

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 residents¹. 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.

¹ profile.i.d, Eurobodalla Shire community profile, accessed June 2021, <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 | \$ |
|----------------------------------|---------------------|
| Open space and recreation | |
| Works - Future | \$8,921,365 |
| Land & Works - Existing | \$1,799,168 |
| Subtotal | \$10,720,533 |
| Community and cultural | |
| Works - future | \$6,926,250 |
| Land & Works - Existing | \$266,200 |
| Subtotal | \$7,192,450 |
| Paths and cycleways | |
| Works | \$2,510,851 |
| Land & Works - Existing | \$337,123 |
| Subtotal | \$2,847,974 |
| Planning Studies | \$440,000 |
| Total | \$21,200,957 |

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 levies² 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

² 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 350m². 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 condition³ 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.

³ 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.

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 |
|-----------|---|--|--|---------------------|---------------------|---------------------|--------------------|
| | Works - North | | | | | | |
| 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 | |
| | Sub-total | | | \$ 1,917,850 | \$ 700,000 | \$ 1,217,850 | |
| | Works - Central | | | | | | |
| 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 |
| | Sub-total | | | \$ 3,664,485 | \$ 1,010,000 | \$ 2,654,485 | |
| | Works - South | | | | | | |
| 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 | |
| | Sub-total | | | \$ 5,878,180 | \$ 2,520,000 | \$ 3,438,180 | |
| | Works - Shire | | | | | | |
| 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 |
| | | | | | | | |
| | | Sub-total | | \$ 2,280,850 | \$ 670,000 | \$ 1,610,850 | |
| | | | | | | | |
| | | Total new works | | \$ 13,741,365 | \$ 4,900,000 | \$ 8,921,365 | |
| | | | | | | | |
| | | Recoupment works - North | | | | | |
| 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 |
| | | | | | | | |
| | | Sub-total | | \$ 647,350 | \$ 105,000 | \$ 542,350 | |
| | | Recoupment works - Central | | | | | |
| 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 |
| | | | | | | | |
| | | Sub-total | | \$ 1,413,518 | \$ 435,000 | \$ 978,518 | |
| | | Recoupment works - South | | | | | |
| 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 |
| | | | | | | | |
| | | Sub-total | | \$ 278,300 | \$ - | \$ 278,300 | |

**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 |
|-----------|---|---|--|----------------------|----------------------|---------------------|--------------------|
| | Works - North | | | | | | |
| CCF-CP001 | Malua Bay Foreshore Reserve | New toilet facility | ROSS 2018 (N21) & Malua Bay LMP | \$ 332,750 | \$ - | \$ 332,750 | 2021-25 |
| | Sub-total | | | \$ 332,750 | \$ - | \$ 332,750 | |
| | Works - Central | | | | | | |
| 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 |
| | Sub-total | | | \$ 756,250 | \$ 275,000 | \$ 481,250 | |
| | Works - South | | | | | | |
| 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 |
| | Subtotal | | | \$ 1,815,000 | \$ 750,000 | \$ 1,065,000 | |
| | Works Shire-wide | | | | | | |
| 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 |
| | Subtotal | | | \$ 70,635,177 | \$ 65,587,927 | \$ 5,047,250 | |
| | Recoupment - North | | | | | | |
| CCF-CP008 | Surf Beach Reserve | New toilet facility | DPOP and toilet renewal plan | \$ 266,200 | \$ - | \$ 266,200 | 2021 |
| | Subtotal | | | \$ 266,200 | \$ - | \$ 266,200 | |

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 |
|---------|--------------------|--|--|---------------------|-------------|----------------------|--------------------|
| | | WORKS - FUTURE | | | | | |
| | | North | | | | | |
| 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 |
| | | Sub-total | | \$ 3,929,891 | \$ 1,728,812 | \$ 2,201,079 | |
| | | Central | | | | | |
| 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 |
| | | Sub-total | | \$ 113,816 | \$ 50,069 | \$ 63,747 | |

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 |
|---------|---------------|---|--|---------------------|---------------------|----------------------|--------------------|
| | | South | | | | | |
| 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 |
| | | Sub-total | | \$ 439,263 | \$ 193,238 | \$ 246,025 | |
| | | Total Future Works | | \$ 4,482,970 | \$ 1,972,119 | \$ 2,510,851 | |
| | | LAND AND WORKS -EXISTING | | | | | |
| | | North | | | | | |
| 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 |
| | | Sub-total | | \$ 601,912 | \$ 264,789 | \$ 337,123 | |

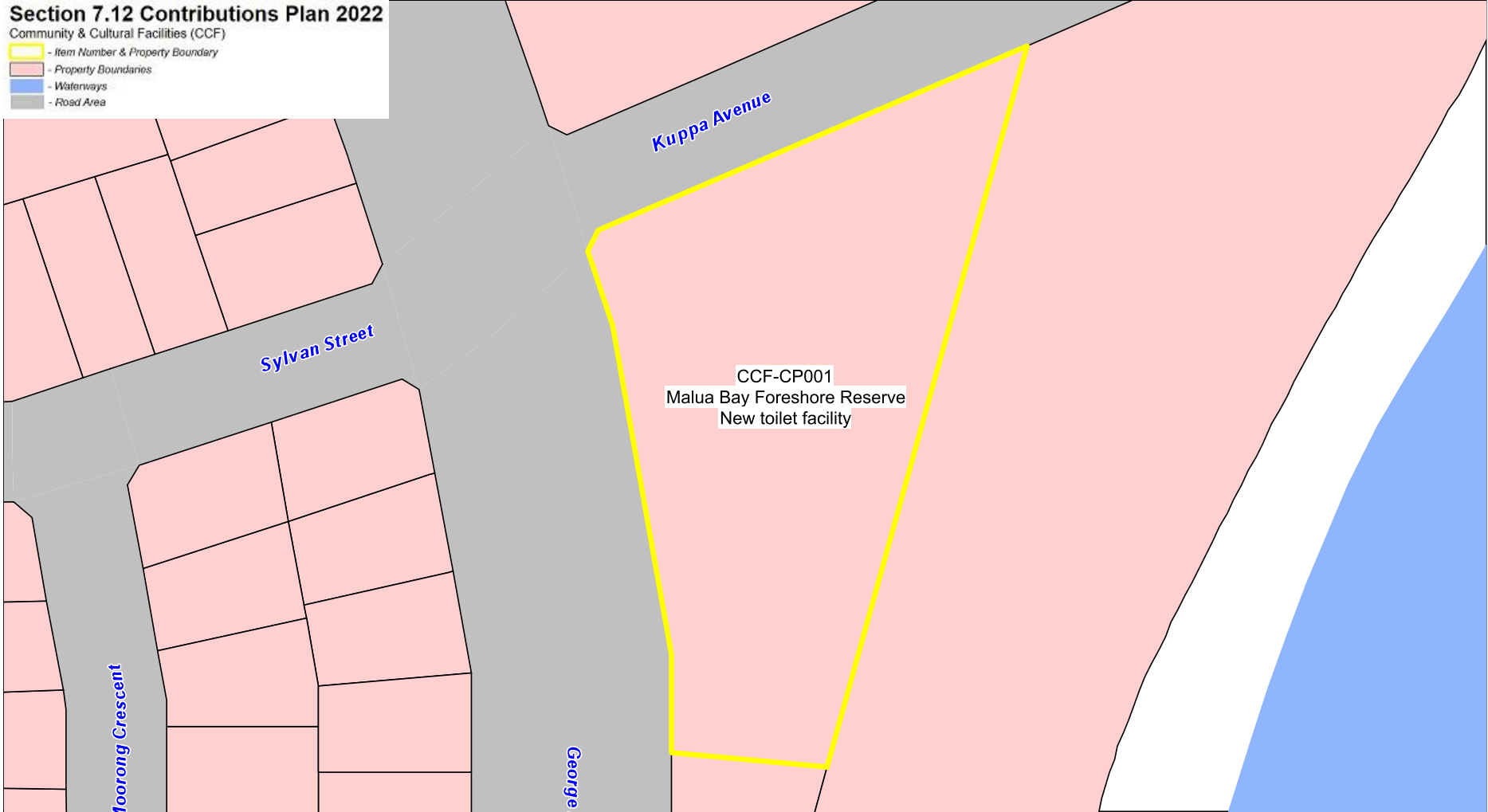
**Eurobodalla Section 7.12 Plan 2022
Strategic Planning Studies**

| Study/Strategy | Reference study, strategy or plan, or Council report | Estimated Base Cost | Priority / Staging |
|--|--|---------------------|--------------------|
| Works Shire-wide | | | |
| 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 |
| Total | | \$ 440,000 | |

Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

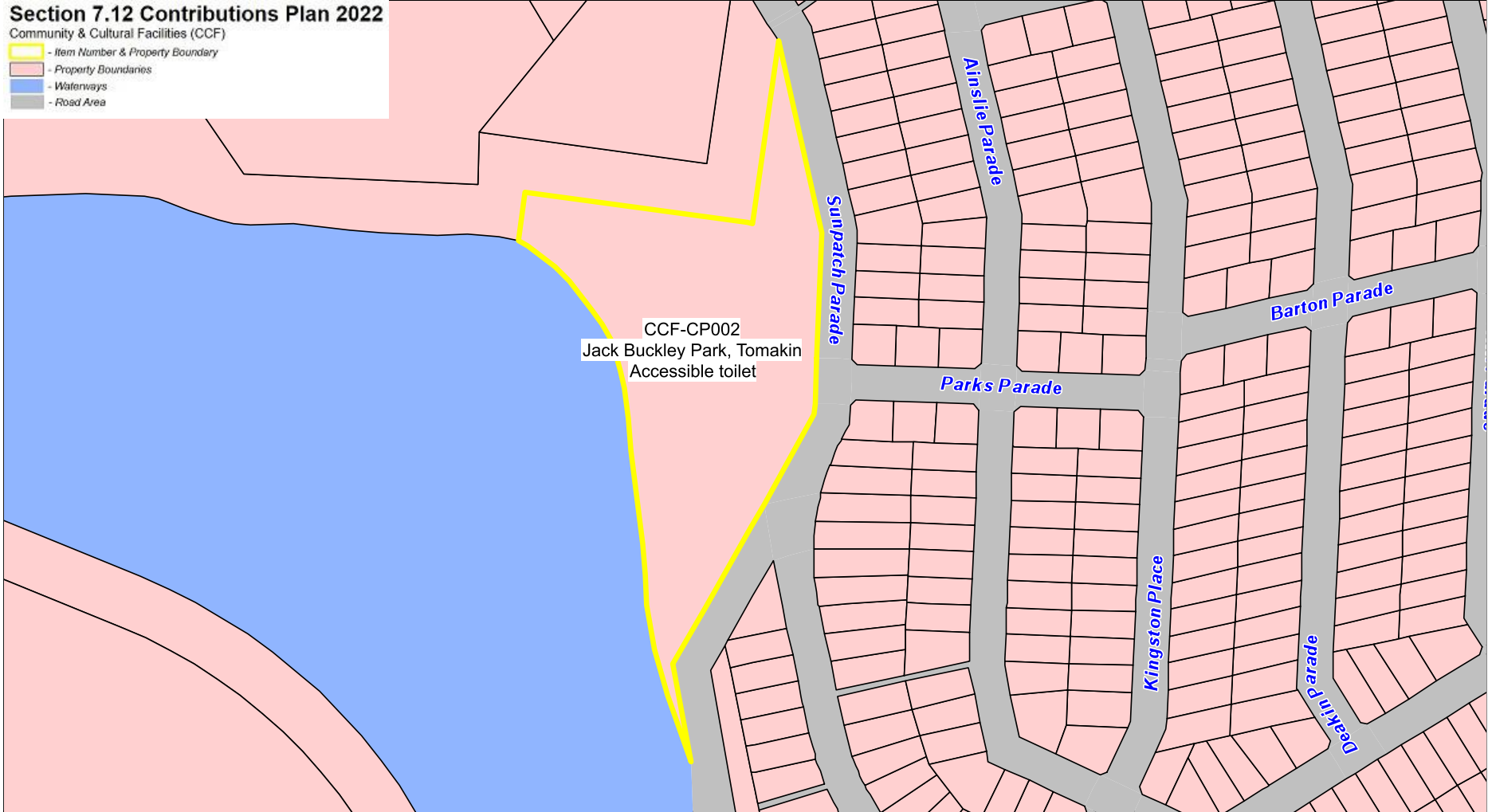
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- Property Boundaries
- Watervays
- Road Area



Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

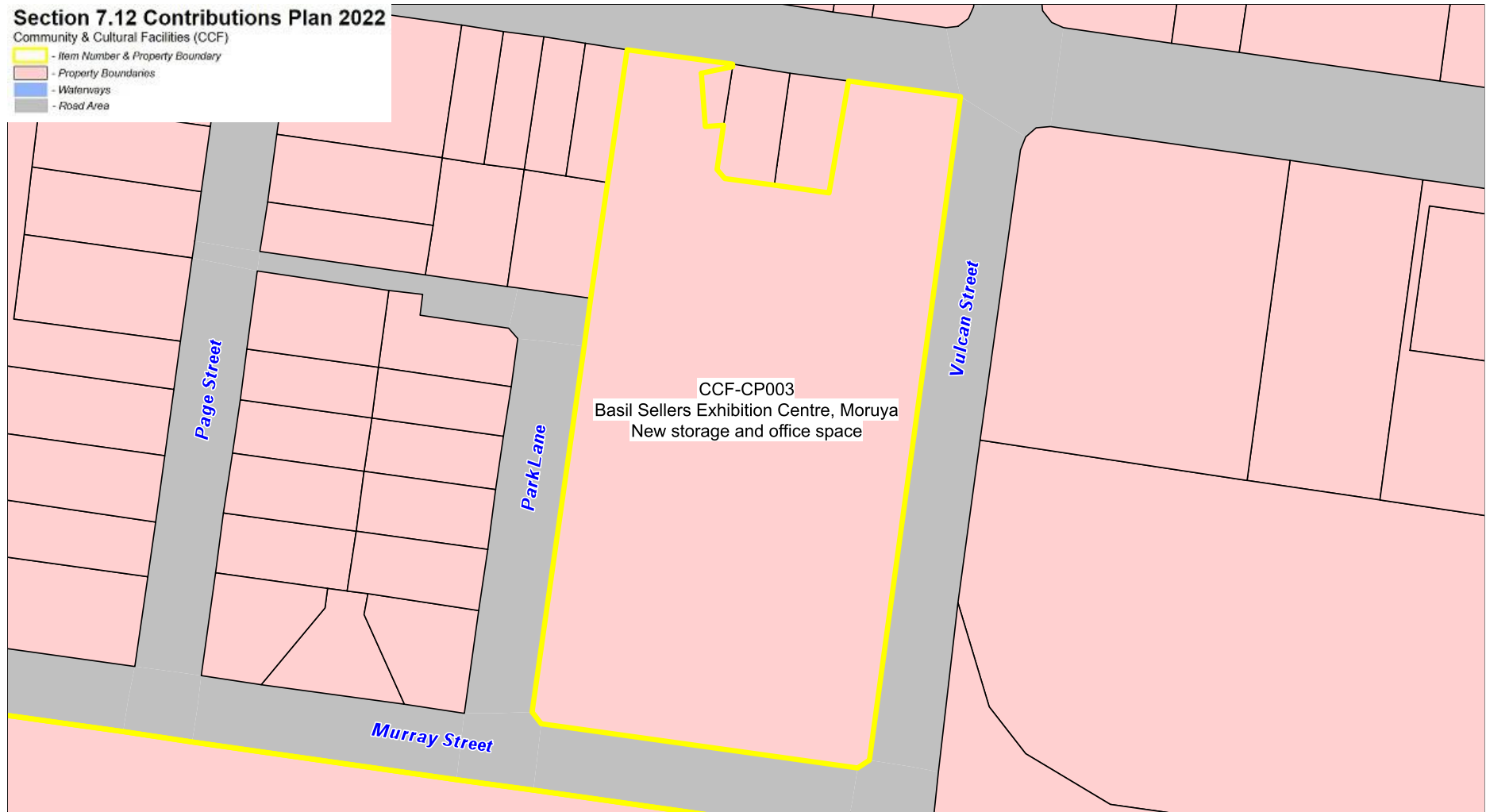
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- Property Boundaries
- Watervays
- Road Area



Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

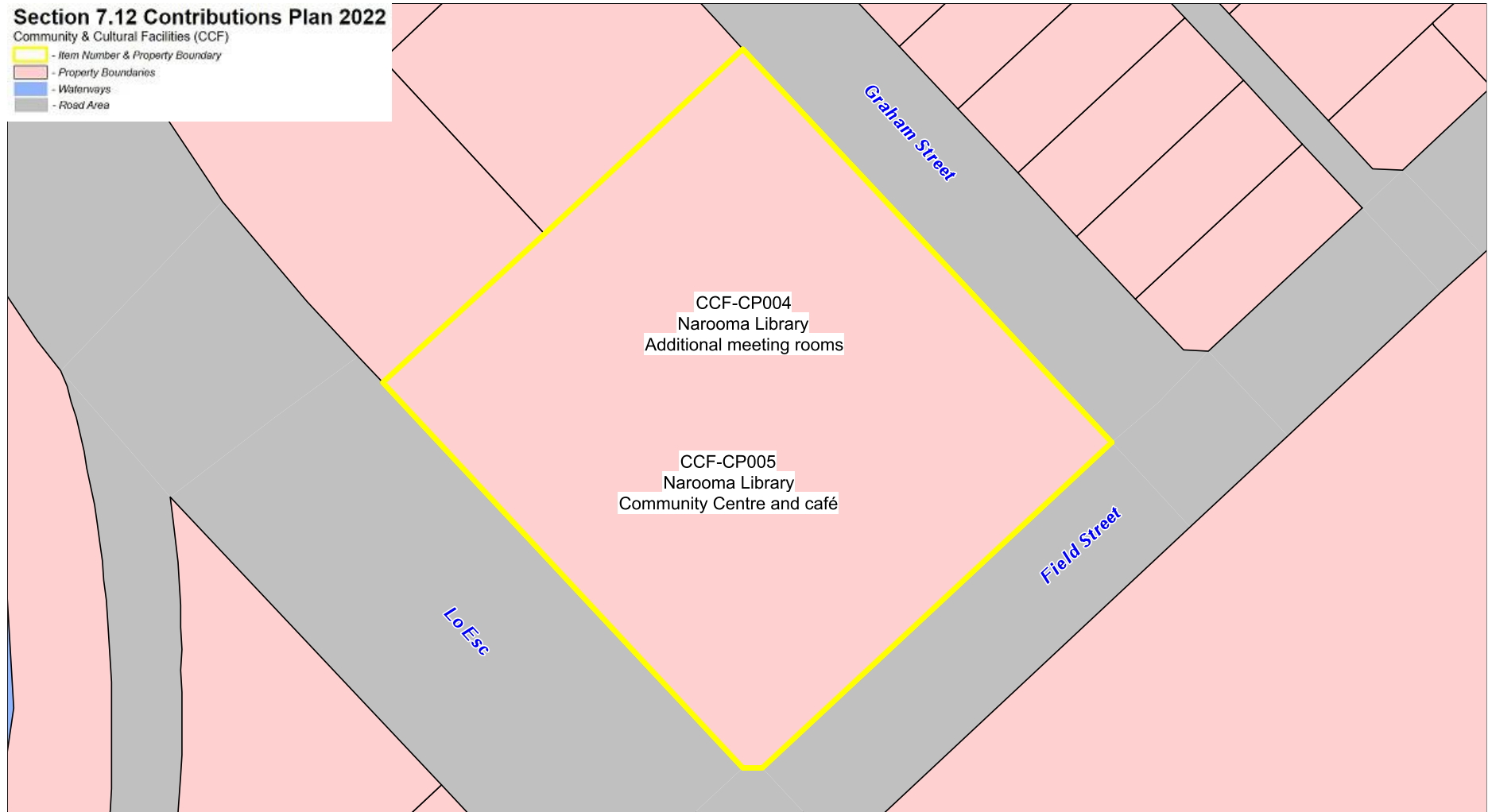
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- Property Boundaries
- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

