028
CW28	North Batemans Bay	Footpath: Old Punt Road Wray Street southwards	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 58,534	\$ 25,750	\$ 32,784	2025-2028
CW29	North Batemans Bay	widen existing: Princes Highway Peninsula Drive to end of existing path	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 26,015	\$ 11,444	\$ 14,571	2029-2034
CW30	Catalina	Shared: Melaleuca Crescent St 2 No 3 to Yarrabee Drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 30,893	\$ 13,590	\$ 17,303	2021-2024
CW31	Catalina	Footpath: Calga Crescent Melaleuca Crescent to Derribong Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 124,872	\$ 54,933	\$ 69,939	2021-2024
CW32	Catalina	Footpath: Sea Street Country Club Drive to Vista Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 26,015	\$ 11,444	\$ 14,571	2025-2028
CW33	Catalina	Footpath: (reserve) George Bass Dr to Catalina Dr (replace gravel)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 45,786	\$ 20,142	\$ 25,644	2029-2034
CW34	Catalina	Footpath: Berrima Street Ridge Street to Derribong Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 39,023	\$ 17,167	\$ 21,856	2029-2034
CW35	Catalina	Footpath: Derribong Avenue Berrima Street to Calga Crescent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 18,731	\$ 8,240	\$ 10,491	2029-2034
CW36	Catalina	Footpath: Melaleuca Crescent Yarrabee Drive to Crinum Place	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 78,045	\$ 34,333	\$ 43,712	2029-2034
CW37	Catalina	Footpath: Melaleuca Crescent Crinum Place to Yarrabee Drive (South)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 58,534	\$ 25,750	\$ 32,784	2029-2034
CW38	Catalina	Footpath: Oakwood Way Yarrabee Drive to existing	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 15,609	\$ 6,867	\$ 8,742	2029-2034
CW39	Catalina	Footpath: Ridge Street Vista Avenue to Berrima Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 32,519	\$ 14,305	\$ 18,213	2029-2034
CW40	Catalina	Footpath: Yarrabee Drive Melaleuca Crescent to Oakwood Way	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 26,015	\$ 11,444	\$ 14,571	2029-2034
CW41	Catalina	Footpath: Yarrabee Drive Oakwood Way west to Melaleuca Crescent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 83,248	\$ 36,622	\$ 46,626	2029-2034
CW42	Catalina	Footpath: Vista Avenue Sea Street to Ridge Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 91,053	\$ 40,055	\$ 50,997	2029-2034
CW43	Sunshine Bay	Footpath: (reserve) Sunshine Bay Rd to John Oxley Cr	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 21,462	\$ 9,442	\$ 12,021	2025-2028
CW44	Sunshine Bay	Footpath: Cunningham Crescent Sunshine Bay Rd to Cunningham Close	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 20,812	\$ 9,155	\$ 11,657	2029-2034
CW45	Sunshine Bay	Footpath: John Oxley Crescent Cunningham Crescent to Thomas Mitchell	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 54,111	\$ 23,804	\$ 30,307	2029-2034
CW46	Sunshine Bay	Footpath: Thomas Mitchell Crescent John Oxley Cr to Hume Rd	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 27,056	\$ 11,902	\$ 15,153	2029-2034
CW47	Denhams Beach	Footpath: Beach Road Valley Road to 540 Beach Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 87,410	\$ 38,453	\$ 48,957	2021-2024
CW48	Denhams Beach	Footpath: Valley Road cul-de-sac to Hume Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 42,274	\$ 18,597	\$ 23,677	2029-2034
CW49	Surf Beach	Footpath: Surf Beach Avenue Beach Road to Ocean Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 16,650	\$ 7,324	\$ 9,325	2025-2028
CW50	Surf Beach	Footpath: Surf Beach Avenue Tasman Street to Ocean Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 74,923	\$ 32,960	\$ 41,963	2025-2028



**Eurobodalla Section 7.12 Plan 2022**  
**Cycling and Walking Paths**

Ref No.	Locality	Facility	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Total Estimated Cost	Priority / Staging
CW51	Surf Beach	Footpath: Surf Beach Avenue Eric Fenning Drive to Tasman Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 41,624	\$ 18,311	\$ 23,313	2025-2028
CW52	Surf Beach	Footpath: Bligh Street Eric Fenning Drive to existing	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 9,365	\$ 4,120	\$ 5,245	2029-2034
CW53	Surf Beach	Footpath: Cook Avenue Explorers Way to Pacific Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 10,406	\$ 4,578	\$ 5,828	2029-2034
CW54	Surf Beach	Footpath: Eric Fenning Drive Bligh Street to Surf Beach Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 104,060	\$ 45,777	\$ 58,283	2029-2034
CW55	Malua Bay	Footpath: Tallawang Avenue existing path to Nioka Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 45,526	\$ 20,028	\$ 25,499	2025-2028
CW56	Malua Bay	Footpath: Garragarang St Iluka Ave to Yugara St	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 39,023	\$ 17,167	\$ 21,856	2029-2034
CW57	Malua Bay	Footpath: Iluka Avenue George Bass Drive to Garagarang Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 22,893	\$ 10,071	\$ 12,822	2029-2034
CW58	Malua Bay	Footpath: Tallawang Avenue Nioka Ave to beach access	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 65,038	\$ 28,611	\$ 36,427	2029-2034
CW59	Mogo	Footpath: Church St Hwy to Park St	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 39,543	\$ 17,395	\$ 22,147	2025-2028
CW60	Mossy Point	Footpath: Annetts Parade Surfside Avenue to Pacific Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 91,053	\$ 40,055	\$ 50,997	2021-2024
CW61	Mossy Point	Footpath: Annetts Parade Pacific Street to Hilmer Avenue	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 22,893	\$ 10,071	\$ 12,822	2025-2028
CW62	Mossy Point	Footpath: Annetts Parade Hilmer Avenue to River Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 31,218	\$ 13,733	\$ 17,485	2025-2028
CW63	Mossy Point	Footpath: Annetts Parade River Road to Connells Close	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 29,137	\$ 12,818	\$ 16,319	2025-2028
CW64	Mossy Point	Footpath: Pacific Street Surfside Avenue to Annetts parade (w)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 75,118	\$ 33,046	\$ 42,073	2029-2034
CW65	Mossy Point	Footpath: Surfside Avenue Annetts Parade to Annetts Parade	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 52,030	\$ 22,889	\$ 29,141	2029-2034
		<b>Sub-total</b>		<b>\$ 3,929,891</b>	<b>\$ 1,728,812</b>	<b>\$ 2,201,079</b>	
		<b>Central</b>					
CW66	South Head	Shared: Pedro Point Road Near Native Way to Caravan Park gate entry	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 113,816	\$ 50,069	\$ 63,747	2029-2034
		<b>Sub-total</b>		<b>\$ 113,816</b>	<b>\$ 50,069</b>	<b>\$ 63,747</b>	

**Eurobodalla Section 7.12 Plan 2022**  
**Cycling and Walking Paths**

Ref No.	Locality	Facility	Reference study, strategy or plan, or Council report	Total Project Costs	Grant Funds	Total Estimated Cost	Priority / Staging
		<b>South</b>					
CW67	Bodalla	Footpath: Eurobodalla Road Sutcliff Street to end of houses	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 49,949	\$ 21,973	\$ 27,976	2021-2024
CW68	Bodalla	Footpath: Sutcliffe Street Princes Highway to Merriman Place	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 20,812	\$ 9,155	\$ 11,657	2029-2034
CW69	Bodalla	Footpath: Sutcliffe Street Merriman Place to Eurobodalla Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 31,218	\$ 13,733	\$ 17,485	2029-2034
CW70	Dalmeny	Shared: Binalong Street Mort Avenue to Bimbular Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 120,319	\$ 52,930	\$ 67,389	2029-2034
CW71	Dalmeny	Footpath: Binalong Street Bimbular Street to Attunga Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 74,923	\$ 32,960	\$ 41,963	2029-2034
CW72	Dalmeny	Footpath: Ruth Place Mort Avenue to Acacia Close bend	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 39,543	\$ 17,395	\$ 22,147	2029-2034
CW73	Dalmeny	Footpath: Ruth Place Mort Avenue to Sporting Club	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 5,203	\$ 2,289	\$ 2,914	2029-2034
CW74	Dalmeny	Footpath: Ruth Place Mort Avenue to Acacia place	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 37,462	\$ 16,480	\$ 20,982	2029-2034
CW75	North Narooma	Footpath: Riverview Road 32 Riverview Road to Fishermans Crescent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 59,835	\$ 26,322	\$ 33,512	2029-2034
		<b>Sub-total</b>		<b>\$ 439,263</b>	<b>\$ 193,238</b>	<b>\$ 246,025</b>	
		<b>Total Future Works</b>		<b>\$ 4,482,970</b>	<b>\$ 1,972,119</b>	<b>\$ 2,510,851</b>	
		<b>LAND AND WORKS -EXISTING</b>					
		<b>North</b>					
CW76	South Durras	Footpath: Durras Drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 78,948	\$ 65,246	\$ 13,702	2017-18, 2018-19
CW77	South Durras	Footpath: Durras Drive	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 37,777	\$ 15,497	\$ 22,280	2019-20
CW78	Long Beach	Footpath: Northcove Road	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 71,122	\$ -	\$ 71,122	2019-20
CW79	Surfside	Footpath: Peninsula Drive (Highway East)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 34,396	\$ -	\$ 34,396	2017-18, 2018-19
CW80	Surfside	Footpath: Foam Street	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 148,787	\$ 119,843	\$ 28,944	2019-20
CW81	Surfside	Footpath: Surfside Pathways (Timbara and Myamba)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 43,007	\$ 23,288	\$ 19,720	2020-21
CW82	Surfside	Footpath: Northcove Road Stg 2	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 79,723	\$ 17,500	\$ 62,223	2020-21
CW83	Catalina	Shared: Melaleuca Crescent	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 61,952	\$ 23,245	\$ 38,706	2019-20
CW84	Catalina	Shared: Melaleuca Crescent Stage 2	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 206	\$ 170	\$ 36	2020-21
CW85	Mogo	Footpath: Parks Street (Church to Queen Street)	Eurobodalla Pathways Strategy 2017 / ERSP 2019-22	\$ 45,995	\$ -	\$ 45,995	2020-21
		<b>Sub-total</b>		<b>\$ 601,912</b>	<b>\$ 264,789</b>	<b>\$ 337,123</b>	

