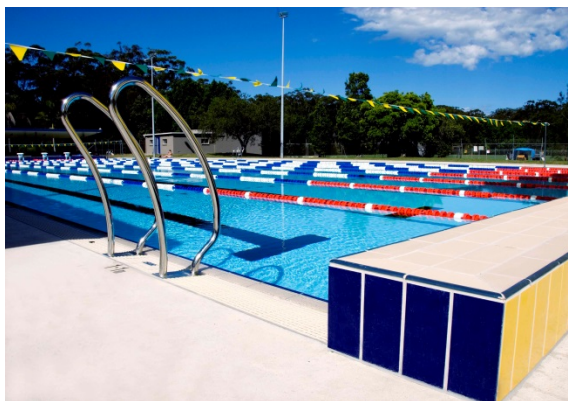


Attachment 10A

Coffs Harbour City Council

Buildings Asset Management Plan

2014 to 2024



Document Control

Document ID: Buildings Asset Management Plan

Rev.	Date	Revision details	Author	Approval
1	December 2011	"First Cut" Asset management plan for all General Fund assets	Morrison Low	B Lawson
2	February 2014	"Second Cut" Building-specific Asset Management Plan. Format change, community consultation and definition of building asset categories and prioritisation methodology.	B Lawson	B Lawson

This document relies heavily upon the guidance of the International Infrastructure Management Manual, 2011 and also acknowledges the community of interest shared with other NSW Councils managing assets on behalf of their community.

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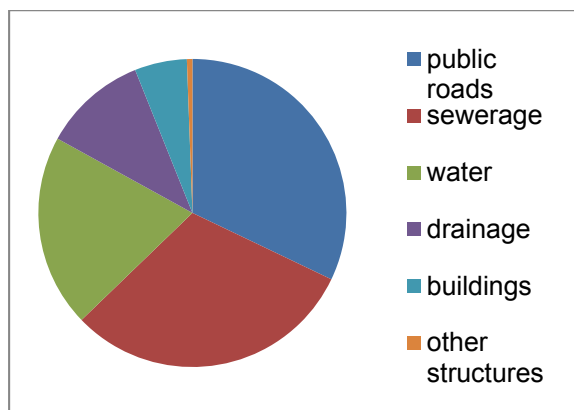
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1. Executive Summary

The NSW Local Government Act, 1993 establishes Coffs Harbour City Council as the “custodian and trustee” of a diverse array of public assets, including buildings.

Buildings make up only around 5% (\$110M) of the total \$2B replacement value of public assets for which Council is responsible.



Unlike transport, sewerage, water and drainage services, buildings deliver a variety of services not a “single” service.

There is also an important commercial aspect to Council’s buildings – Council generates over \$2.5M in revenues annually from leases and licenses, and it is vital that Council manages this effectively.

Another challenge is that information on Council’s buildings is limited so the focus initially has been on areas of greatest concern as expressed by the community

(e.g. public toilets) but also those buildings known to require urgent work.

These issues mean that the management of buildings is a particular challenge for Council. To aid in the prioritisation of Council’s limited funds, new functional categories have been defined to aid clearer prioritisation of Council’s limited resources towards repair, renewal and upgrade of its buildings. The relative value of buildings in each of these categories is presented in the chart below.

As efforts to refine the information continue, the programs for repair, renewal and upgrade will be clarified and reviewed. However it is important that the process begins now rather than when information gathering is “complete”.

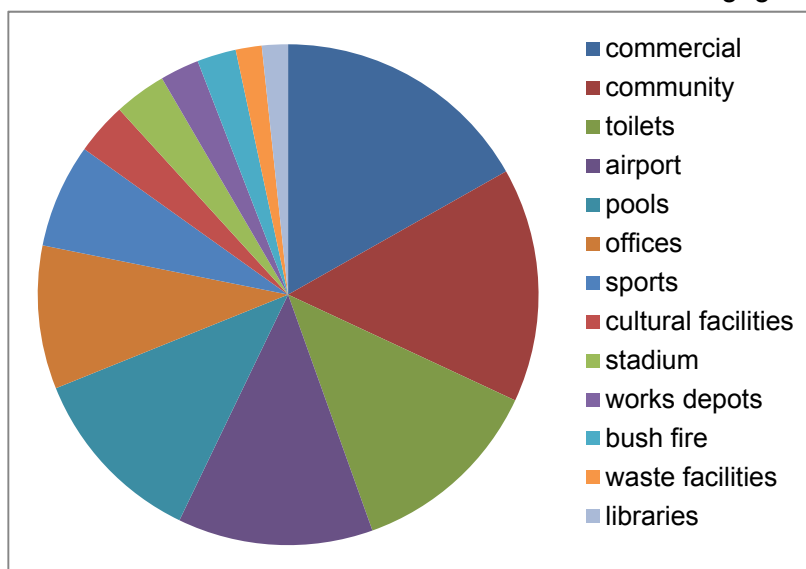
Council’s annual financial statements tell the story with regards to the financial challenge of improving the delivery of building asset-related services:

- \$0.97M is spent on maintenance, but \$1.67M is required to maintain them to a satisfactory standard.
- \$0.3M is spent on asset renewal, but they are depreciating at a rate of \$0.94M each year. \$11M is estimated to be required to address the ‘backlog’ and bring assets up to a satisfactory condition.

In 2013, in recognition of its limited resources, Council undertook community engagement regarding levels of service.

Participants were able to understand the impacts of their choices on the average residential rate bill.

In the case of building assets, an additional \$2M was required to maintain current levels of service and address those in unsatisfactory condition.



The consensus from a statistically significant reference panel was that the services Council provides are valued, and the community is willing to pay to maintain them.

This Buildings Asset Management Plan (BAM Plan) has been prepared to describe how Council plans to deliver current levels of service now and into the future in the most cost effective way.

Given the long-lived nature of these assets, decisions made today can make a big difference for future generations. The adoption of this BAM Plan is Council discharging its role as “custodian and trustee” of these assets responsibly.

Whilst not unique among Council’s asset classes, commercial issues associated

with buildings are more at the forefront than other assets.

When Coffs Harbour 2030, the Community Strategic Plan, is reviewed in 2016 following the election by the incoming Council, the levels of service and priorities for funding provided for the programs described herein will be reviewed.

As the information upon which this BAM Plan is based and the organisational structures and systems that support it are refined and mature, the picture will become clearer.

An improvement plan is included to guide these efforts, and should be read in conjunction with Council’s Asset Management Strategy.