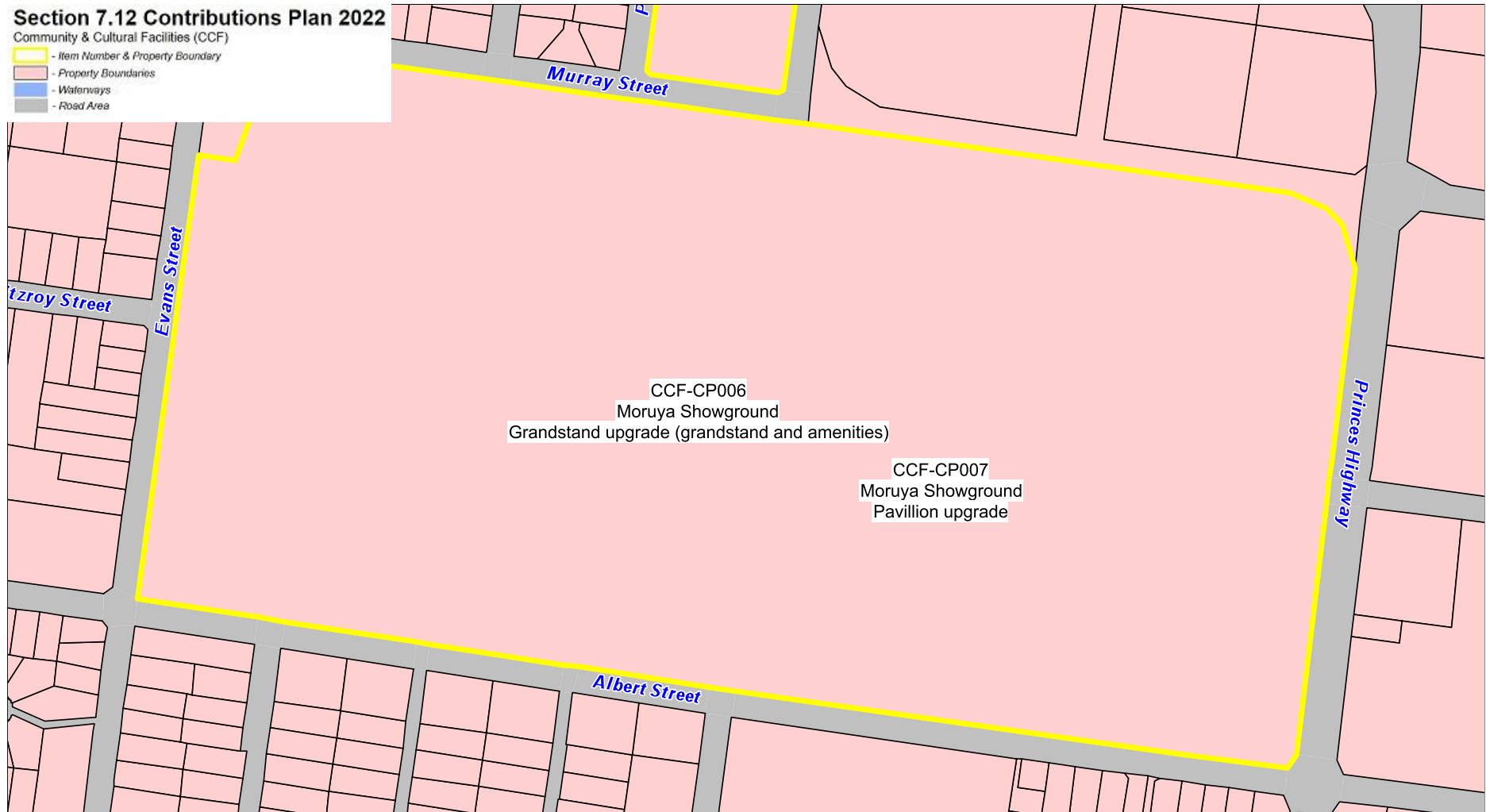
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- Watervays
- Road Area



Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

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



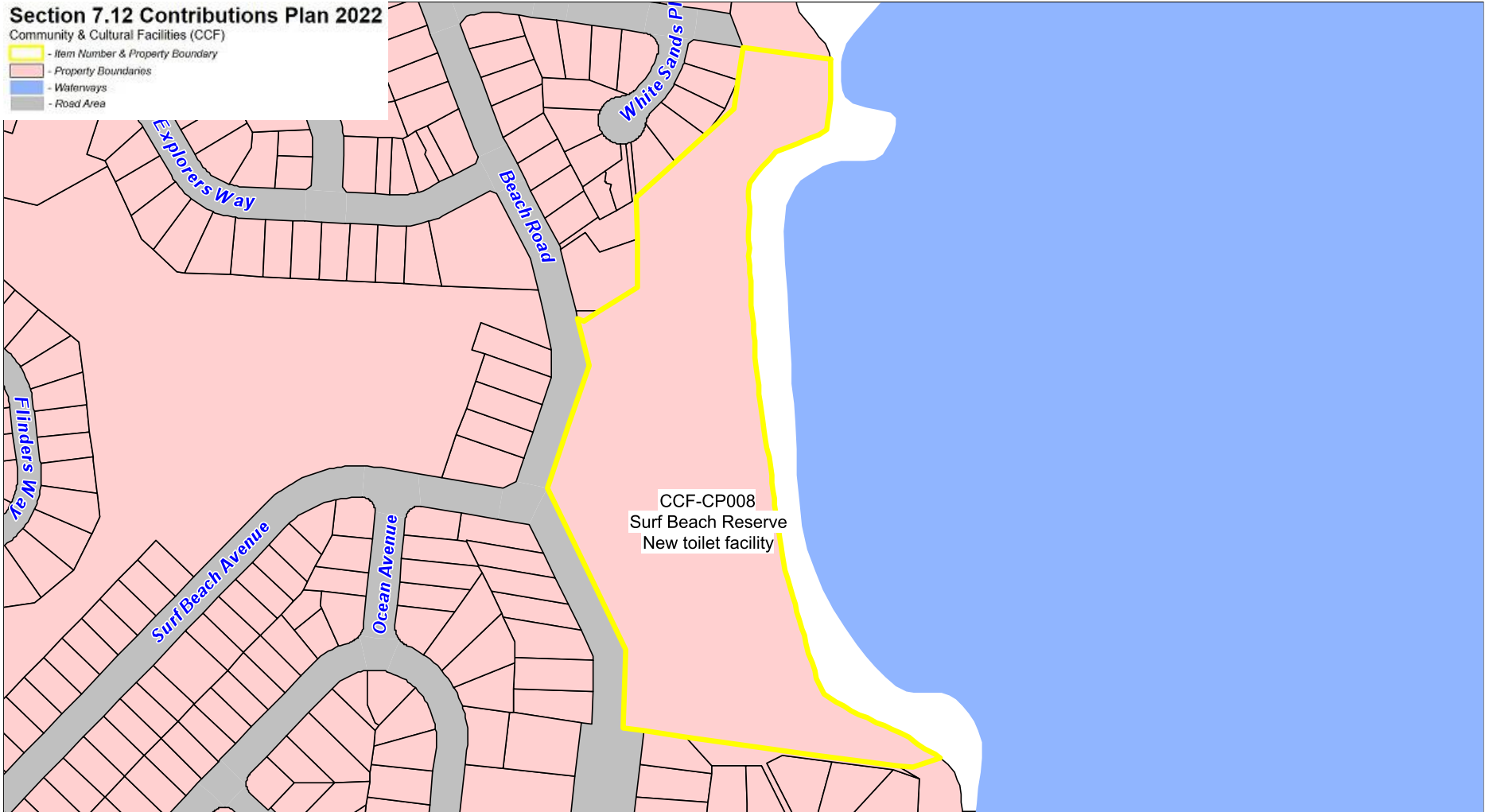
CCF-CP006
Moruya Showground
Grandstand upgrade (grandstand and amenities)

CCF-CP007
Moruya Showground
Pavillion upgrade

Section 7.12 Contributions Plan 2022

Community & Cultural Facilities (CCF)