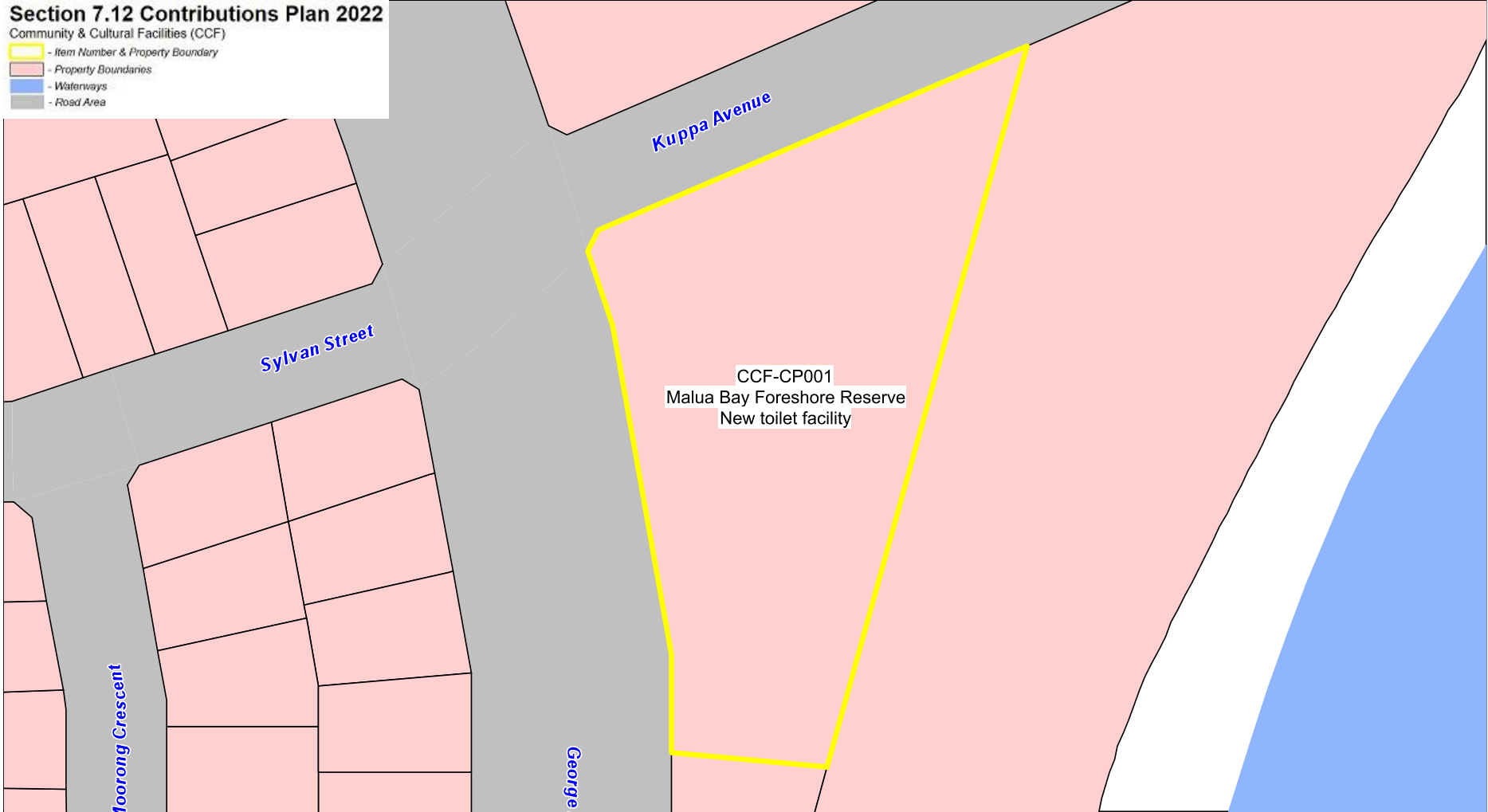
**Eurobodalla Section 7.12 Plan 2022  
Strategic Planning Studies**

Study/Strategy	Reference study, strategy or plan, or Council report	Estimated Base Cost	Priority / Staging
<b>Works Shire-wide</b>			
Review Eurobodalla Settlement Strategy	Eurobodalla Local Strategic Planning Statement	\$ 150,000	2026-31
Shirewide Integrated Transport Plan	Eurobodalla Local Strategic Planning Statement	\$ 200,000	2031-36
Affordable Housing Strategy	Eurobodalla Local Strategic Planning Statement	\$ 50,000	2026-31
Review Development Contribution Plans	Development Contribution Plans	\$ 40,000	2026-31
<b>Total</b>		<b>\$ 440,000</b>	

# Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

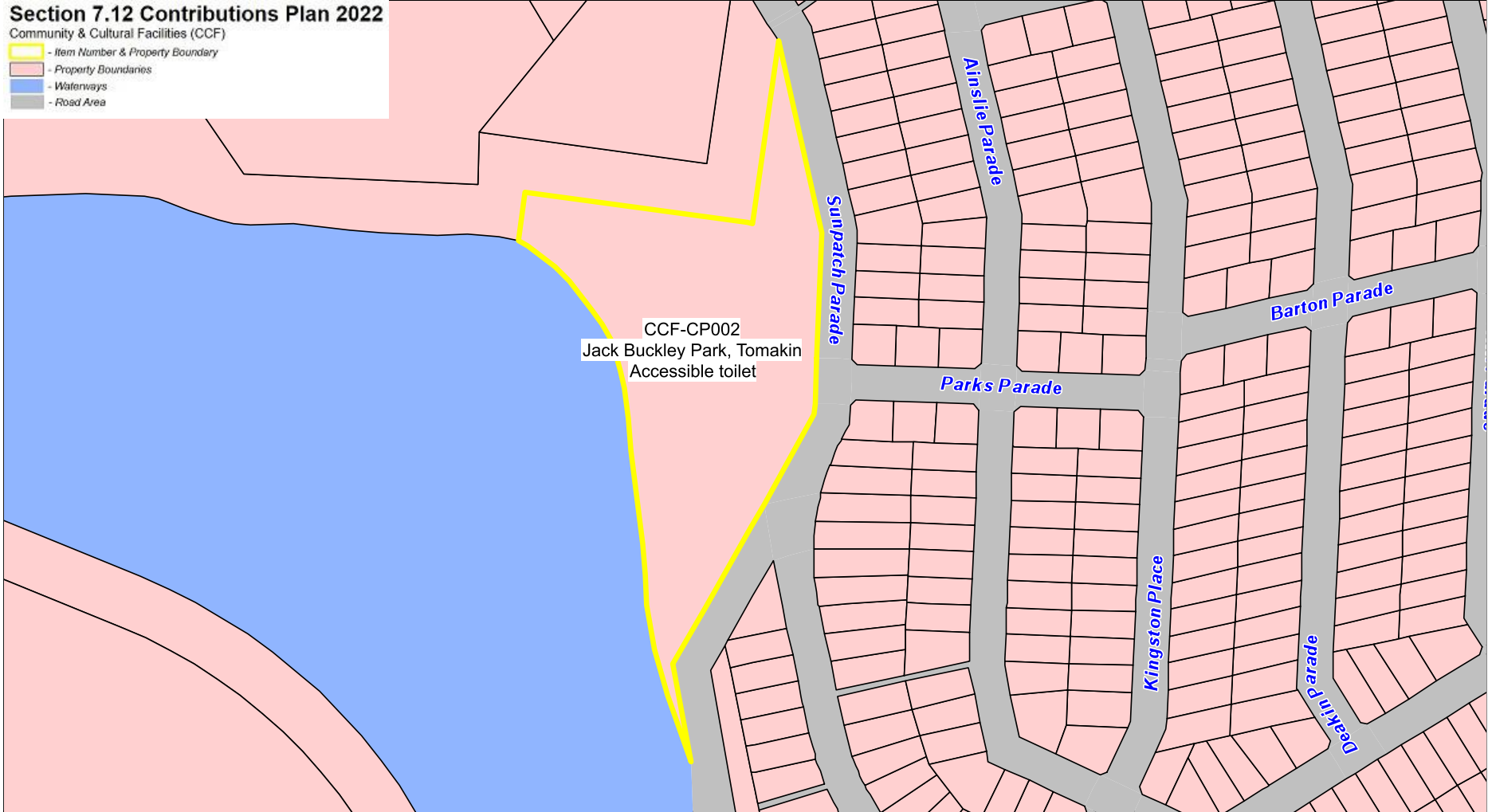
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- Property Boundaries
- Watervays
- Road Area



# Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

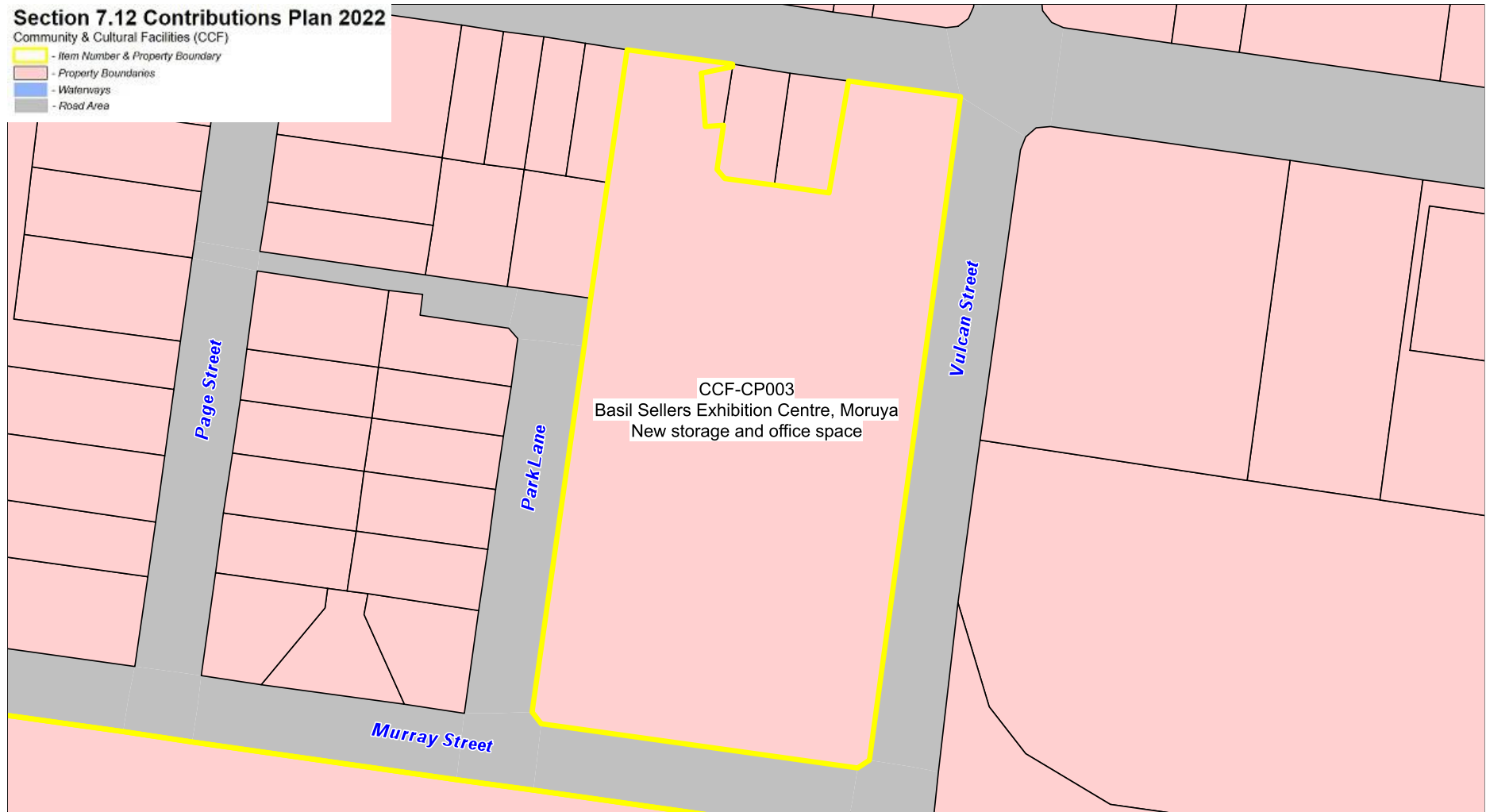
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- Property Boundaries
- Watervays
- Road Area



### Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

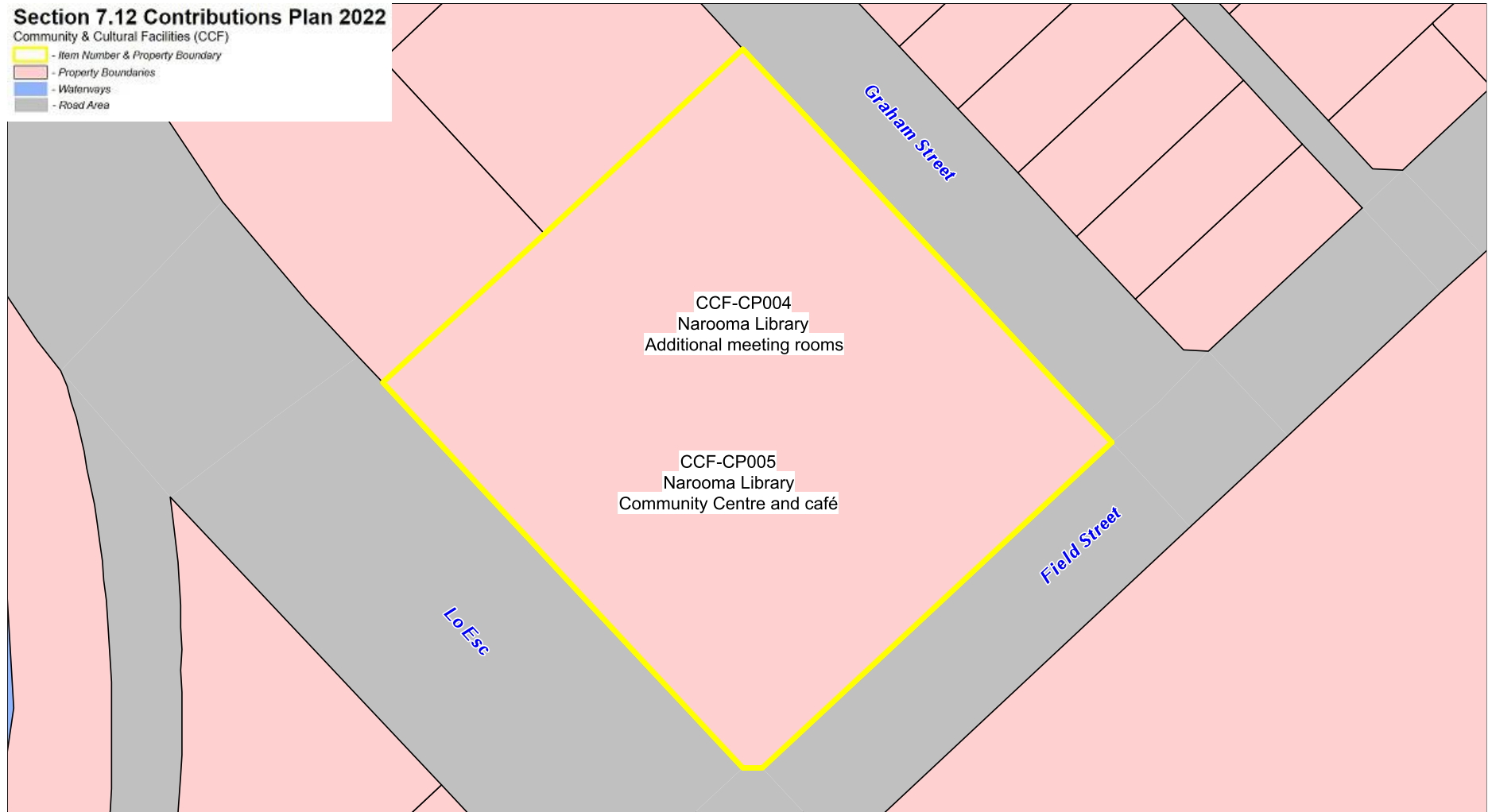
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- Property Boundaries
- Waterways
- Road Area



### Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

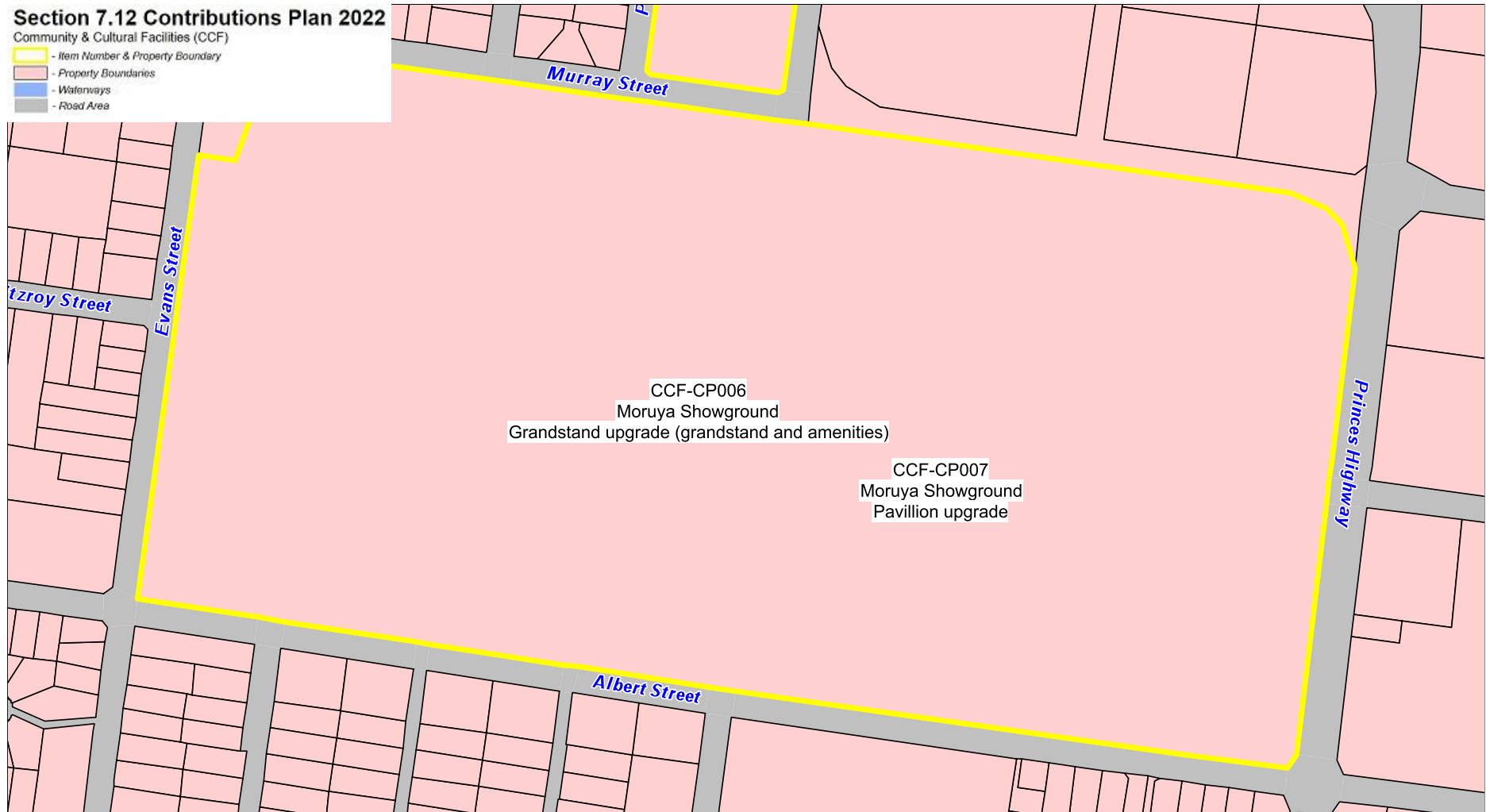
- Item Number & Property Boundary
- Property Boundaries
- Watervays
- Road Area



### Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

- Item Number & Property Boundary
- Property Boundaries
- Waterways
- Road Area



CCF-CP006  
Moruya Showground  
Grandstand upgrade (grandstand and amenities)

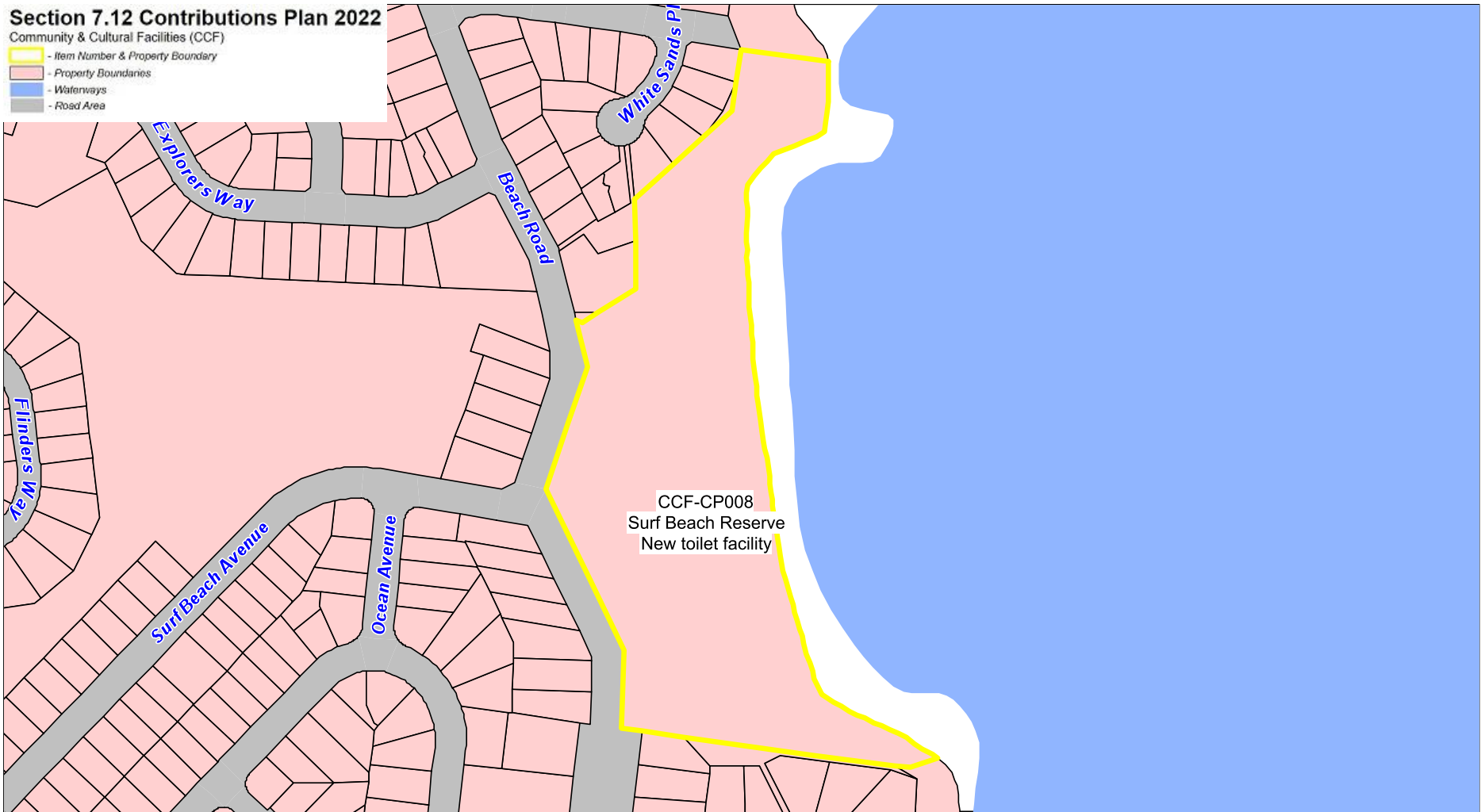
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Moruya Showground  
Pavillion upgrade



### Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

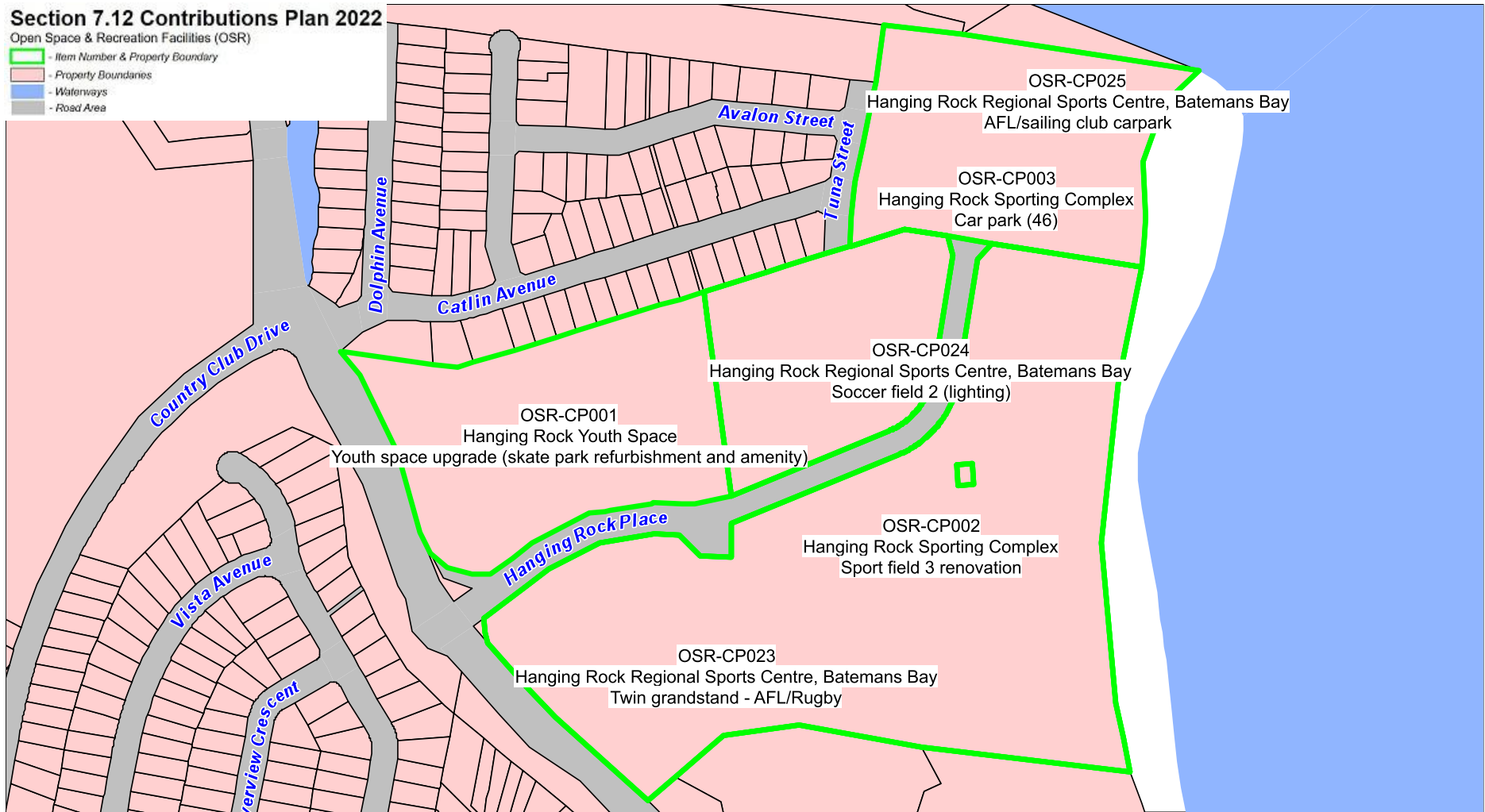
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### Section 7.12 Contributions Plan 2022

#### Open Space & Recreation Facilities (OSR)

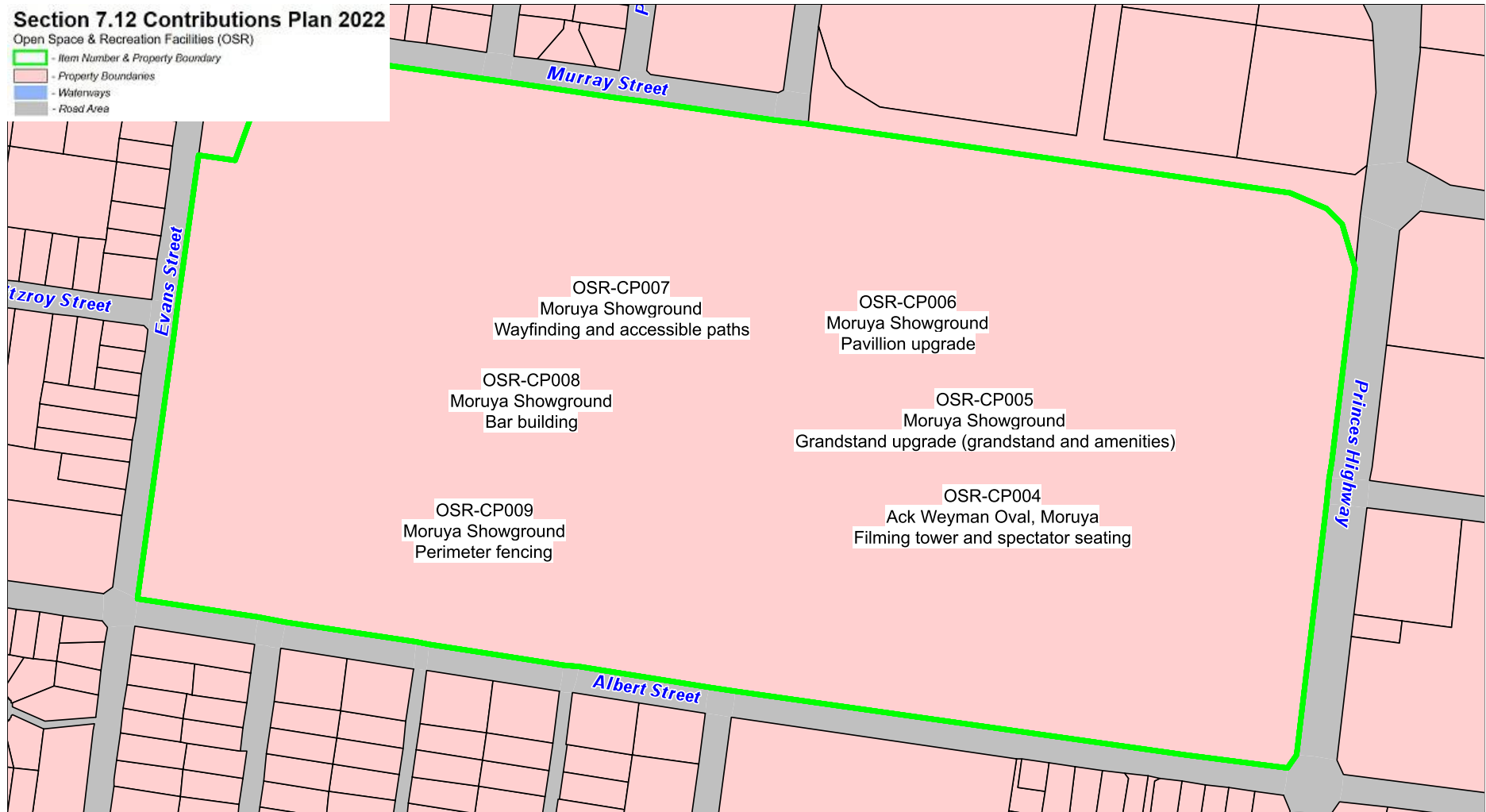
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### Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

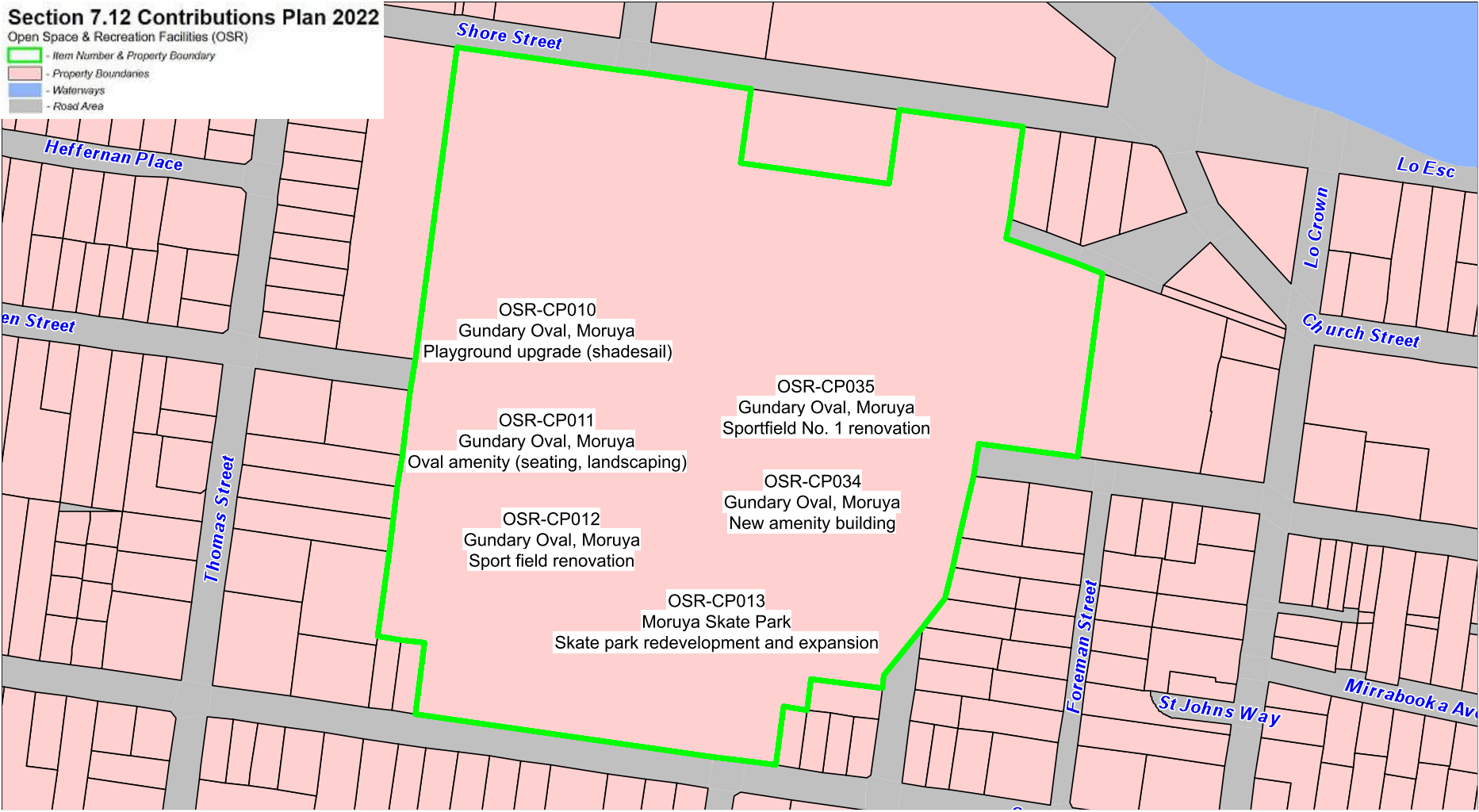
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- Waterways
- Road Area



### Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

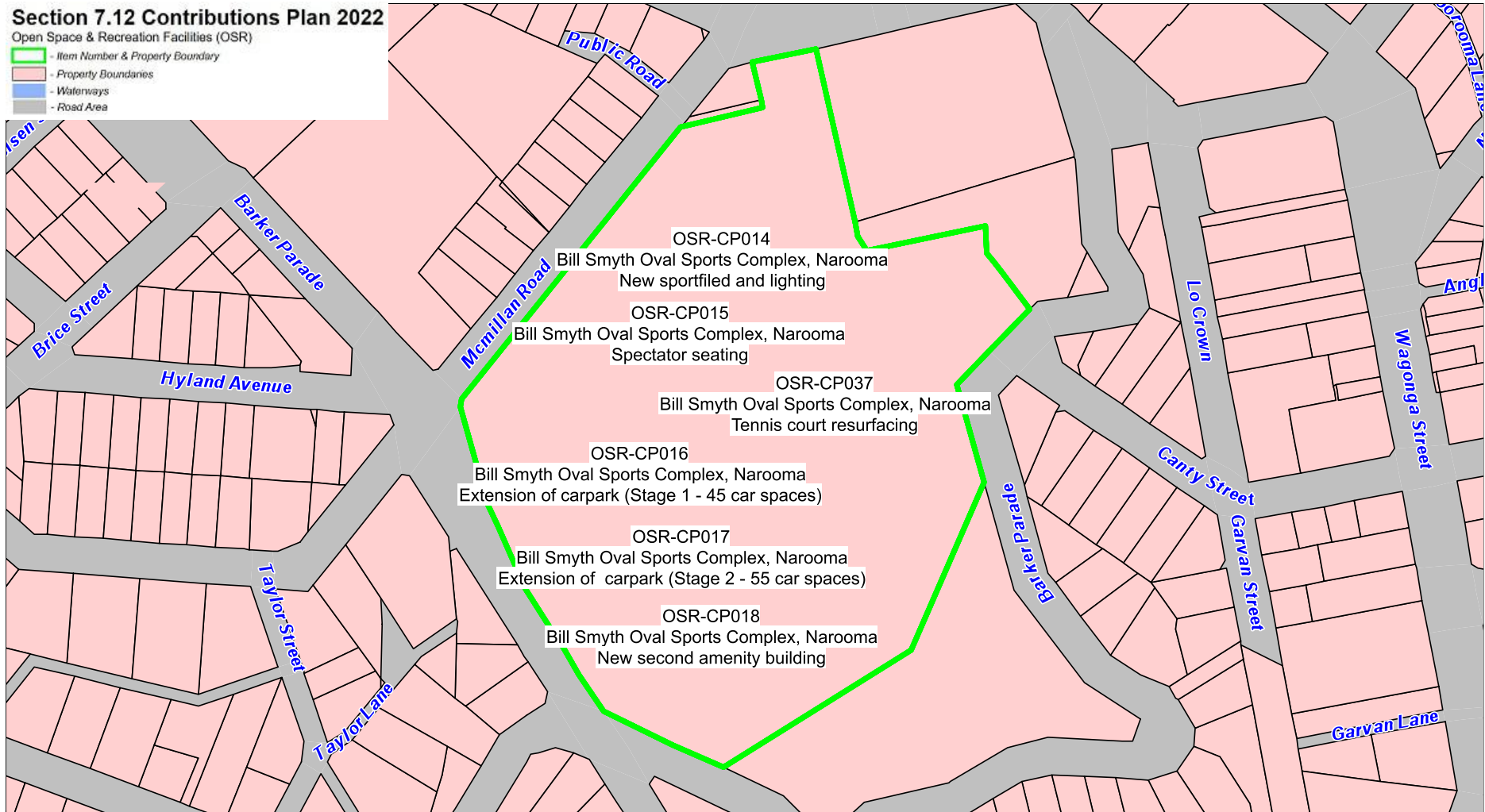
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-  - Property Boundaries
-  - Waterways
-  - Road Area



### Section 7.12 Contributions Plan 2022

#### Open Space & Recreation Facilities (OSR)

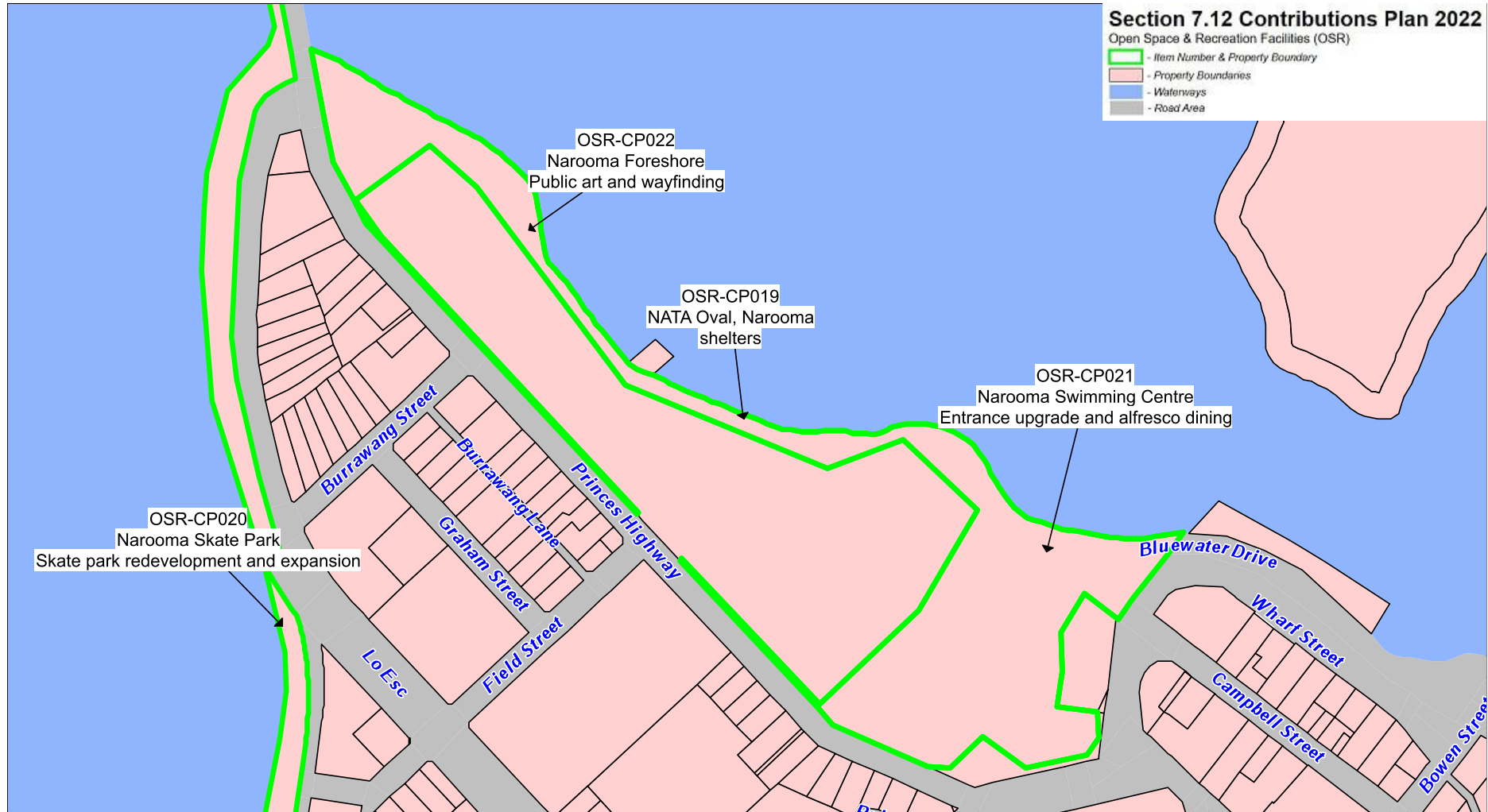
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Open Space & Recreation Facilities (OSR)

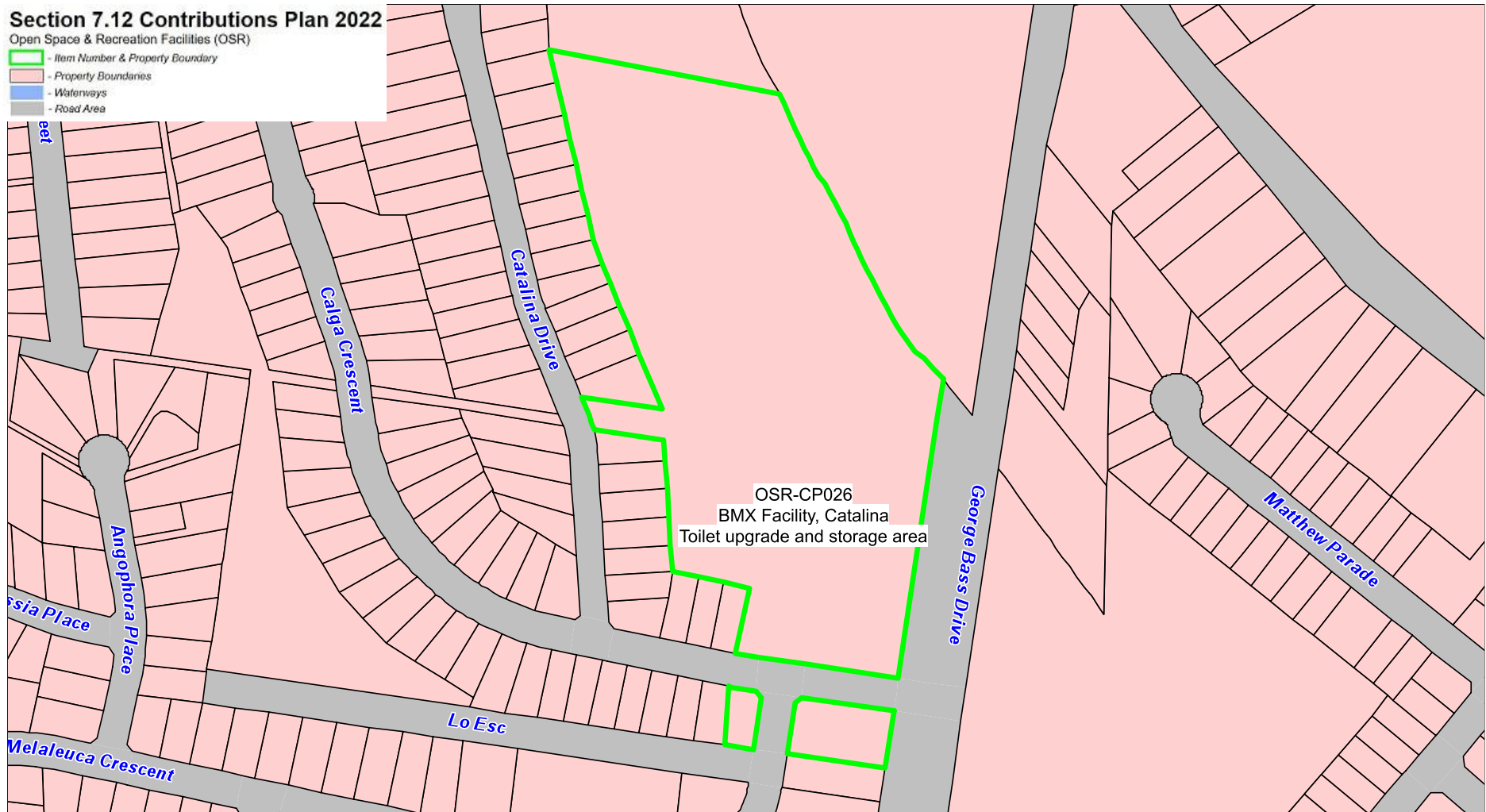
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### Section 7.12 Contributions Plan 2022