2. Introduction

2.1 Integrated Planning and Reporting Framework

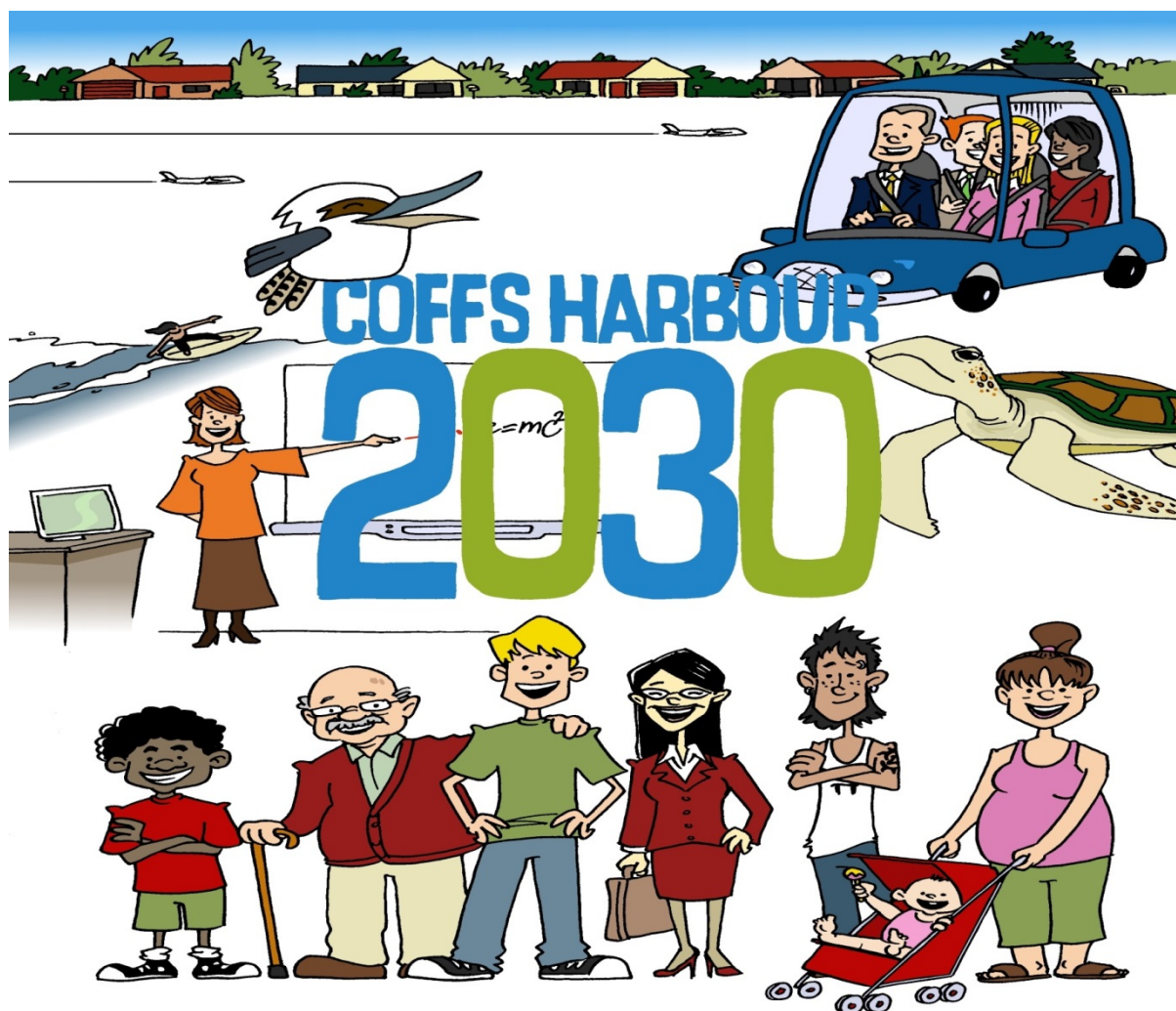
Council's Charter (section 8 of the Local Government Act, 1993) establishes Council's charter including Council's role as the custodian and trustee of public assets. Council is to effectively plan for, account for and manage the assets for which it is responsible.

2.1.1 Community Strategic Plan

Section 402 of the Act requires Council to develop a Community Strategic Plan that identifies the main priorities and aspirations for the future of the local government area.

The Community Strategic Plan, Coffs Harbour 2030, is divided into five themes:

- Learning and Prospering
- Looking after our Community
- Looking after our Environment
- Moving Around; and
- Places for Living.



This Buildings Asset Management Plan import underpins strategies implemented by Council to achieve the objectives in each of the themes.

Given the diversity of uses, an analysis of particular strategies Council implements via its buildings will be left until section 3, when the particular building functional categories are examined.

2.1.2 Resourcing Strategy (including Asset Management Plan Summaries)

Section 403 of the Act requires Council to develop a Resourcing Strategy, including long term financial planning, workforce management planning and asset management planning for the provision of the resources required to implement the strategies established by the Community Strategic Plan that Council is responsible for.

It is important to note the inter-relationships between the three elements of the Resourcing Strategy: finances influence the human resources available and Council’s ability to undertake work on its assets, and vice versa.

The Resourcing Strategy then informs the Delivery Program (DP) and Operational Plan (OP) – Council’s 4 and 1 year budgets. The relationship between the relevant documents is shown in the figure below.



The asset management planning component of the Resourcing Strategy is made up of a Corporate **Asset Management Strategy (AMS)** as well as **Asset Management Plan (AMP) Summaries**.

Council’s **Asset Management Policy** (part of the AMS) defines Council’s commitment to:

- delivering community priorities for asset-related services within Council’s limited funds
- minimising the life-cycle cost to build, operate, maintain and renew these assets.