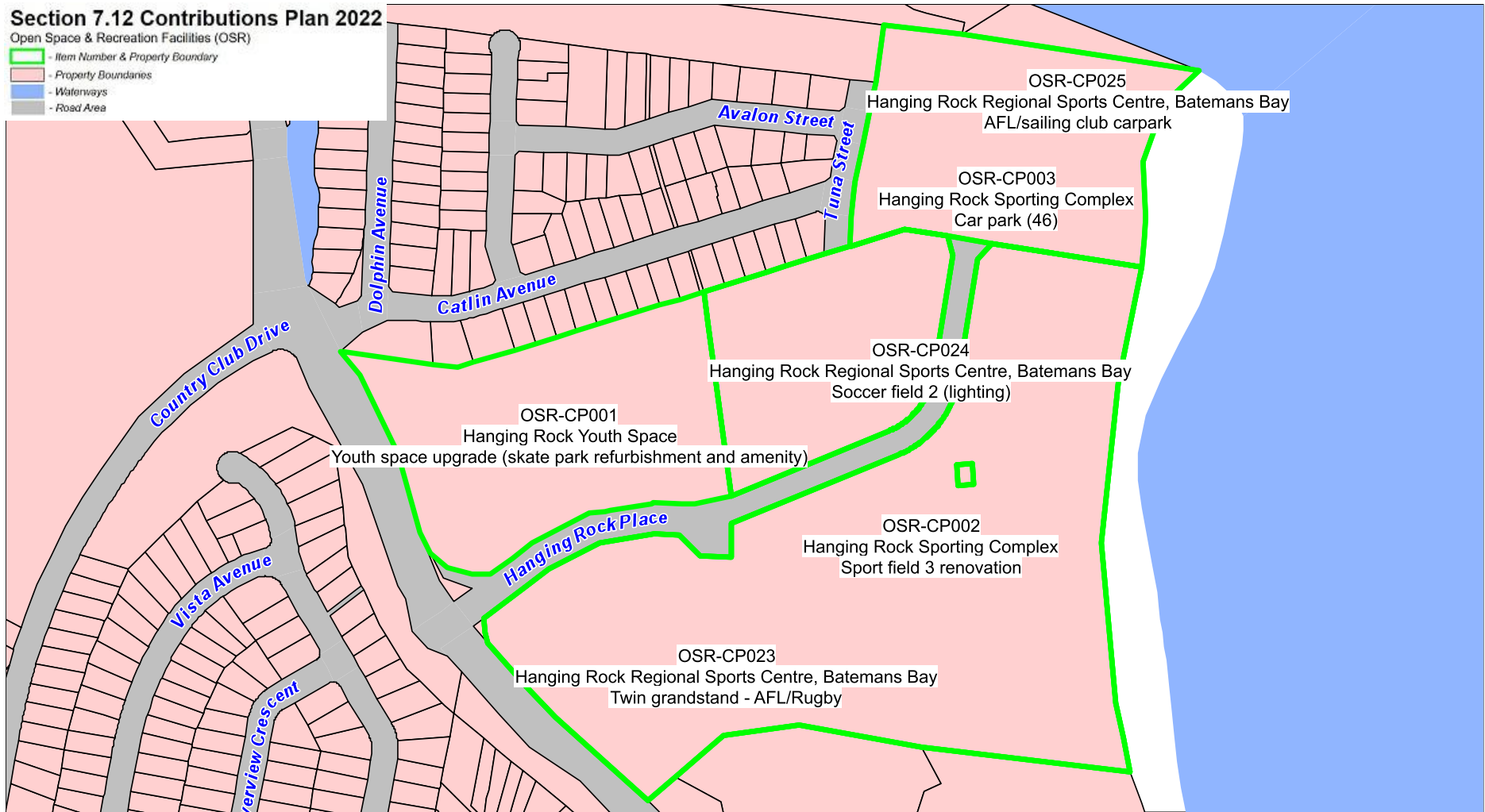
- Item Number & Property Boundary
- Property Boundaries
- Watervays
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

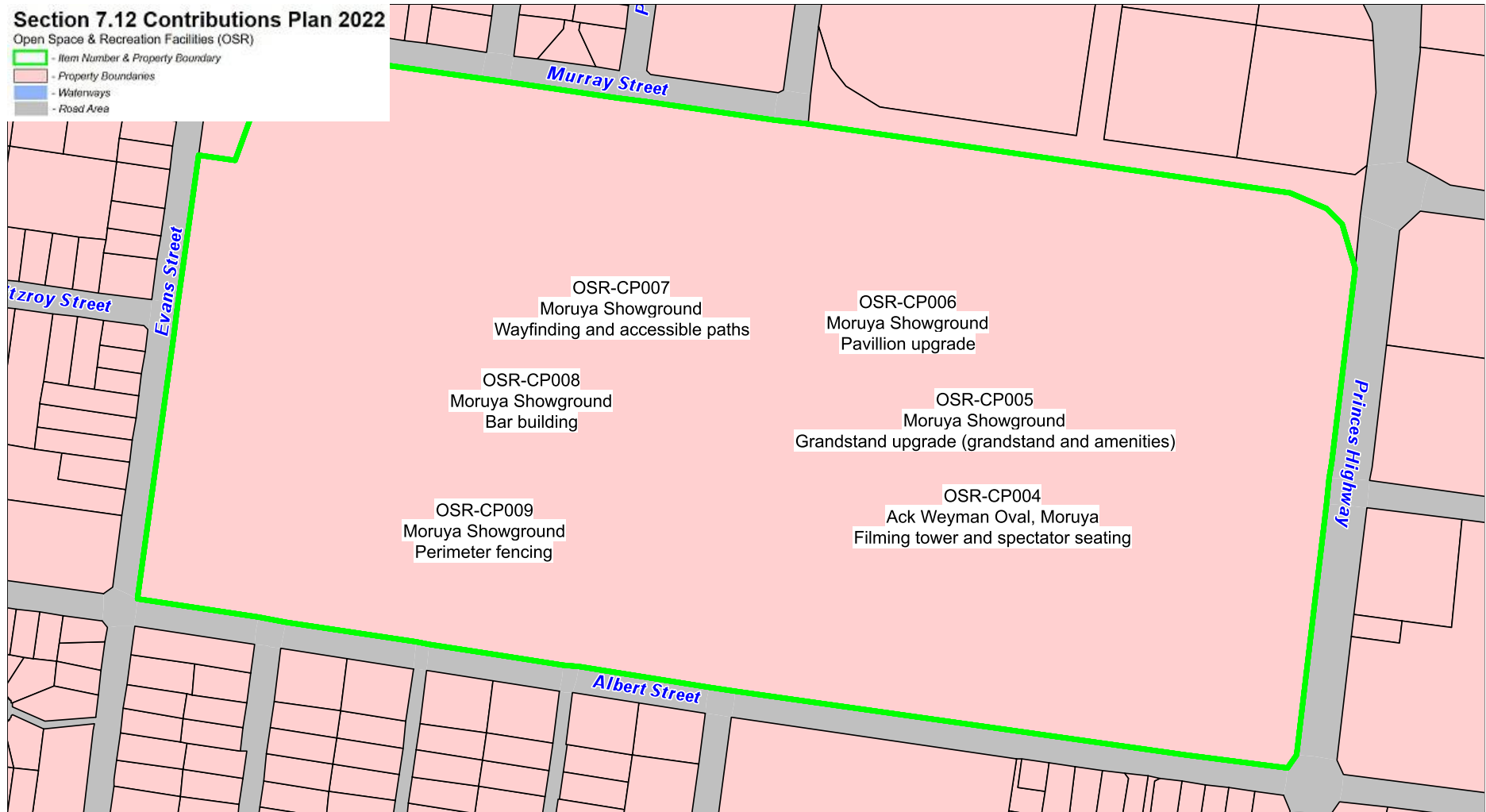
- Item Number & Property Boundary
- Property Boundaries
- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

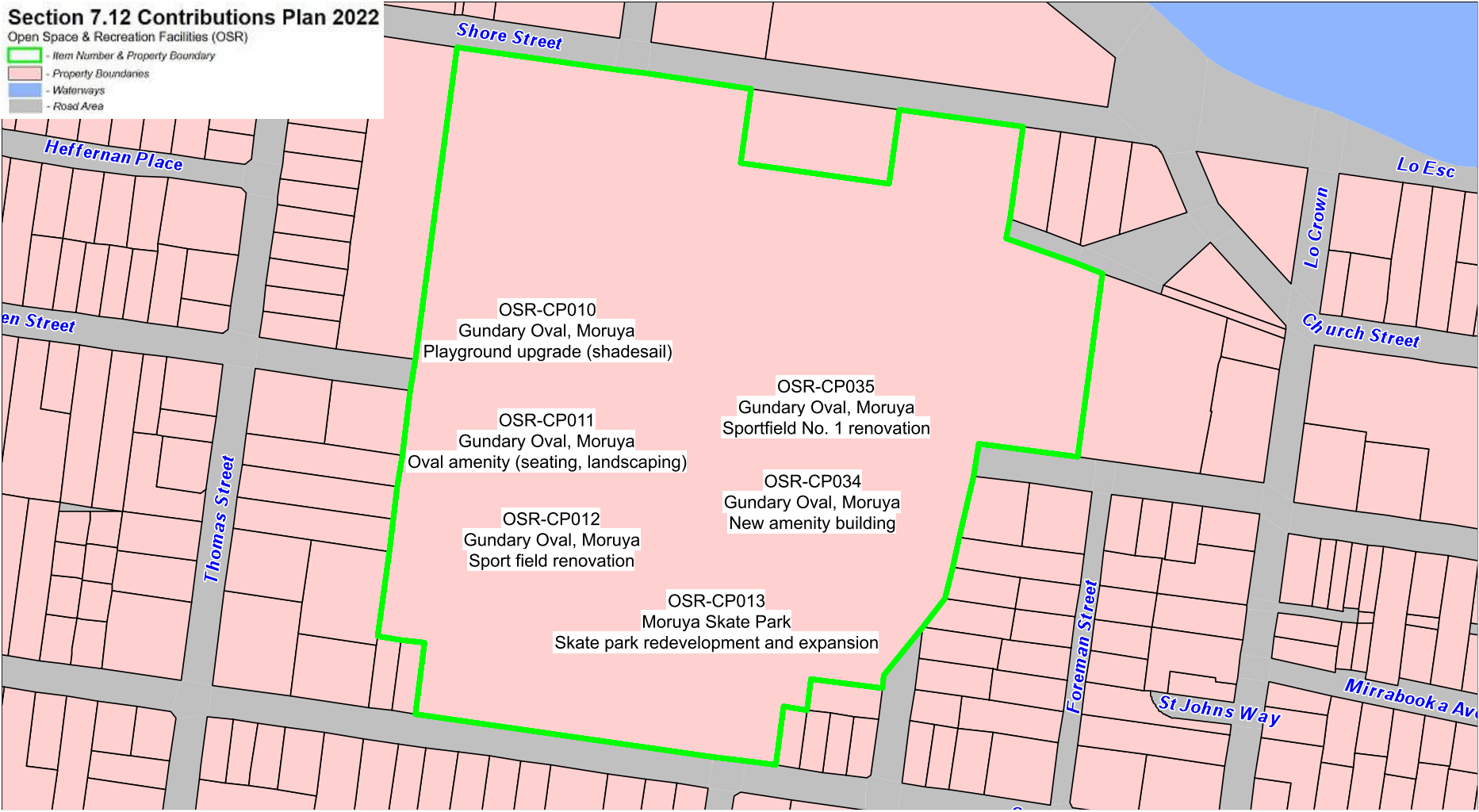
- Item Number & Property Boundary
- Property Boundaries
- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