#### Open Space & Recreation Facilities (OSR)

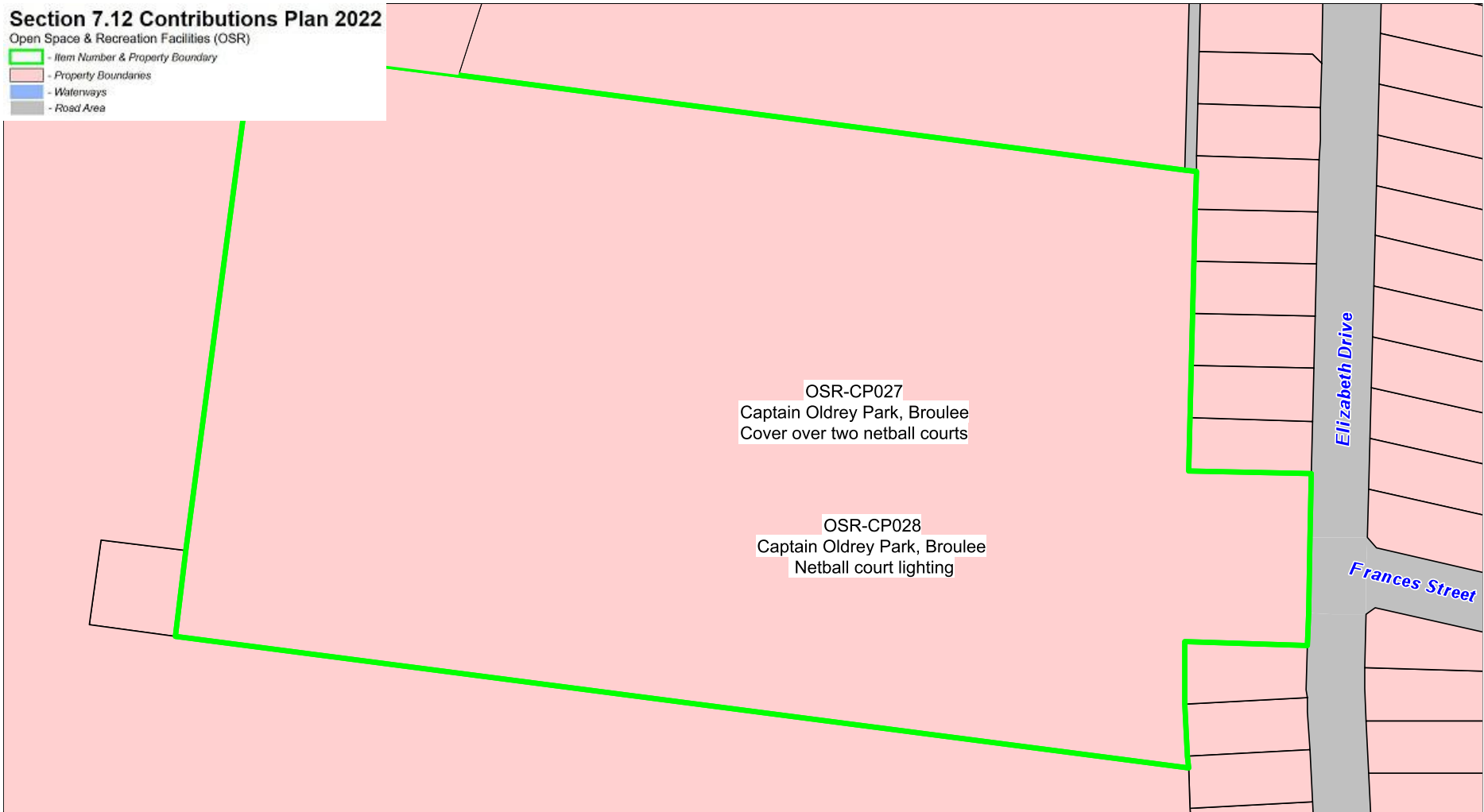
-  Item Number & Property Boundary
-  Property Boundaries
-  Waterways
-  Road Area



## Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

-  - Item Number & Property Boundary
-  - Property Boundaries
-  - Waterways
-  - Road Area