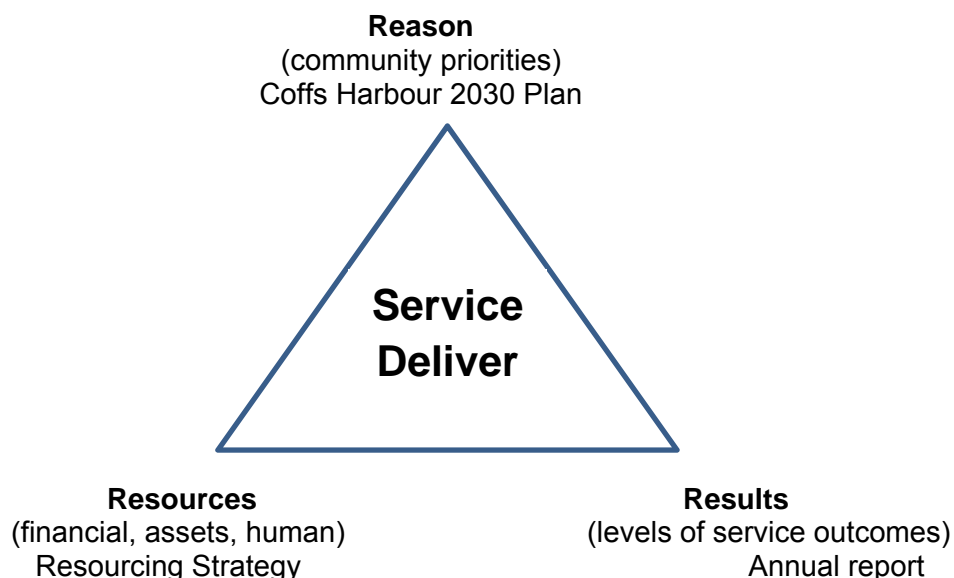
The Policy establishes the ‘3Rs’ framework as the basis of AMP summaries.

The '3Rs' define the asset-related service from the perspectives of:

- **Reason:** why do we provide the service? This defines standards (levels of service) with regards to community priorities and also compliance with legislation. Standards must be realistic given Council's limited 'resources'.
- **Resources:** what resources are we utilising to provide the service? This defines the physical assets themselves (those currently available and those required) as well as the financial and human resources, organisational structure and operational management systems that are utilised to provide the service.
- **Results:** what actual results are we achieving and how do we measure them? This examines whether the 'resources' utilised achieved 'results', the intended outcomes, the 'reason' Council delivers the service.

Fundamental to the concept of the 3Rs is that changes to one perspective must be considered in the light of the other two. For example, if Council considers that the 'reason' particular assets are provided needs to be made a higher priority (considering the Community Strategic Plan) then more 'resources' must be allocated (via the Resourcing Strategy) in order to achieve the desired 'results' (measured as higher levels of service and reported in the Annual Report).

The interplay between these perspectives and the role of particular documents in the whole is set out in the diagram below.



2.1.3 Delivery Program and Operational Plan

Given the long-lived nature of the majority of the assets for which Council is responsible, it is clearly essential that Council undertake asset management planning beyond the four-year horizon of the Delivery Program. Yet it is also important to note that it is in Council's Delivery Program that these perspectives come together.

Section 404 of the Act requires Council to have a program "detailing the principal activities to be undertaken by the council to implement the strategies established by the community strategic plan within the resources available under the resourcing strategy" and also requires that the General Manager ensure "that regular progress reports ... with respect to the principal activities detailed in its delivery program" (i.e. the results achieved) are provided. These reports inform Council's Annual Report.

2.1.4 Purpose of this Asset Management Plan

This Asset Management Plan (AMP) informs, and is informed by, the AMP Summaries adopted by Council as part of the Resourcing Strategy, which informs the Delivery Program.

The AMP provides the detailed underpinning of the AMP Summaries for consideration by Council, but then when Council adopts AMP Summaries (as part of the Resourcing Strategy) this policy decision informs the detailed operational implementation plans that are embodied in the AMP.

This AMP, then, firstly details the ‘reason’ Council delivers certain asset-related services by providing particular building assets (with reference to the priorities identified in the Community Strategic Plan). This ‘reason’ analysed for each building functional category will assist Council in determining the priority of this service relative to others.

Secondly, the ‘resources’ required to deliver this asset-related service (to provide the asset) is detailed:

- the physical assets Council needs now and into the future to implement this strategy
- the financial resources required to build, operate, maintain and renew these assets
- where critical, the human resources required for service delivery, and
- the organisational systems that go into managing this service delivery.

Finally, the ‘results’ that have been achieved in relation to these assets in the past are detailed, and service level outcomes and the means of measuring and reporting these are established for the future.

Of course, Council can change one perspective of the ‘3Rs’ without impacting on the others if improvements can be identified. Examples include efficiencies generated by improved processes, productivity and adoption of new technology as well as improving strategies to minimise life-cycle costs.

An improvement plan is included in section 9, supported by corporate-wide improvements identified in the Asset Management Strategy. Council recognises that the Asset Management Policy objectives are yet to be fully realised and so the Strategy identifies:

- gaps between the current situation (how we manage assets) and the Policy vision
- actions to be taken to close the gaps, including resources and timeframes

Before moving on, it is important to reinforce that this AMP is part of the Resourcing Strategy in that it is integrated with the ‘sustainable case’ of the Long Term Financial Plan. Any changes to funding will have direct impacts on levels of service. With less funding than proposed to be allocated in this Asset Management Plan, the current level of service will not be able to be provided.

2.2 Relationship with Council's Annual Financial Statements

Whilst not specifically noted in the diagram above, the companion document to the Annual Report is Council's Annual Financial Statements.

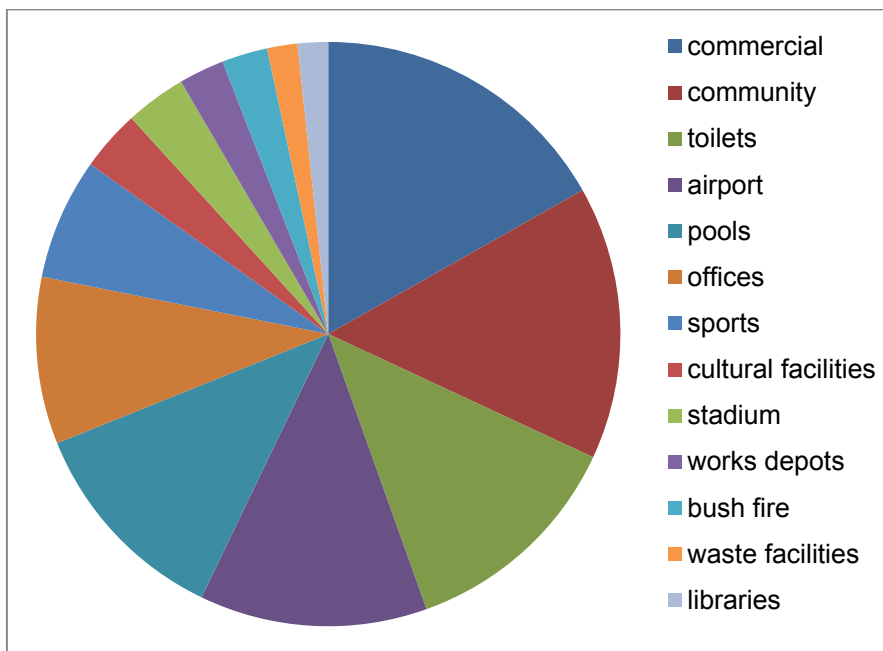
Asset-related information is critical to enable Council to give stakeholders a clear picture of Council's financial situation. The information contained in this Asset Management Plan aligns information reported in Council's Financial Statements in relation to those assets owned by Council.