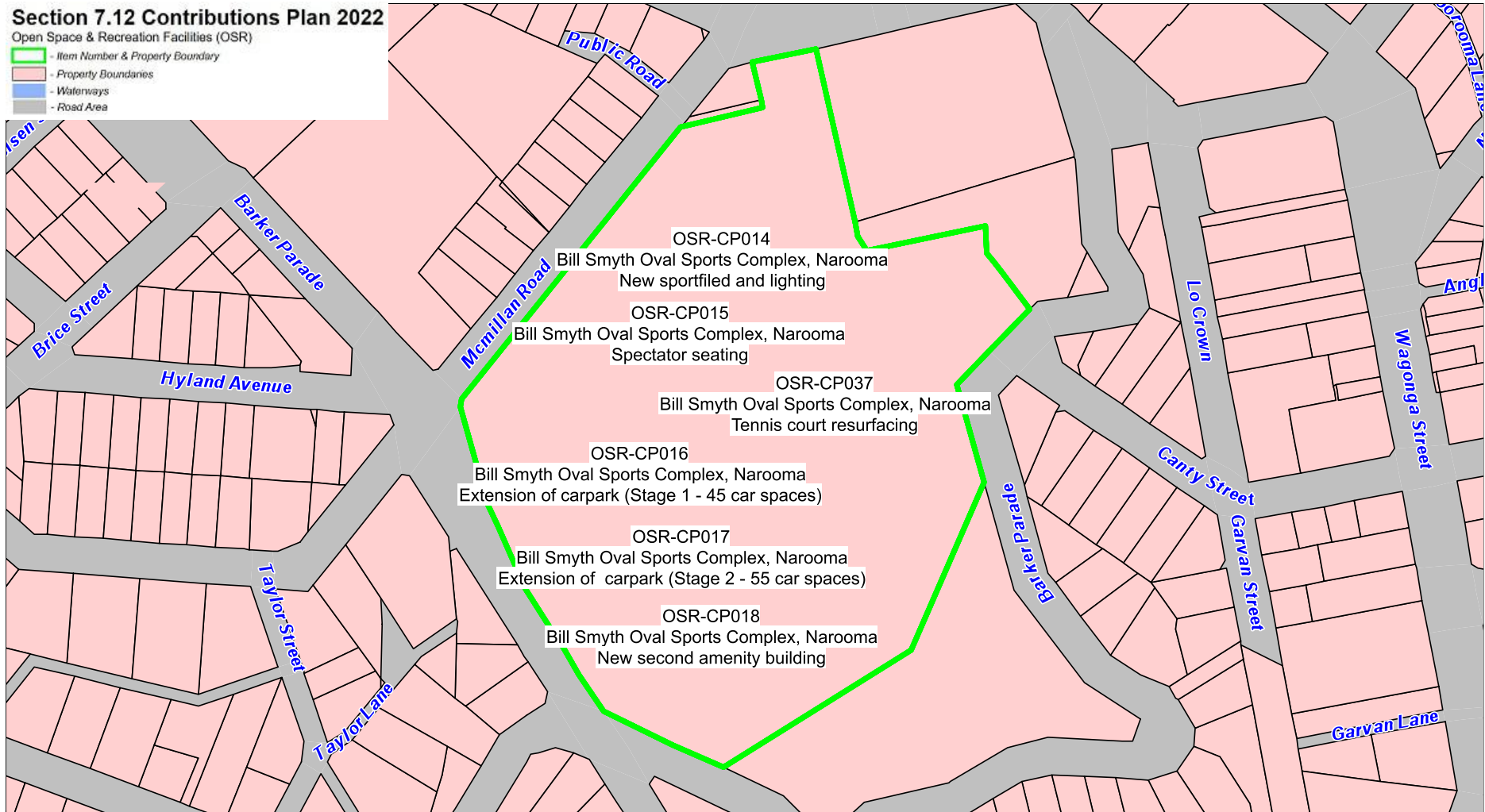
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-  - Property Boundaries
-  - Waterways
-  - Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

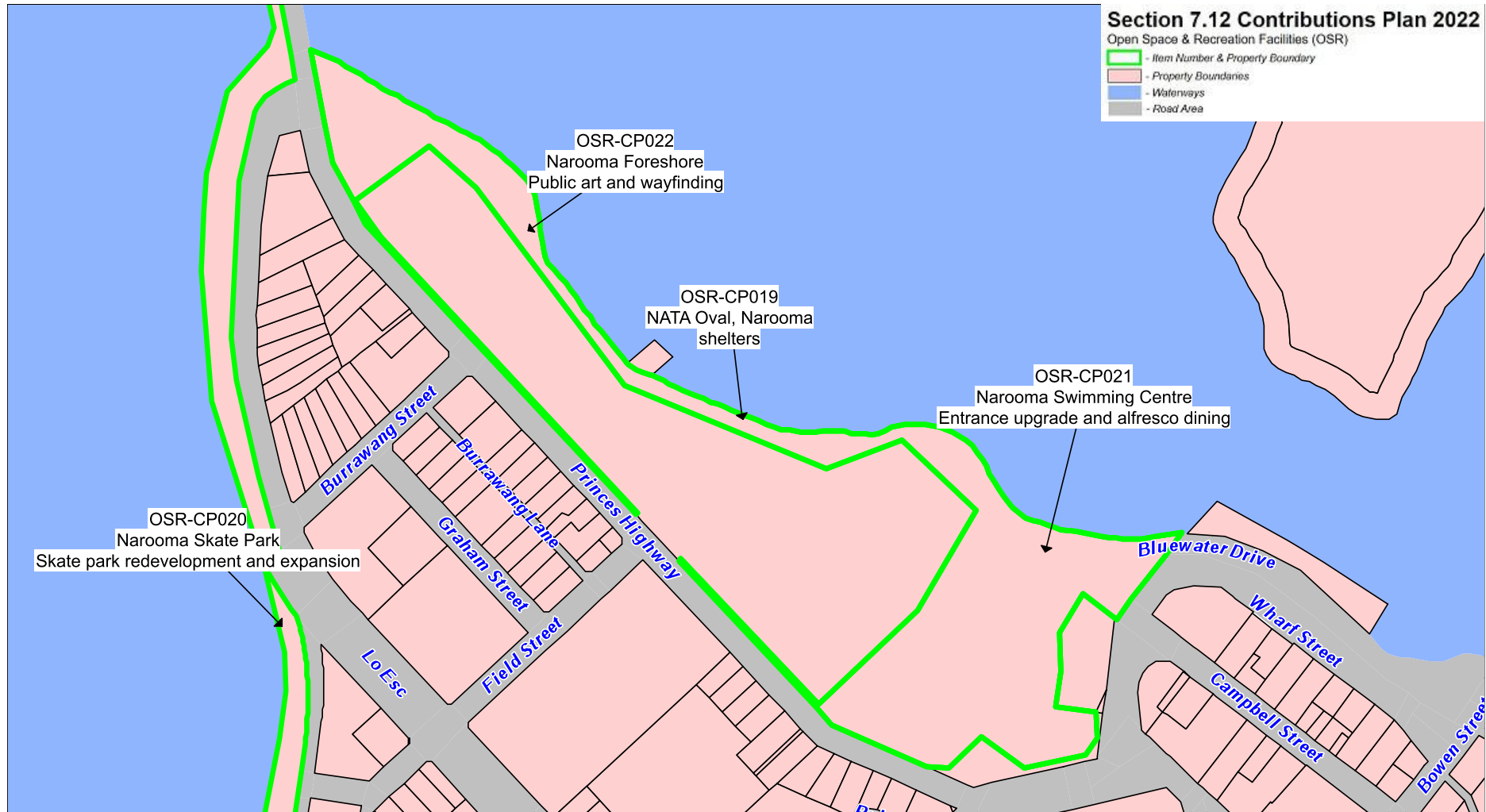
- Item Number & Property Boundary
- Property Boundaries
- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

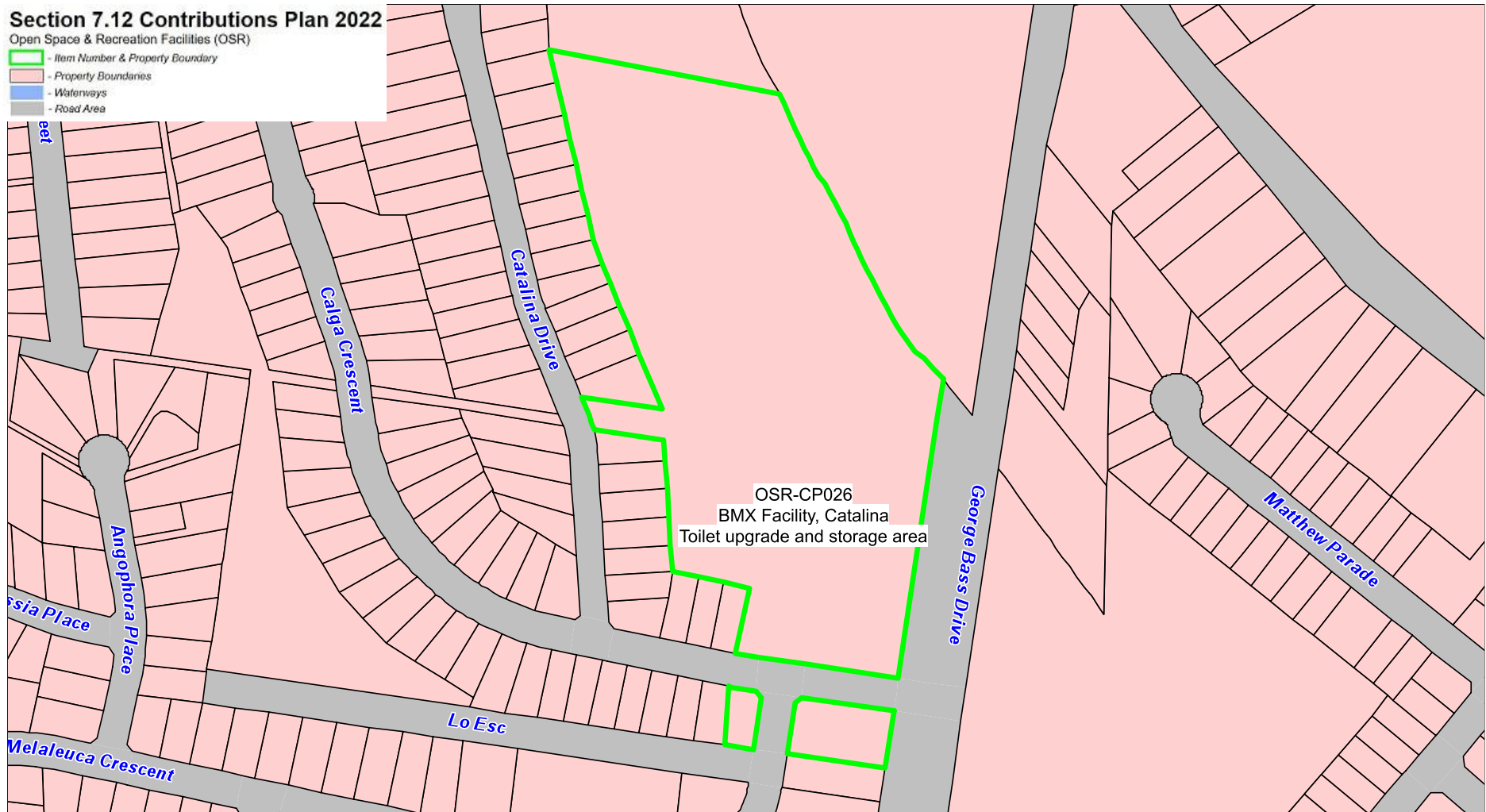
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- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