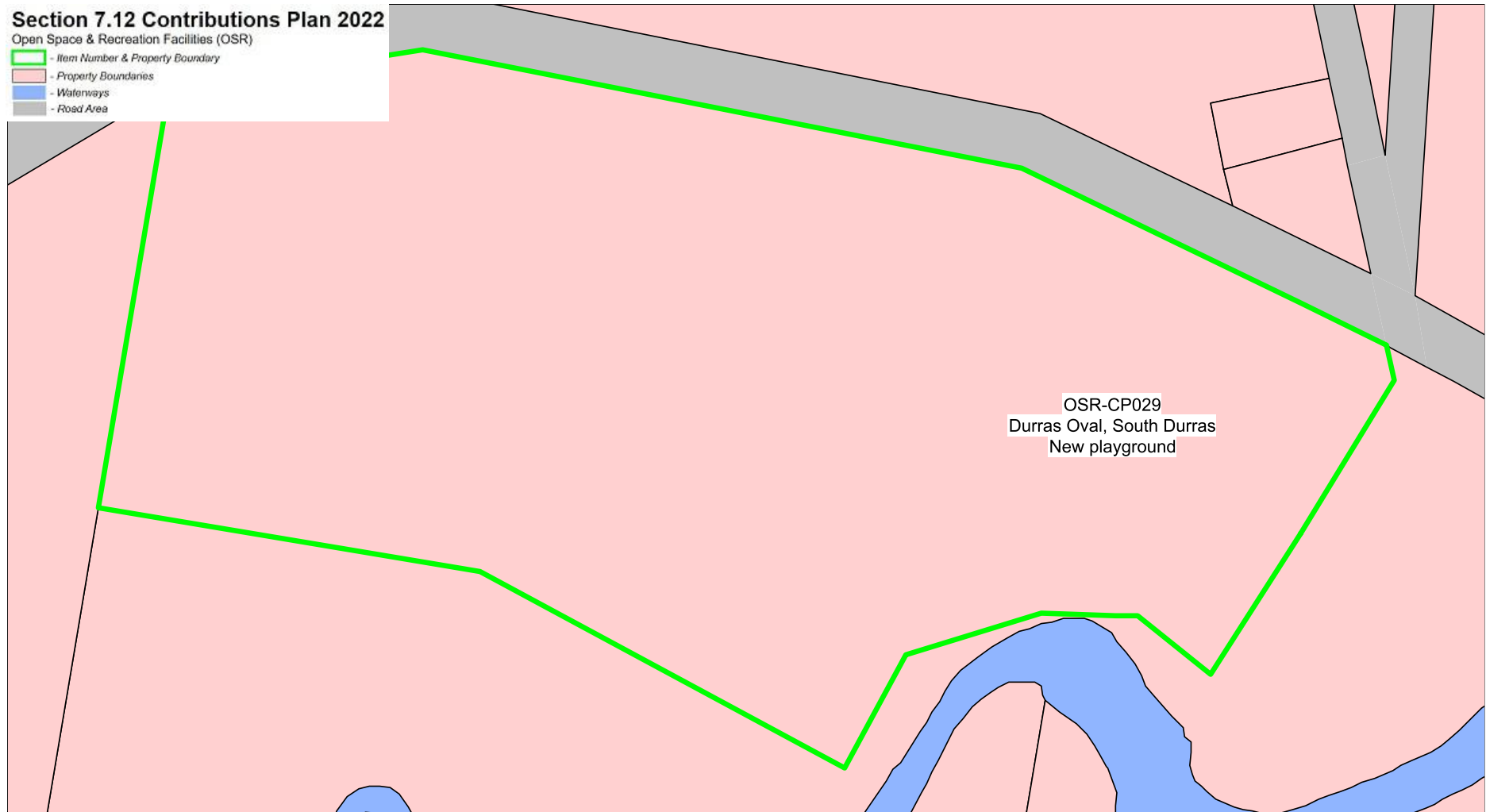




## Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

- Item Number & Property Boundary
- Property Boundaries
- Waterways
- Road Area

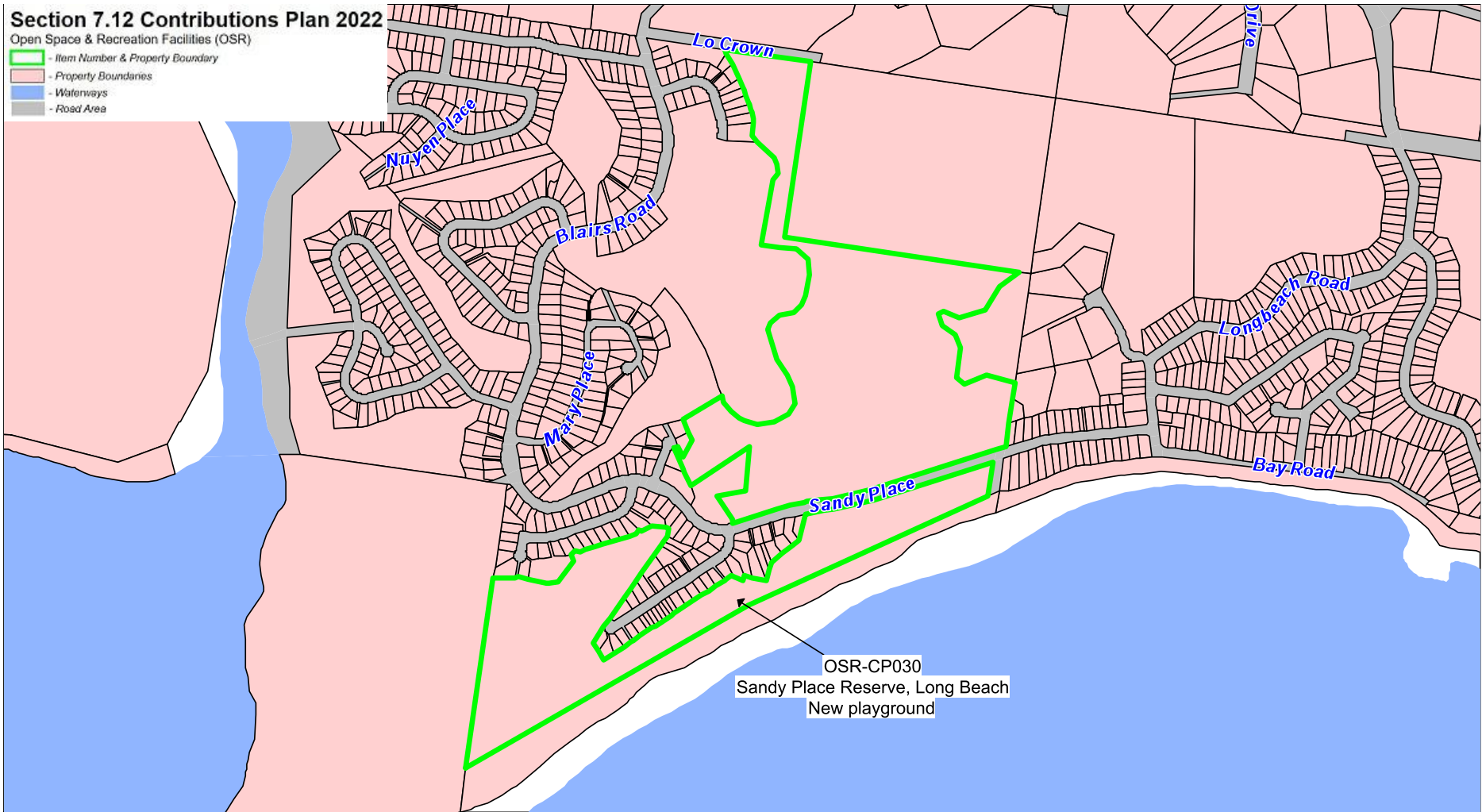


OSR-CP029  
Durras Oval, South Durras  
New playground

### Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

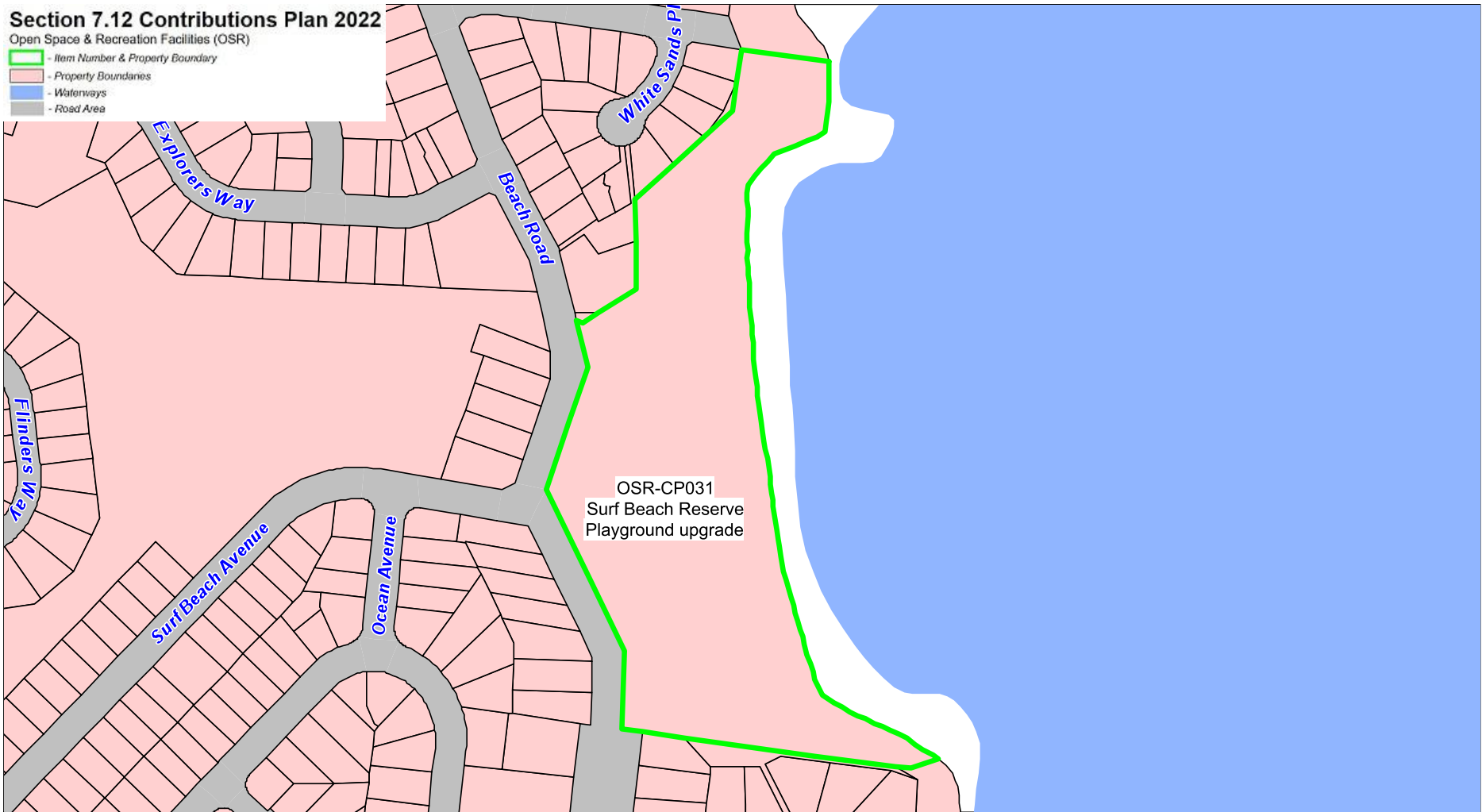
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### Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

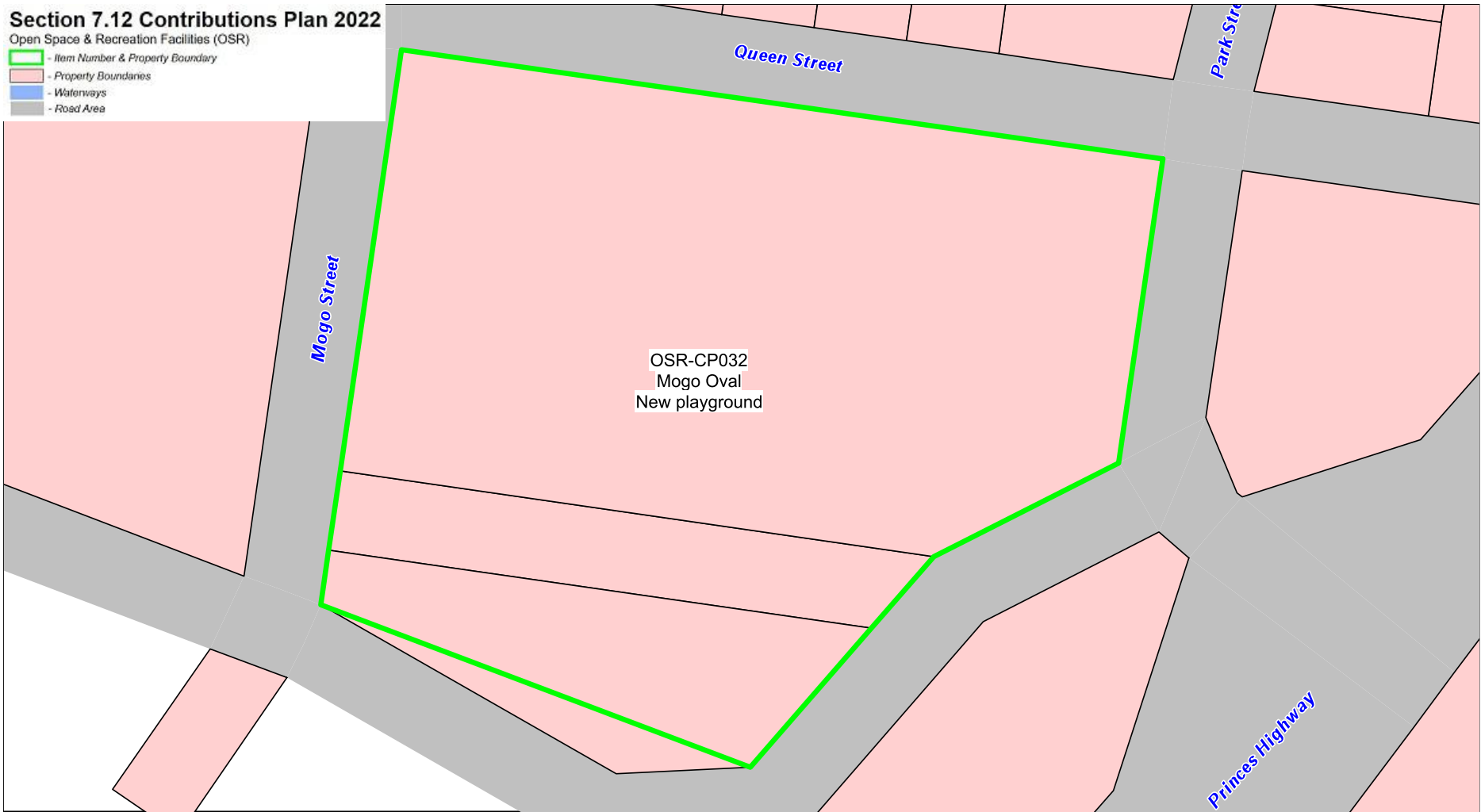
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# Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

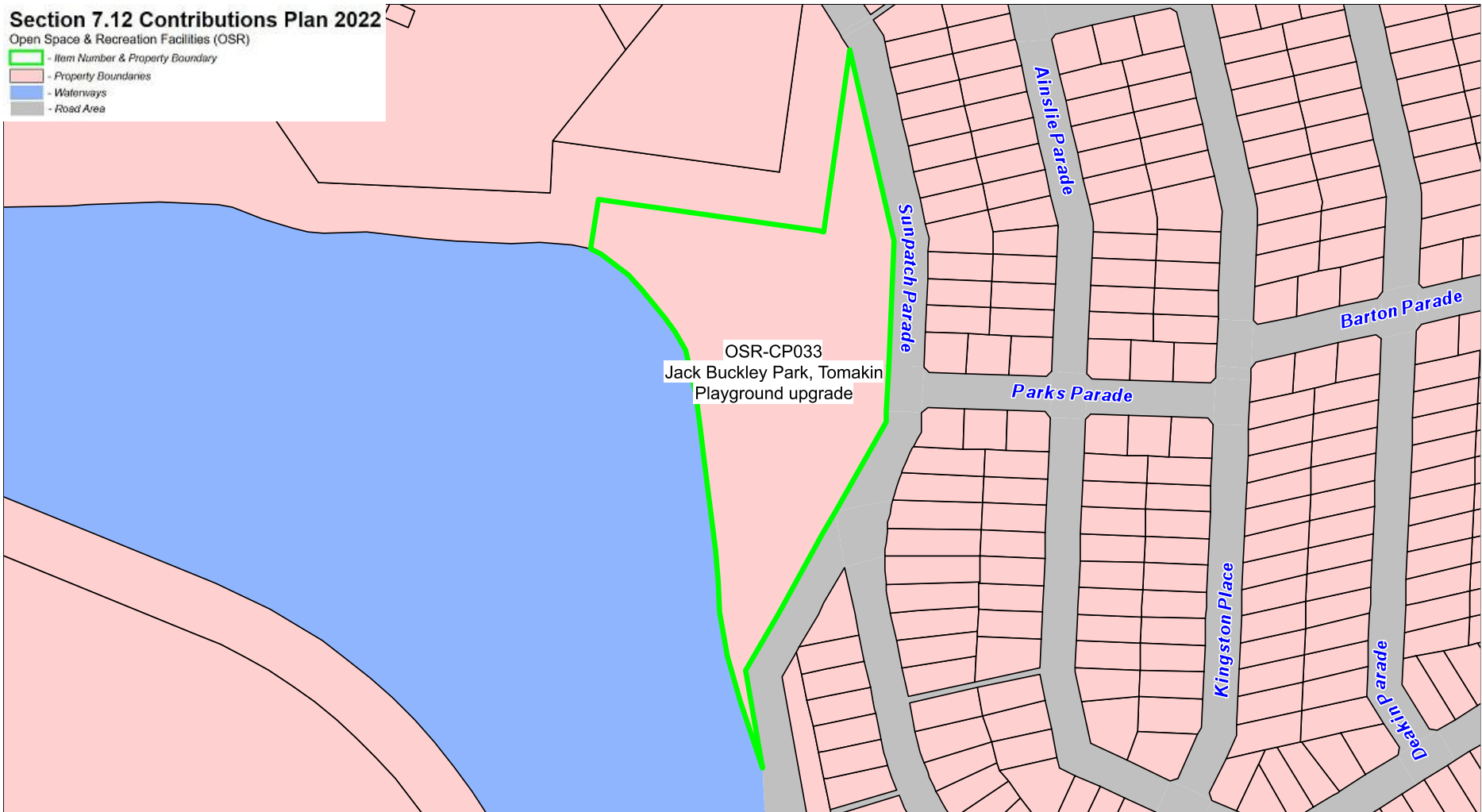
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-  - Road Area



# Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

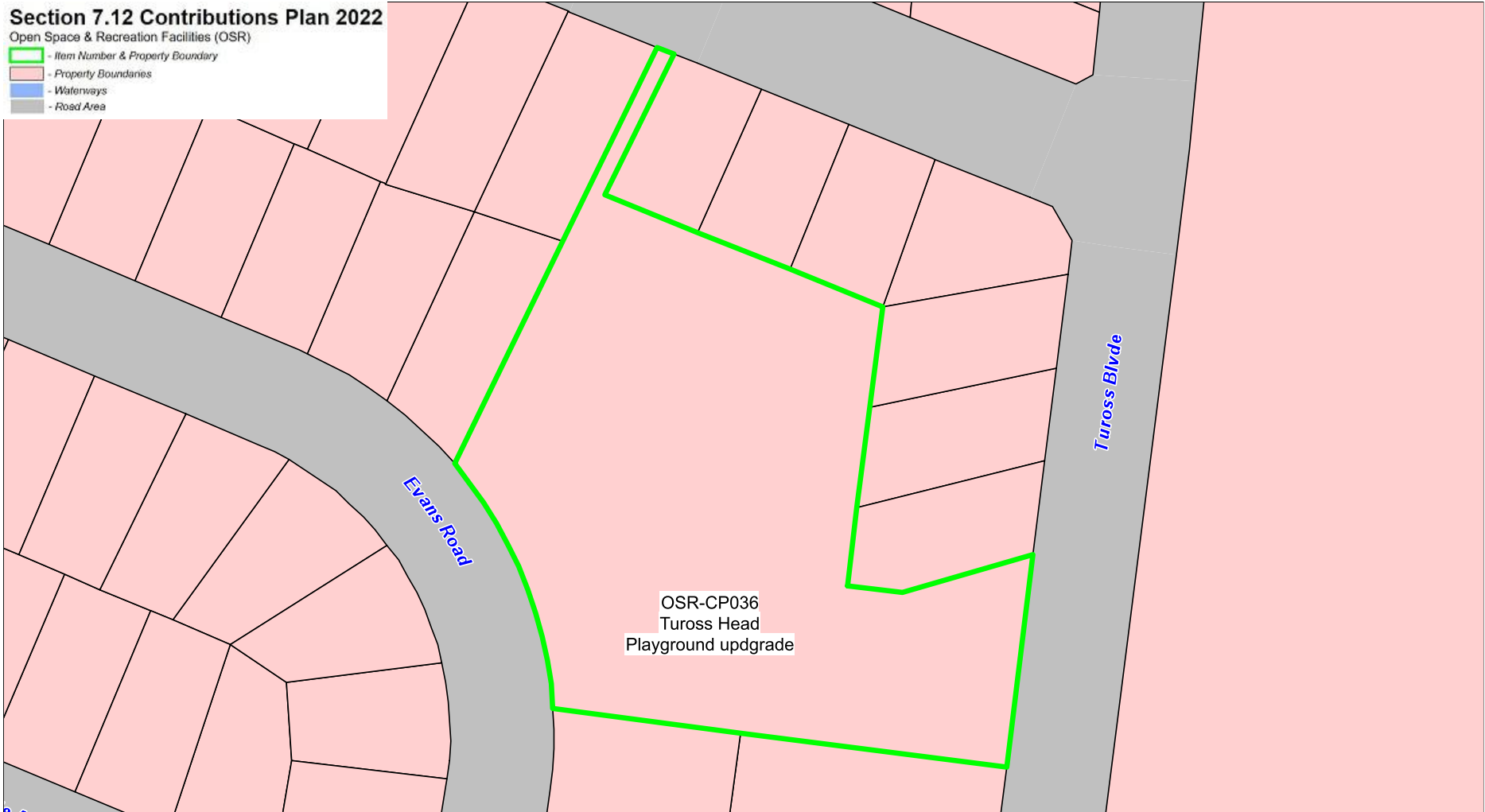
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### Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

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-  - Property Boundaries
-  - Waterways
-  - Road Area



**APPENDIX B: COST SUMMARY  
REPORTS**

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**Cost Summary Report**  
(Development Cost no greater than \$500,000)

DEVELOPMENT

COMPLYING DEVELOPMENT

APPLICATION NO.

APPLICATION NO.

CONSTRUCTION

DATE

CERTIFICATE NO.

APPLICANT'S NAME:

---

APPLICANT'S ADDRESS:

---

DEVELOPMENT NAME:

---

DEVELOPMENT ADDRESS:

---

**ANALYSIS OF DEVELOPMENT COSTS:**

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$



---

Sub-total above carried forward	\$
Preliminaries and margin	\$
<b>Sub-total</b>	\$
Consultant Fees	\$
Other related development costs	\$
<b>Sub-total</b>	\$
Goods and Services Tax	\$
<b>TOTAL DEVELOPMENT COST</b>	\$

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate;
- calculated the development costs in accordance with the definition of development costs in section 2.3 of the Eurobodalla Shire s7.12 Contributions Plan 2022 at current prices;
- included GST in the calculation of development cost.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Position & Qualifications: \_\_\_\_\_

Date: \_\_\_\_\_

\*Acknowledgment to City of Sydney for use of the Cost Summary Report

---

## Detailed Cost Report\*

Registered\* Quantity Surveyor's Detailed Cost Report  
(development cost in excess of \$500,000)  
\*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT

COMPLYING DEVELOPMENT

APPLICATION NO.

APPLICATION NO.

CONSTRUCTION

DATE

CERTIFICATE NO.

APPLICANT'S NAME:

---

APPLICANT'S ADDRESS:

---

DEVELOPMENT NAME:

---

DEVELOPMENT ADDRESS:

---

### DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m <sup>2</sup>	Gross Floor Area – Other	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>	Total Site Area	m <sup>2</sup>
Gross Floor Area – Carparking	m <sup>2</sup>	<b>Total Carparking Spaces</b>	
<b>Total Development Cost</b>	<b>\$</b>		
<b>Total Construction Cost</b>	<b>\$</b>		
<b>Total GST</b>	<b>\$</b>		

---

**ESTIMATE DETAILS:**

<b>Professional Fees</b>	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m <sup>2</sup>
% of Construction Cost	%	Car Park	\$
<b>Demolition and Site Preparation</b>	\$	Cost per square metre of site area	\$ /m <sup>2</sup>
Cost per square metre of site area	\$ /m <sup>2</sup>	Cost per space	\$ /m <sup>2</sup>
<b>Construction – Commercial</b>	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$ /m <sup>2</sup>	Cost per square metre of commercial area	\$ /m <sup>2</sup>
<b>Construction – Residential</b>	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$ /m <sup>2</sup>	Cost per square metre of residential area	\$ /m <sup>2</sup>
<b>Construction – Retail</b>	\$	Fit-out – retail	\$
Cost per square metre of retail area	\$ /m <sup>2</sup>	Cost per square metre of retail area	\$ /m <sup>2</sup>

---

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate;
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- calculated the development costs in accordance with the definition of development costs in section 2.3 of the Eurobodalla Shire s7.12 Contributions Plan 2022;
- included GST in the calculation of development cost;
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Position & Qualifications: \_\_\_\_\_

Date: \_\_\_\_\_

\*Acknowledgment to City of Sydney for use of the Detailed Cost Report

**APPENDIX C: EXPECTED  
DEVELOPMENT**

## Expected development and local infrastructure demand

Eurobodalla Shire LGA is located along the south coast of NSW and has a land area of 3,427km<sup>2</sup>. The three main settlements are Batemans Bay, Moruya and Narooma. The region is close enough to Sydney and Canberra to attract day visitors. During the summer season, the population increases substantially with people on vacation.

The Eurobodalla Local Strategic Planning Statement 2020 sets out the vision for land use planning in the area. It has been prepared with consideration to the Southeast and Tablelands Regional Plan and the local priorities detailed in Council's LEP and Community Strategic Plan 2017 for a consistent strategic planning approach.

The population is expected to increase moderately from 39,700 people (2021) to 45,500 by 2036, or around 0.9% per year.<sup>1</sup> Features of the Shire's population, include the following.

- An average population growth rate of around 0.9% per annum since 2016.
- A median resident age of 54 years, which is well above the average of 38 years for NSW.
- 40.2% of the population are aged 60 years and over compared with 27.2% for Regional NSW.
- Couples without children are the most common household type (34% of households), followed by lone person households making up 28.3% of households. Couples with children represent only 17% of all households, significantly below the NSW average (25.4%).
- The above two points reflect the high number of retirees settling in the Shire and the high number of young people who leave the area to pursue work and study.
- A similar rate of persons from non-English speaking backgrounds to the Regional NSW average (5%).
- A similar rate of degree-qualified persons to the Regional NSW average (14%), although much lower than the NSW average (23.4%).
- Separate dwelling houses are the predominant dwelling type, representing 81% of all private dwellings.
- An unemployment rate (9%) that is higher than the NSW average (6.3%). Many employment opportunities are casual or part-time only.<sup>2</sup>

The relationship between the expected development and demand is established through:

- based on the projections, the population is expected to grow by 5,700 people by 2036;

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<sup>1</sup> Source. Population i.d. accessed June 2021

<sup>2</sup> Eurobodalla LSPS 2020, pg. 10

- the development will require the provision of additional public facilities and services;
- the development will diminish the existing community's standards of public facilities and services;
- the expected increase in traffic as a consequence of the development;
- the increased pressures of peak volumes of visitors that are estimated to potentially triple the resident population during the summer season.

Table 1 contains the forecast growth in residents.

Table 1 Forecast residents growth, 2021-2036

Catchment	2021	2036	Change
North	<b>No.</b>	<b>No.</b>	<b>No.</b>
Batemans Bay - Catalina	4146	4516	370
Batemans Bay Rural Hinterland	2663	2927	264
Surf Beach - Batehaven - Sunshine Bay - Denhams Beach	5950	6455	505
Surfside - Long Beach - Maloneys Beach - North Batemans Bay	3379	4018	639
Malua Bay - Lilli Pilli - Rosedale - Guerilla Bay	2815	3795	980
Central			
Broulee - Tomakin - Mossy Point	3491	4434	943
Urban Moruya - Moruya	3734	4732	997
Moruya Rural Hinterland	2913	3115	202
Tuross Head	2362	2559	197
South			
Dalmeny	2039	2197	158
Narooma - North Narooma - Kianga	3628	4029	401
Narooma Rural Hinterland	2637	2738	101
Shire total	39,757	45,515	5758

Source: Forecast.id.com.au/eurobodalla,