Council is also the trustee of a considerable portfolio of assets, particularly those located on Crown Reserves and in the Coffs Coast Regional Park (both of which Council is involved with as either the sole or a joint trustee). Therefore, this AMP necessarily includes those assets for which Council is trustee in addition to those owned by Council.

Section 2.8 details how information relevant to the production of the asset-related information contained in Council's Annual Financial Statements is calculated.

2.3 Scope of this Plan

This BAM Plan covers all building assets under the care and control of Council. Whilst the review of the functional categorisation of individual buildings is noted as ACTION 1 in the improvement plan, the following chart is a ‘first cut’ of the replacement value of buildings falling into each category.



The quantities and replacement value of each building asset category are set out in the table below.

Asset Category	Quantity	Total Replacement Value (\$000's)
Public Toilets	43	15,050
Libraries (Woolgoolga & Toormina only) ¹	2	2,001
Cultural Facilities ¹		
Theatre	1	1,798
Museum	3	1,500
Bunker Cartoon Gallery	1	800
Community Buildings		
Public Halls	7	2,090
Neighbourhood / Community Centres	38	16,151
Sports		
Amenities	10	3,500
Club Houses	16	4,926
CeX Coffs International Stadium		3,981
Swimming Pools	6	13,500
Council Offices	10	10,584
Works Depots (other than waste)	18	2,955
Waste Management Buildings	20	1,898

Asset Category	Quantity	Total Replacement Value (\$000's)
Coffs Harbour Regional Airport ²		15,191
Commercial Buildings ¹		
Residences	5	910
Commercial	18	16,443
Child care	10	2,345
Bush Fire Sheds ³	24	2,771
Total replacement value of transport assets	232	118,394

¹ Rigby House (including Coffs Harbour Central Library, Regional Art Gallery, Office Space for City Infrastructure Services and Community Development directorates and also Commercial Space on the top floor) is categorised as a Commercial Building.

² Coffs Harbour Regional Airport is operated as a stand-alone business, however the buildings are owned by Council and so included in this BAM Plan.

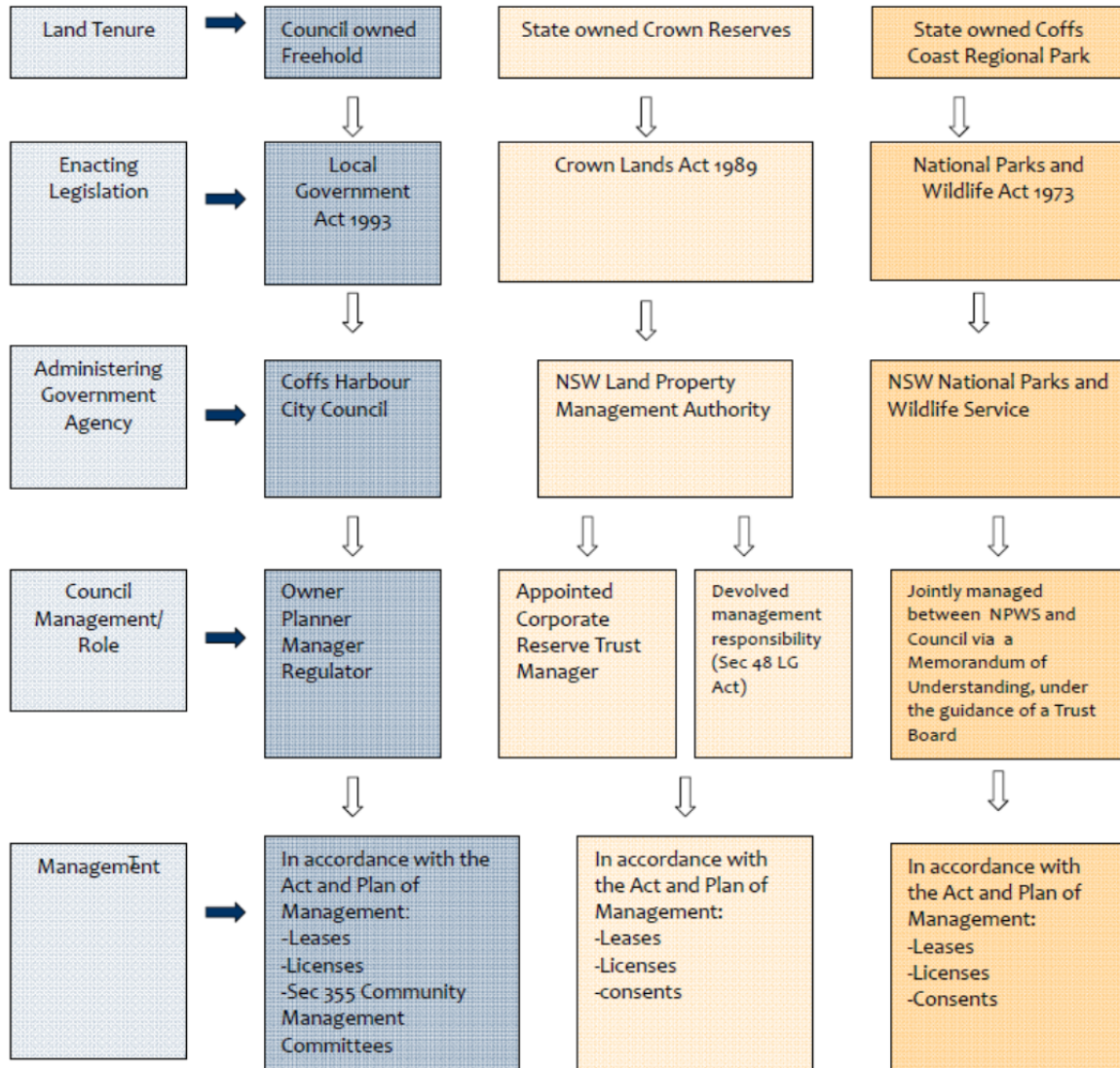
³ Bush Fire Sheds are owned by Council, but care and control is by Rural Fire Service in accordance with the agreement regarding these services.