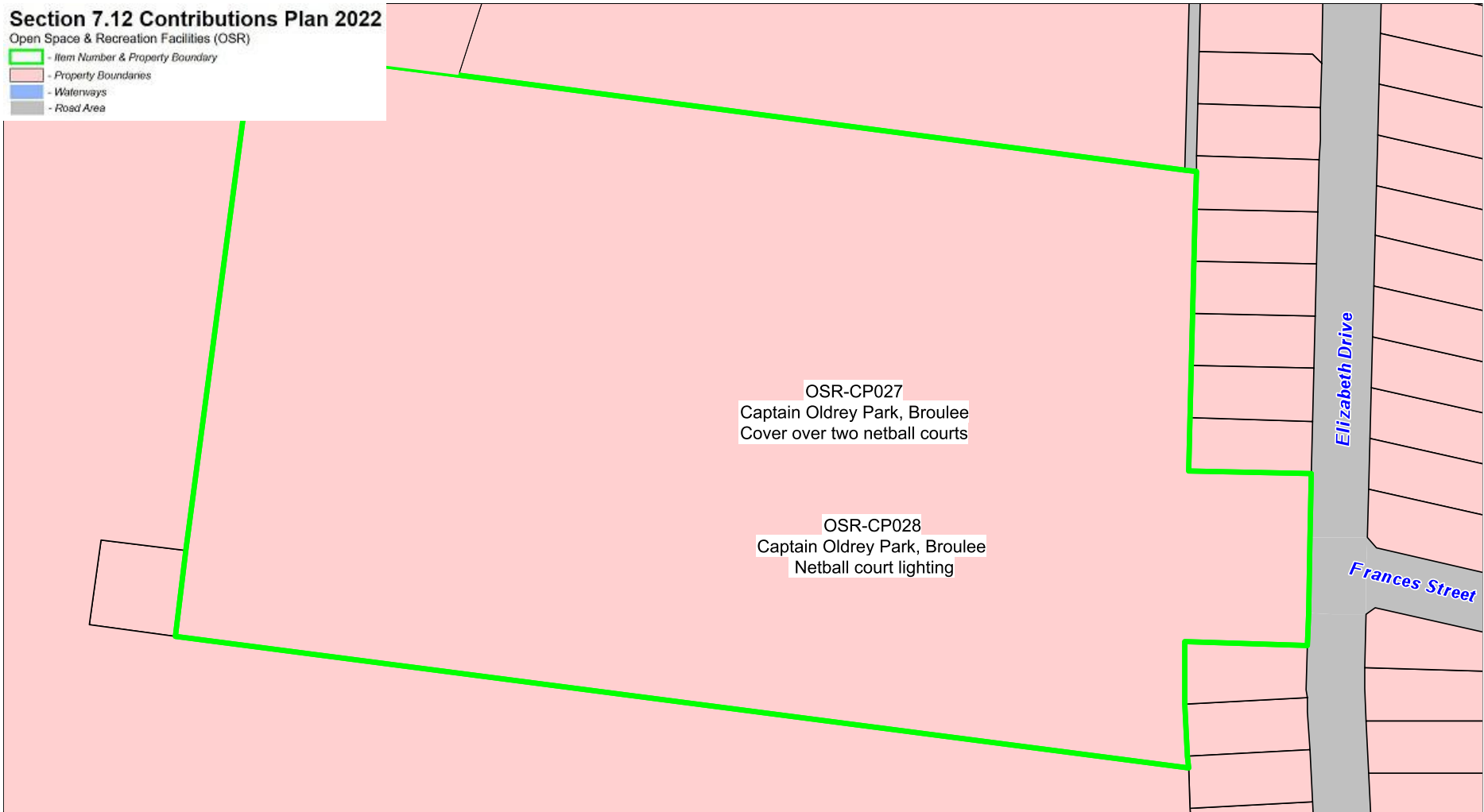
-  Item Number & Property Boundary
-  Property Boundaries
-  Waterways
-  Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

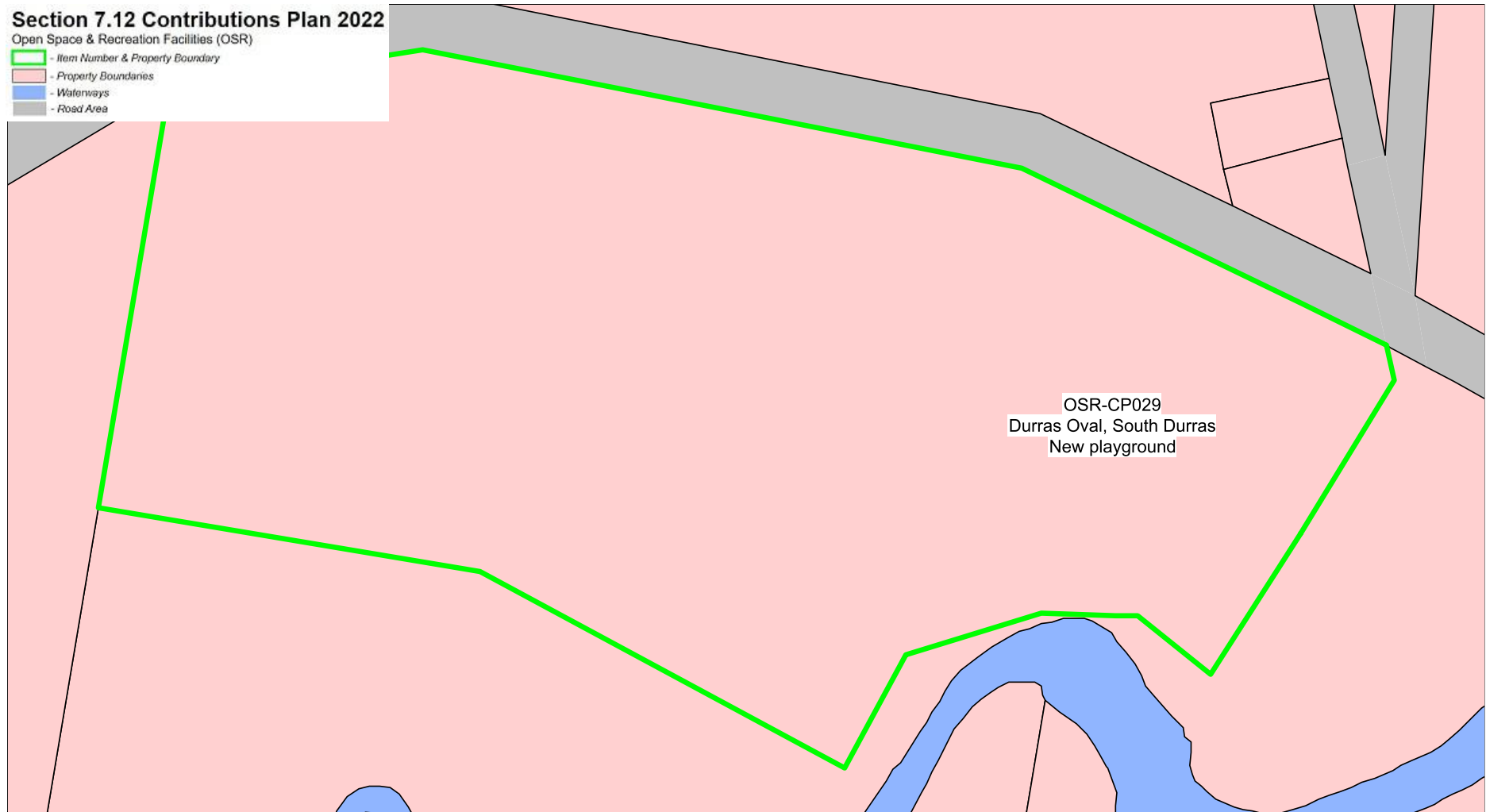
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-  - Property Boundaries
-  - Waterways
-  - Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