NOTE: The figures above are updated from the information presented in the DRAFT Asset Management Plan Summary for Building Assets adopted by Council for the purposes of applying for a Special Rate Variation to IPART.

Council's 41 storage sheds will in future be allocated to the functional areas that they support rather than being separately reported as is currently done. Categorising Rigby House differently, given the importance of this building, is also required. This will be considered as part of ACTION 1.

2.3.1 Ownership versus Trusteeship

Council has care and control of buildings in different ways, as previously noted in section 2.2. The Land Management Framework is detailed in the figure below (taken from Council's Open Space Strategy, 2010).



ACTION 1 identified in the improvement plan is to review the classifications of buildings based on ownership / trusteeship as presented in section 3.

2.4 Asset Management Approach

The International Infrastructure Management Manual defines two approaches to asset management:

- ‘core’ asset management is a ‘top down’ approach where analysis is undertaken at the system or network level regarding the strategies for delivering agreed service levels.
- ‘advanced’ asset management is a ‘bottom up’ approach where information is gathered on individual assets to support the optimisation of activities and programs to meet agreed service levels.

Whilst Council has significantly increased its emphasis on Asset Management in recent years (as discussed further in the Asset Management Strategy) the organisational capacity arising from a clear asset-focused structure, systems and processes will take time to build and mature. Also, the information necessary to undertake ‘advanced’ asset management decision making will take time to gather and evaluate.

Yet given the diversity of uses of Council’s building assets, a degree of ‘bottom up’ decision making is essential rather than making decisions across Council’s almost 300 buildings as a whole.

The new functional categories effectively leave decisions regarding service priorities to the elected Council – as is appropriate. Council makes decisions regarding the allocation of funds, say, between libraries and toilet blocks. These decisions require the comparison of “apples and oranges”.

Within each of the functional categories, the remaining decisions are largely comparing “apples and apples” in terms of the priorities for repair, renewal and upgrade works based on the asset hierarchy, discussed further in section 2.4.1 below.

Whilst again, such decisions must necessarily be made by the elected Council (in adopting the renewal and upgrade programs in Appendix 1) staff are able to identify priorities within each functional category based on some common principles.

These are presented in part 9 of each functional category analysis included in section 3. Each of these renewal priority lists for particular functional categories then feeds up into the master list for building renewals and upgrades (Appendix 1).

There is limited information available to determine priorities in some functional categories - therefore ACTION 2 in the improvement plan is consultation with relevant managers for these buildings, however, information on those categories known to be a priority for the community is sufficient to enable an initial list to be prepared.

It is worthy of note that the proposed renewal and upgrade program includes work in the major asset categories (as measured by replacement value).

Over time, as information improves across the board, Council can move to an ‘advanced’ asset management approach. In relation to buildings, this will happen fairly quickly given individual buildings basically need to be categorised and evaluated in order to implement the new categorisation system.

2.4.1 Building Asset Hierarchy

The functional categories for buildings effectively separate the “apples from oranges” as discussed above.

Decisions regarding priorities for renewal and/or upgrade within each category (comparing “apples with apples”) can then be made more objectively based on criteria considering the following factors from each of the ‘3Rs’ perspectives:

- Usage of the building (how strong a ‘reason’ there is to provide the building)
- Cost of the work (‘resources’ required to repair or renew it)
- Service outcomes (‘results’ of undertaking the proposed work on this particular building)

For each functional category detailed in section 3, a ‘first cut’ hierarchy based on relevant factors, but particularly usage is presented. ACTION 2 in the improvement plan is for further consultation with those responsible for delivering these services (i.e. Managers within Council) to review the allocation of buildings within the hierarchy, but also the descriptions of each level within it for each particular category.

2.4.2 Levels of Service Objectives

For each level in the hierarchy of each functional category, levels of service objectives are also described as a ‘first cut’ that again ACTION 2, review it by the Manager Property in consultation with those utilising the building for service delivery will address.

Effectively, these level of service objectives then form the basis of service level agreements with Council’s Property branch within the Infrastructure Program Management division as discussed in section 5.

The development of a template for Service Level Agreements (SLAs) is noted as ACTION 3 in the Improvement plan, followed by individual SLAs for each function, and in some cases each building.

2.4.3 Commercial Buildings

With regards to commercial buildings, apart from obligations defined by a contract, Council may have no obligation to undertake repair or renewal works. However, the decision not to (or to delay it in favour of other priorities) has a commercial element; Council potentially risks a loss of rental income. Thus, work on commercial buildings needs to be evaluated in this light.

2.4.4 Minimising Life Cycle Costs

The approach noted above (categorising buildings by function and by hierarchy within that category) effectively achieves Council’s first commitment in the Asset Management Strategy, i.e. allocating Council’s limited funds based on community priorities.

The second commitment in the Policy is the minimisation of life-cycle costs.

The key issues with regards to managing building assets are:

- Water tightness
- Termites
- Corrosion risk / proximity to ocean
- Flooding
- Vandalism

In addition to staff knowledge of Council's buildings, an external assessor has been utilised to assist in developing proactive maintenance programs, however more work is required on this.

A key issue related to the need for more work is that this assessment was focused on structural integrity whereas often the driver for renewal or upgrade is deficiencies in levels of service.

Preventative maintenance programs for the issues noted above, and others, will be prepared over the coming year as part of the Maintenance Management Plan for Buildings (identified as ACTION 4 in the improvement plan). Actual works priorities will be made based on the severity of the issue.

2.4.5 Prioritising Resource Allocation for Renewal / Upgrade based on the '3Rs'

A framework can now be defined within which it is possible to prioritise resources across the range of potential projects for the diverse array of buildings under Council's care and control.

An example of how this will work is provided on the following page. As a renewal and upgrade program is reviewed and enhanced, the assessment of individual projects in terms of the '3Rs' perspectives will be undertaken and included in the program recommended to Council for adoption in Appendix 1 of the Buildings AMP.

It is important to note that more often than not, it is not possible to replace buildings 'like for like'. This is firstly due to changes in building standards (compliance with the Disability Discrimination Act for example) but also to changing needs and increasing expectations. Also, the need to build more robust structures to minimise life cycle costs (whether this means high standards of corrosion resistance, or vandal-resistant fittings) also means a direct replacement is not possible or the best decision.

Yet this means that the replacement value of buildings (undertaken for valuation purposes) is an underestimate of the funds required. This issue is discussed further in section 2.9.

There may be occasions where significant works are required to buildings of low value in terms of service delivery. In such cases, **disposal** of the building must be considered given that the return on investment is low. Opportunities to dispose of buildings are noted in each functional category.

Sample prioritisation of building renewal and upgrade projects based on the '3Rs'.

Building	Location	Functional category	Hierarchy	Description of work	REASON ¹	RESOURCES (\$) ²	RESULTS ³	Comments on results
Smith's park toilets	Jonesville	Public Toilets	Medium Use	Refurbishment of toilets	High	120,000	Medium	Current level of service is adequate (toilet is in average condition) however this is a high profile location with large visitor numbers.
Archer's Soccer Field	Sunnytown	Sports	District, high use	Renew amenities block and add	Medium	\$100,000 (plus \$150,000 contribution from the club)	Medium	Existing amenities are still functional, however too small.
Scenic Lookout toilets	Bellevue	Toilets	Low use	Renewal of toilets including connection to the sewer	Low	\$300,000	High	Whilst the toilet only receives low use, it is required. Environmental impacts from septic tank.
Hopkins Hall	Oscarville	Public Hall	Low Use	Replacement of roof	Low	\$130,000	Medium	The renewal of the roof is required to avoid premature deterioration of the building.
Noah's Arcade	Garthville	Commercial	Full commercial return	Refurbish and repaint building	Medium	\$75,000	High	The building is poorly presented and currently vacant. It is important to invest in this work in order to secure a new tenant at a good rate.

1. The allocation of priorities to various functions ('reasons') is ACTION 5 in the improvement plan.
2. Co-contributions need to be factored in because the assessment is based on the resources required from Council.
3. Results need to be measured in terms of levels of service outcomes, minimising life-cycle costs and commercial returns.

2.4.6 Prioritising Resource Allocation for Maintenance based on the '3Rs'

A similar approach to that above is required for maintenance works. ACTION 4 in the improvement plan is to develop a Maintenance Management Plan for Buildings.

Currently, systems to manage maintenance requests are inadequate. This will be the first step in defining and implementing a new system.

2.5 Understanding Community Priorities for Service Provision

Council has undertaken a range of initiatives on the “road to financial sustainability”. These are discussed in detail in the Resourcing Strategy. Following is an overview of two processes that generated information on the priorities for service provision relating to buildings.

2.5.1 Community Survey Regarding Levels of Service 2012

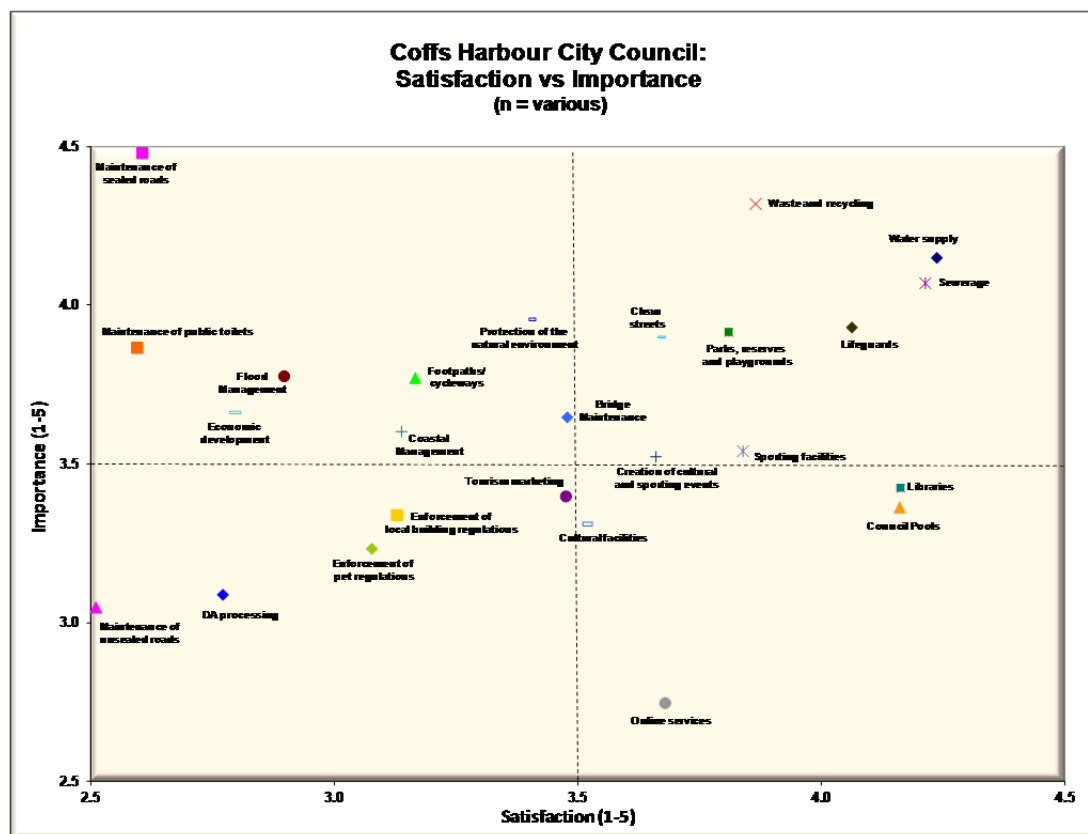
In early 2012, Council undertook a community survey regarding levels of service and asked the community to rate each of 26 external services with regards to:

- importance of the service
- satisfaction with current level of service delivered.

With respect to assets included in this Building Asset Management Plan, the following services were included:

- maintenance of public toilets
- sporting facilities
- cultural facilities
- libraries
- Council pools

The responses from a community reference panel of 500 people (recruited to have statistical significance relative to the general community of the local government area based on demographics and geographical location) are included in figure 1 below.