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

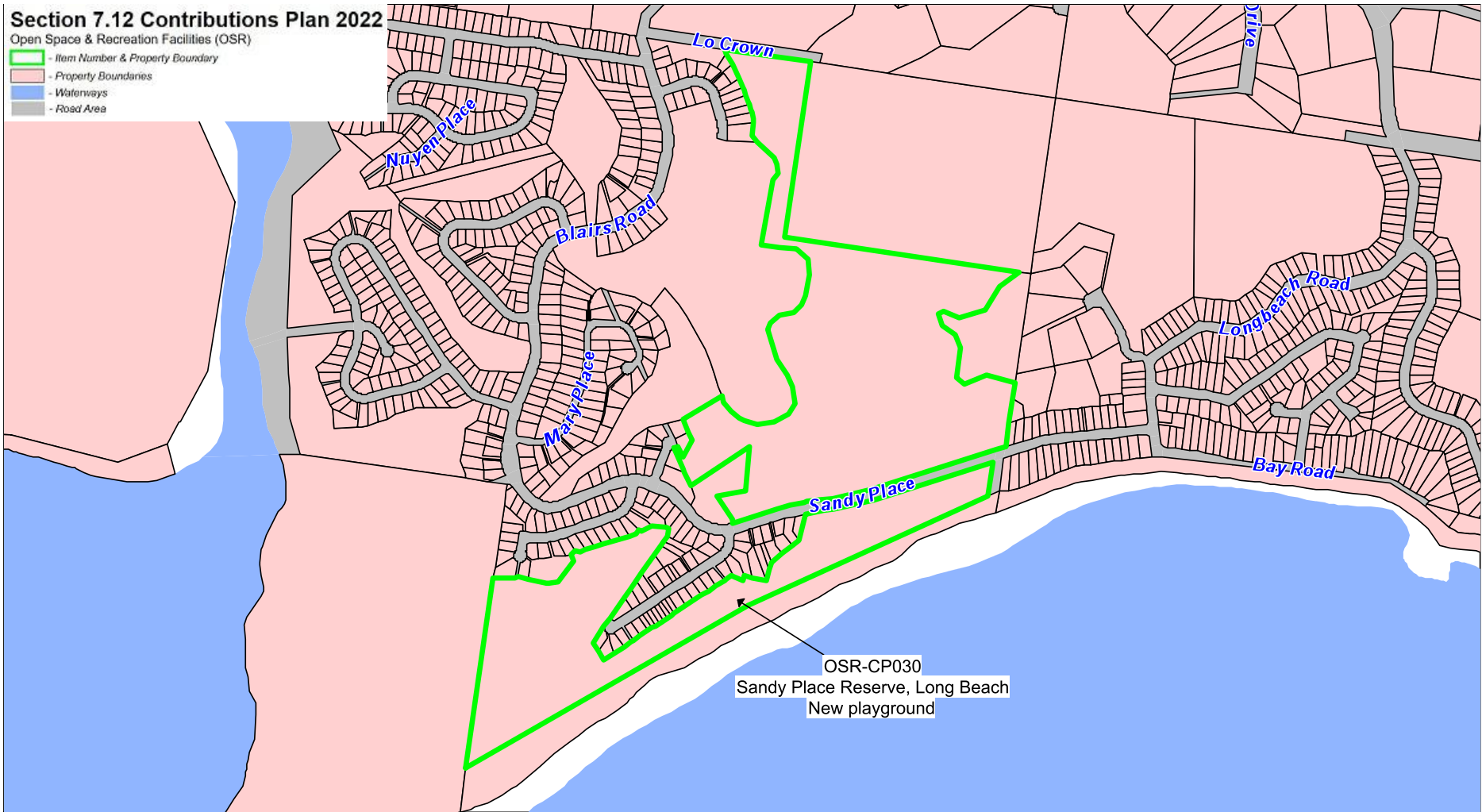


OSR-CP029
Durras Oval, South Durras
New playground

Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

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

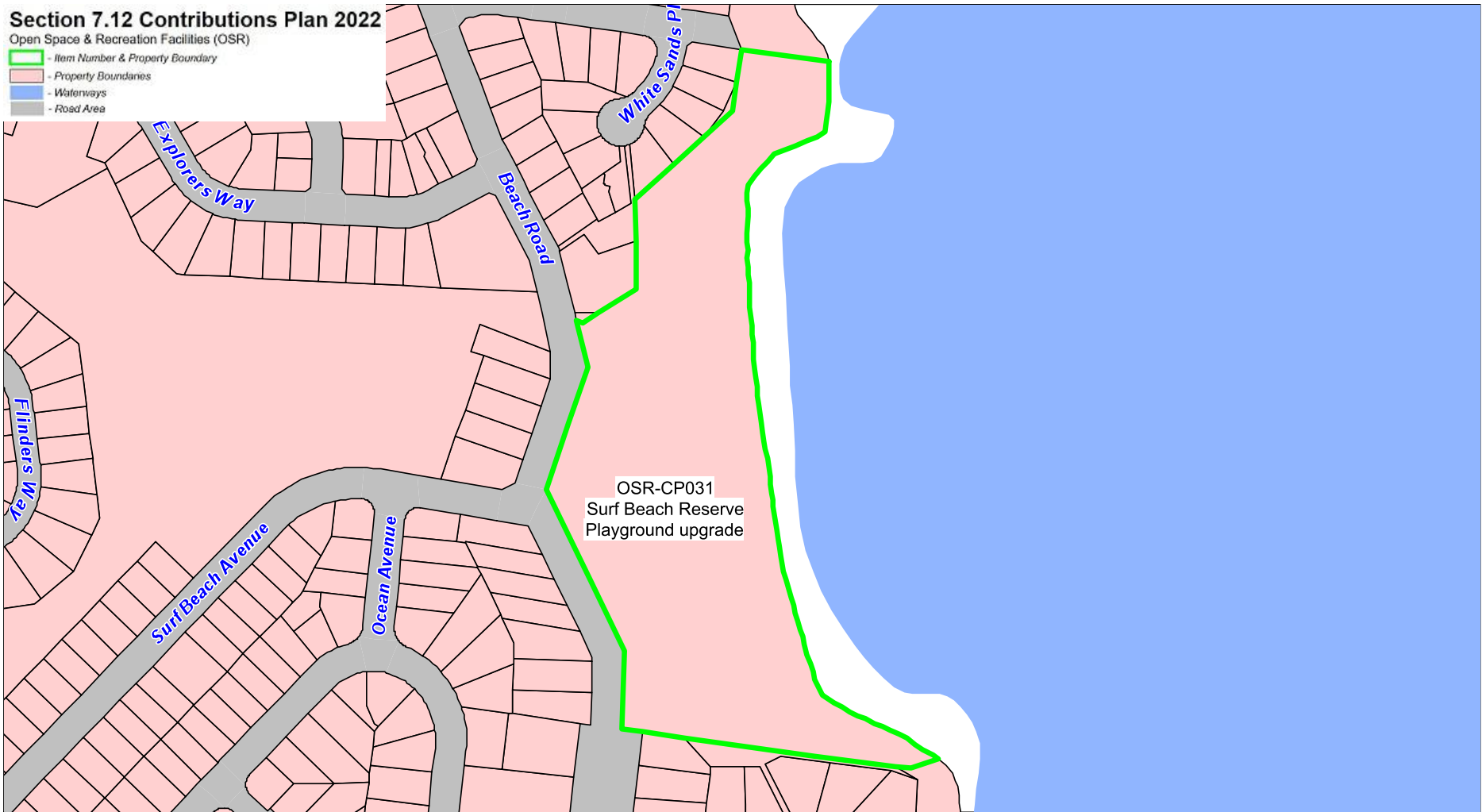


OSR-CP030
Sandy Place Reserve, Long Beach
New playground

Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

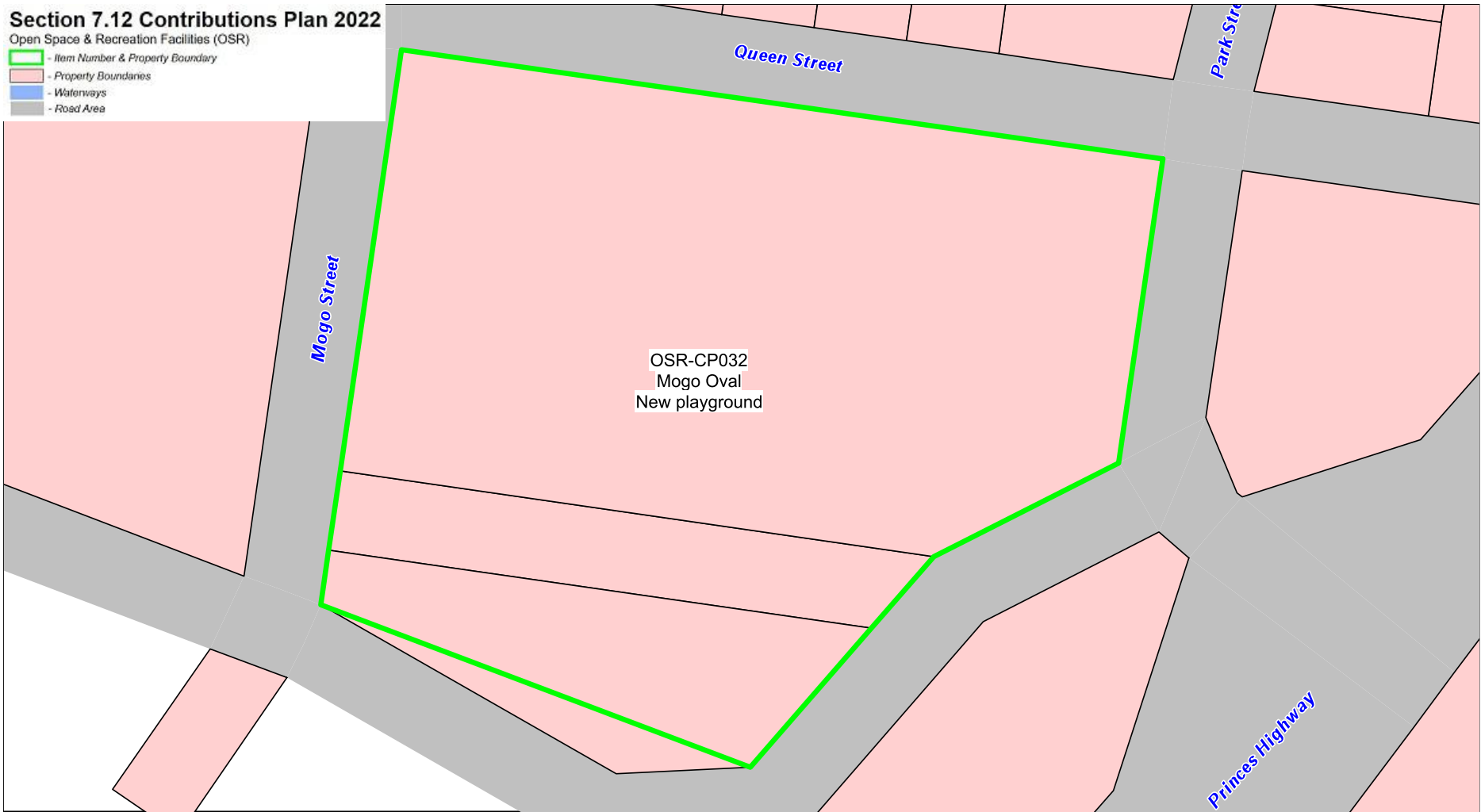
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- Property Boundaries
- Waterways
- Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