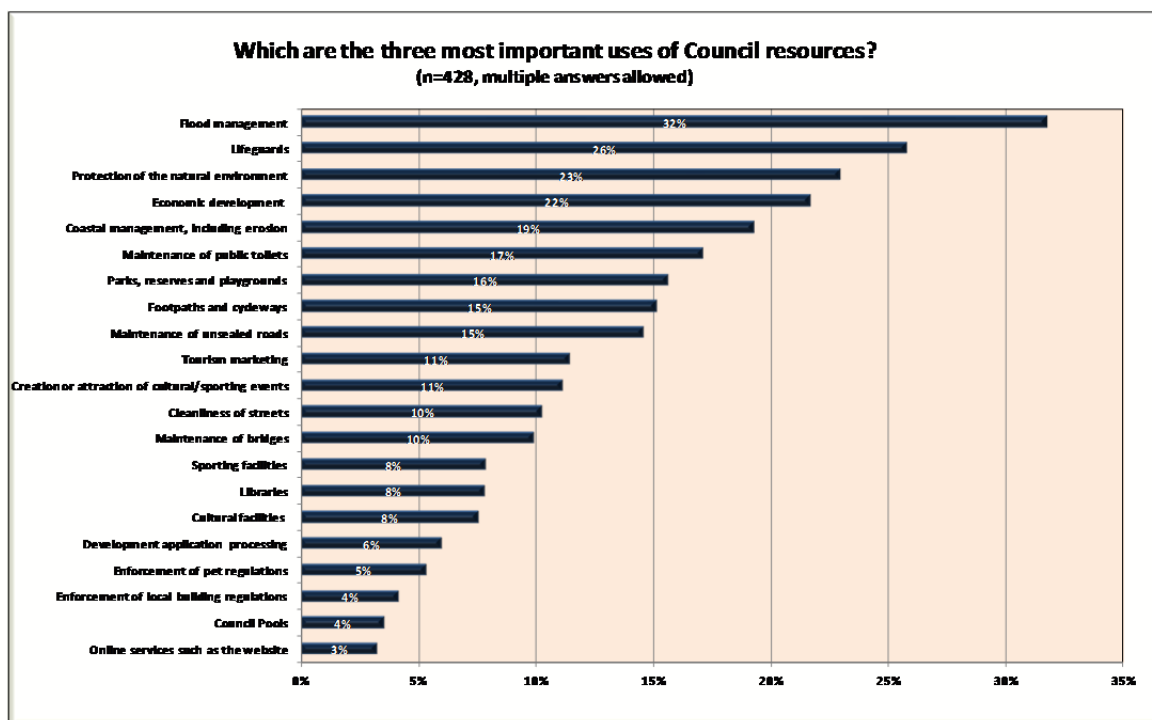


In terms of priorities for buildings, the highest by far was maintenance of public toilets. Whilst this Buildings AMP is focused on renewal of toilets, the issues are related. Council has many toilet blocks in poor condition that are difficult to clean properly and are susceptible to vandalism.

In fact, maintenance of public toilets rated second only to maintenance of unsealed roads in terms of the service the community was least satisfied with.

In terms of importance, maintenance of public toilets rated 9th highest (out of 25).

17% of the community reference group considered maintenance of public toilets to be in the top three most important services Council delivers (excluding the “known criticals” of roads, water, sewerage and waste) as shown in the chart below.



This second chart is useful because drawing conclusions about community priorities from the first chart alone, i.e. the general community, misrepresents the value of the service to those who use it.

Thus, the second graph identifying those services (other than the “known criticals” of roads, water, sewerage and waste) that respondents identified as being the most important use of Council resources is vital.

For example, whilst on the first graph cultural facilities, library and sporting facilities were identified as being less important than many other services, and respondents expressed a relatively high degree of satisfaction with the current service being delivered, this was the general response.

The second graph shows that 8% of respondents consider each of these services to be one of the three most important uses of Council resources, thus perhaps suggesting they would like to see additional resources provided.

Given only 4% of respondents considered Council pools critical, this conclusion could still be drawn, but reflects a lesser portion of the community who felt this way.

2.5.2 Community Engagement Regarding Levels of Service 2013

In late 2013, Council undertook a community engagement process around levels of service (LoS) with the specific intention of achieving a financially sustainable financial position as discussed in the Resourcing Strategy under the “road to sustainability”.

The community was asked to provide feedback on LoS bearing in mind the costs of service delivery for a total of 24 services corresponding to the services defined in the 2012 Community Survey.

Respondents had to choose from a number of LoS options for each service. For each option there was:

- A description of what that LoS would “looked like” in a way that would be meaningful to the community
- A cost for the delivery of that LoS.

As part of the introduction to the “budget allocator” tool, Council’s unsustainable financial position was noted, and the fact that inadequate funding for maintenance and renewal of infrastructure (i.e. that current levels of service could not be maintained) was a key reason for this.

As such, respondents were only given two options with regards to infrastructure-related services:

1. Enhanced LoS
2. Sustainable LoS

The impact of adopting a sustainable LoS for infrastructure was that an additional \$6M funding was required.

With regards to operational services (such as toilet cleaning) respondents were given four options:

1. Increase LoS
2. Maintain current LoS
3. Mid-range decrease to LoS
4. Minimum LoS

If respondents wished to offset the impact on rates of the funding increase for infrastructure, it was possible to select the minimum LoS for all other services and avoid a Special Rate Variation.

Effectively, respondents were asked whether they wanted to maintain the current levels of service – and the consensus was that they did.

On the basis of this feedback, Council resolved to seek feedback from the community regarding a special rate variation to maintain current levels of service.

The following services are related to this BAM Plan:

- Community Sports and C.ex International Stadium
- Library
- Cultural Facilities: Jetty Memorial Theatre, Regional Gallery, Museum, Bunker
- Property leasing
- Toilets, pools, buildings

Further details of this process are provided in the Resourcing Strategy. Responses to each service are included in the discussion of the relevant functional category in section 3.

2.6 Future Demand

2.6.1 Demand Drivers, Forecasts, Impacts and Response

The table below sets out the drivers for change in demand, the forecast impact of these on the provision of building asset-related services and what response is planned to address the change in demand.

Demand factor	Present position (2014)	Projection (2031)	Impact on services / how to meet demand
Population	Estimated Resident Population 72431	Projected Population 94,896	Impacts from population growth on particular functional categories is discussed in section 3. Clearly, those buildings serving the population at large will all experience a need to grow.
Demographics	Median Age 42 % Population older than 45 is 47%	Median Age 44 % Population older than 45 is 48%	The trend towards an aging population will place a higher demand on some services, perhaps libraries, however this needs to be considered in the context of other demand changes for specific functions – again, refer to section 3.
Level of service expectations	Expectations influenced by current services	Increasing expectations from new residents who come from areas with higher LoS	Council must be clear about funding limitations and inability to deliver higher LoS than that provided in other areas
Technology	Some technological opportunities identified and adopted.	Technology will be critical for effective asset management	Identify and pursue opportunities to utilise technology. Include in Improvement Plan.
New construction and maintenance techniques	Modern techniques used	Advancements	Identify and pursue opportunities to adopt new construction techniques.
Increasing Costs	Asset construction, maintenance and renewal costs increasing faster than revenues	Cost increases will continue. Revenue growth will remain restricted.	Better long-term planning. Focus on maximising the service that can be delivered within the funding limitations. Seek efficiency & effectiveness gains.
Environment and Climate Change	Current position is known	Future position is uncertain, but indications are that change is likely.	Coastal Zone Management Plan (2013) identifies infrastructure assets affected by coastal erosion and/or inundation hazards under a range of scenarios, assesses risks, costs to address these and actions to be taken.