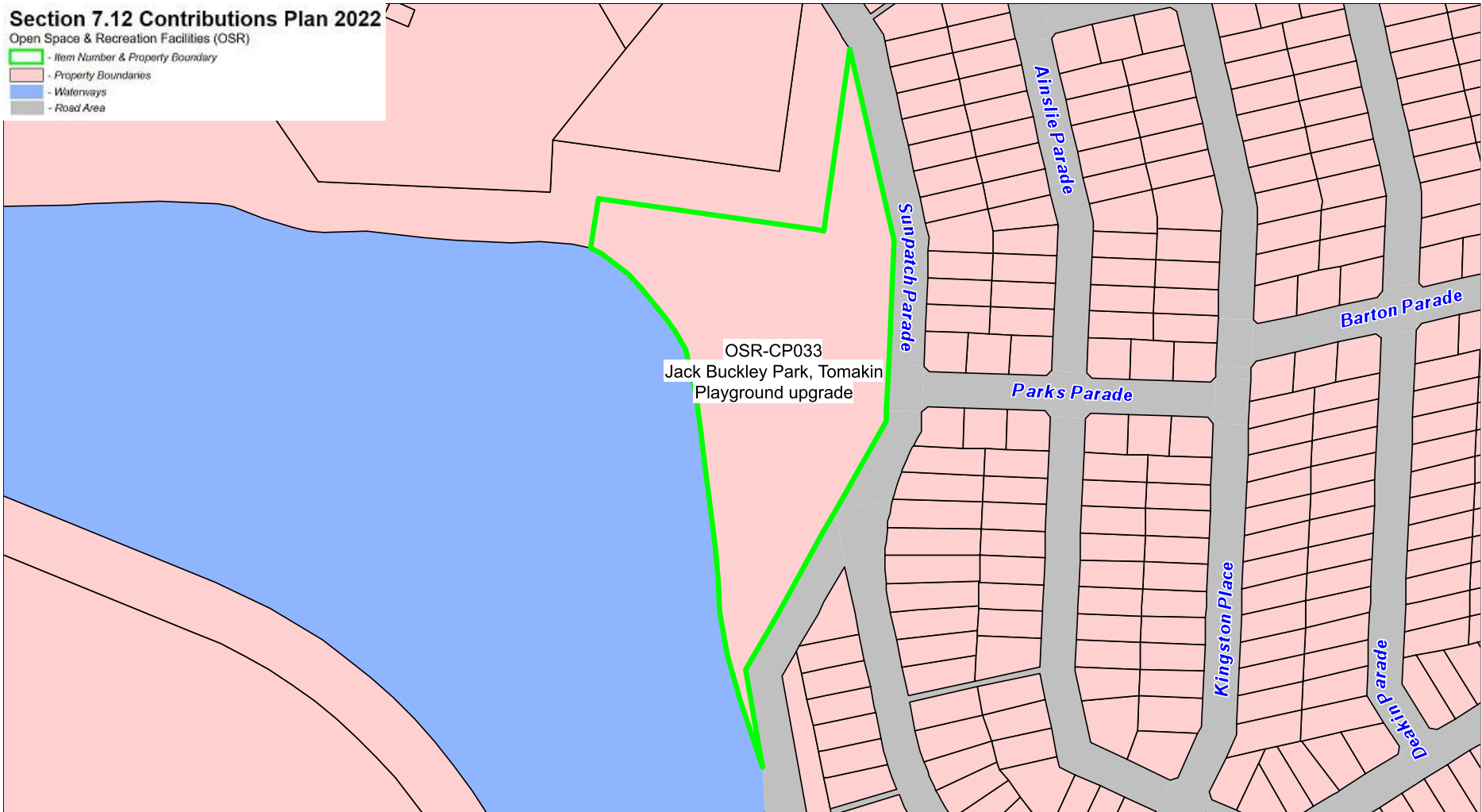
-  - Item Number & Property Boundary
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-  - Waterways
-  - Road Area



Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

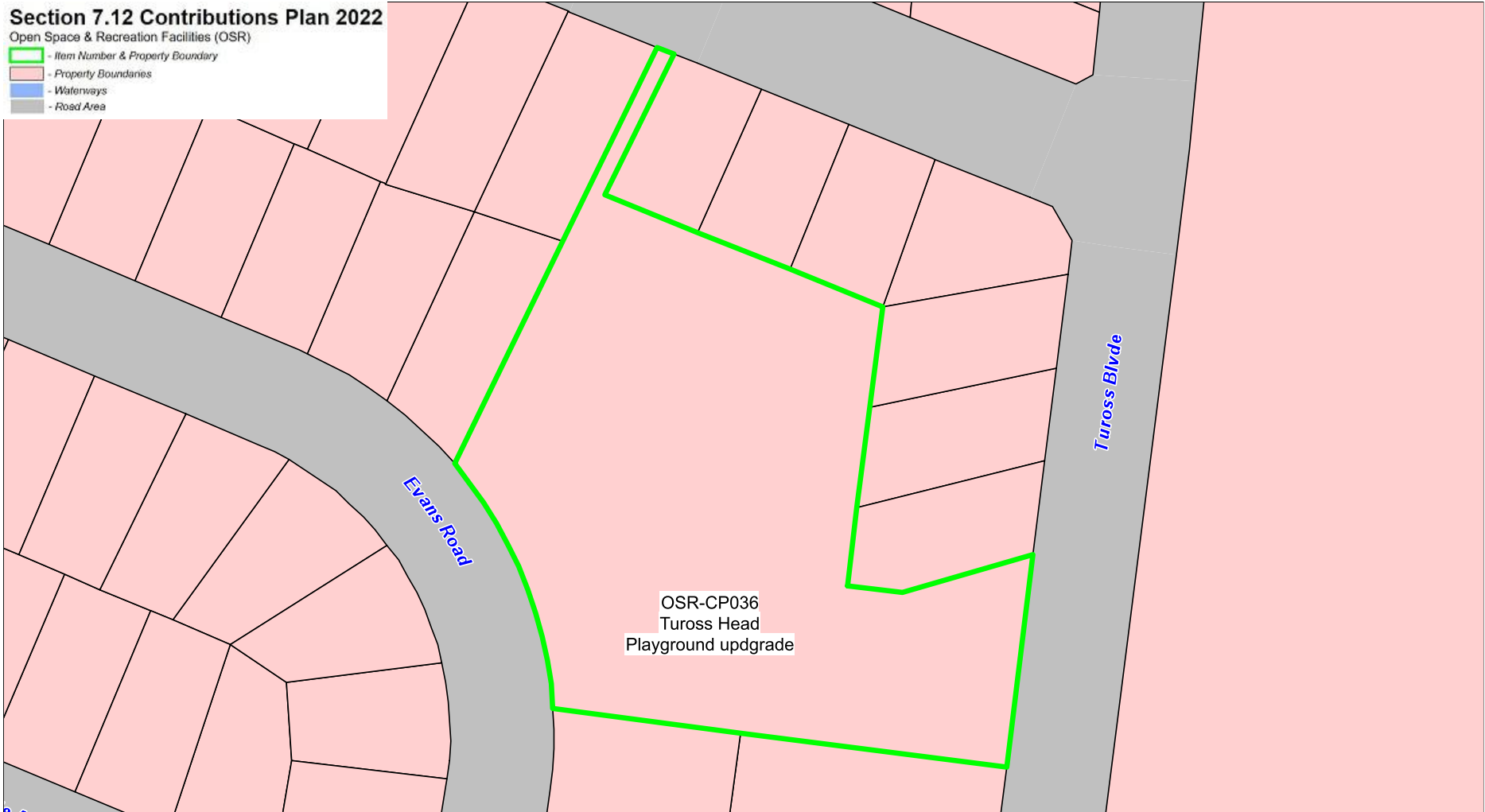
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Section 7.12 Contributions Plan 2022

Open Space & Recreation Facilities (OSR)

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



**APPENDIX B: COST SUMMARY
REPORTS**

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 | \$ |
| Sub-total | \$ |
| Consultant Fees | \$ |
| Other related development costs | \$ |
| Sub-total | \$ |
| Goods and Services Tax | \$ |
| TOTAL DEVELOPMENT COST | \$ |

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 ² | Gross Floor Area – Other | m ² |
| Gross Floor Area – Residential | m ² | Total Gross Floor Area | m ² |
| Gross Floor Area – Retail | m ² | Total Site Area | m ² |
| Gross Floor Area – Carparking | m ² | Total Carparking Spaces | |
| Total Development Cost | \$ | | |
| Total Construction Cost | \$ | | |
| Total GST | \$ | | |

ESTIMATE DETAILS:

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

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 3,427km². 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.¹ 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.²

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;

¹ Source. Population i.d. accessed June 2021

² 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 | No. | No. | No. |
| 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](https://forecast.id.com.au/eurobodalla),