2.6.2 Demand Management

Demand for new or enhanced services will be addressed through a combination of managing existing assets, upgrading existing assets and providing new assets based on the ability to fund the priorities identified.

Demand management practices are 'non-asset solutions', an important alternative to 'hard' infrastructure. These may include such things as policy changes, community education and insuring against risks of asset failures.

Pricing is a key opportunity for some services, however this must be balanced against community service obligations.

2.6.3 Planning for Growth

As noted in the table above, the residential population of Coffs Harbour is projected to grow at around 1.6% per annum to almost 100,000 by the year 2030.

Council's Our Living City Settlement Strategy (2008) identifies where this increased population will be accommodated and such growth is then enabled by the Coffs Harbour Local Environmental Plan (2013) prepared in accordance with the Environmental Planning and Assessment (EP&A) Act, 1979.

2.6.4 Developer Contributions

Under section 94 of the EP&A Act, Council is able to levy contributions from developers of land for the construction of community assets that service the land provided that it has prepared and adopted a section 94 contributions plan that:

- Identifies the land benefitting from the new community assets required to be constructed to service that land
- Identifies the costs of providing these assets
- Calculates the contribution required from each property towards these assets.

Further information is provided in Council's Development Control Plans.

A list of all section 94 contributions plans is provided on Council's website.

In relation to building assets, the key projects relate to sporting infrastructure.

2.7 Funding

There are a range of funding streams that can together contribute to addressing Council's challenges regarding funding of repair, renewal and upgrade of buildings.

2.7.1 Lease and Licensing Fees

The variety of uses of Council buildings brings with it a variety of revenue streams from user charges. The terms of this use may vary from:

- casual hire of a public hall to
- a lease for a building occupied by a community or sporting group at a subsidised rate (i.e. the lease fee does not cover the cost of providing – maintaining and renewing – the building) to
- a lease for a commercial building at full market rates.

Maximisation of returns on investment is a critical component of effective asset management. The chart below presents revenues from building lease, license and hire.

Year Ended 30 June 2013 - Leases managed by the Property Branch					
Lease Type	Number	%		Rental \$pa	%
Airport	55	12		443,386	16
City Centre	56	12		643,857	23
Commercial Other	245	54		1,327,985	48
Community/Sporting	96	21		325,728	12
TOTAL	452			2,740,956	
Coffs Coast State Park (incl above)	159	35		772,154	30

A critical issue to be addressed is the historically-developed inconsistencies in terms of subsidisation and also documentation.

Development of a Leasing and Licensing Policy is ACTION 6 in the improvement plan to enable staff to manage Council's building assets on a consistent basis. The Policy will:

- ensure that any subsidisation of lease fees is done explicitly, understanding the market rate for the premises
- provide for a system of subsidisation of lease fees based on community benefit derived from the service and the alternative sources of funding available (e.g. the NSW Government, who is responsible for many of these services).

Administering leases and licences of Council-controlled property (from road reserves to open space to carparks) is a considerable task, made far more complex because of a lack of standard documentation. This complexity directly relates to administration costs. Development of this is ACTION 7 in the improvement plan.

These actions will also free up staff time to manage Council property from an asset perspective, resulting in improved service delivery outcomes.

2.7.2 Buildings on Crown Reserves

Funds generated from Crown Reserves are generally available for Council, as trustee or trust manager, to spend within the reserve, including works on buildings. Of course, there are a variety of demands on these funds.

2.7.3 Buildings in Coffs Coast Regional Park

Council is a joint trustee of the Coffs Coast Regional Park as noted in section 2.3.1. The trust has a considerable amount of funds from its establishment, however the Trust Board has previously indicated the desire for Council to contribute to building renewals and/or upgrades.

The MOU that underpins the relationship is currently being reviewed, and this is an issue that needs to be considered. Development of asset management plans for assets in the Regional Park has been identified as a priority in previous discussions.

2.7.4 Community Facilities Upgrade Program

A large number of buildings Council is now responsible for began as being constructed by or with significant contribution from the community.

In 2013, Council commenced a grants program allocating \$100,000 per year to community facilities upgrades.

The aim of the grants (from Council's perspective) is to leverage other funding sources so as to ease the burden on Council.

From the perspective of community groups, the grants are a great opportunity to access some funding for their facility, and even to utilise these in making grant applications to other bodies. This in effect gives Council access to wider sources of grant funds to assist with such work.

Where applicable, this program is referenced as a potential source of funding.

A number of clubs have applied to Community Infrastructure Upgrade Grant Program (refer section 2.7.4) offering matching funds. This appears to be a very successful program with significant promise for the future.

Whilst the opportunity to leverage additional funds from community groups is valuable, the overall priorities for renewal must also be considered.

2.8 Financial Valuation

As required by statutory guidelines, Council revalued its building assets at fair value for the financial year ended 30 June 2013.

The revaluation resulted in an increase in the Asset Revaluation Reserve of \$17.5M which is significant given that the total value of these assets is only around \$110M. Thus, the costs of renewing these assets in the future – on a simplistic basis – went up 16%.

For subsequent years up until the next full revaluation, which must be undertaken every 5 years, Council will index these figures by an established benchmark amount – the buildings indices.

In a sense, though, this is only the ‘financial’ side of asset reporting and even more work is required on the ‘operational’ side of asset management.

The \$17M jump is an indicator that Council needs to develop a clearer understanding of what is needed to be spent in order to – as a minimum – maintain current levels of service from its buildings.

On top of this, the difficulties with assessing additional funds required for upgrades noted earlier demonstrate the challenges ahead.

2.9 Project Estimation

In terms of project estimation, smaller projects will be estimated in-house by Council staff. Larger projects will be estimated by engaging the services of a professional quantity surveyor.

Yet the most difficult aspect, scoping up the works, again requires significant input from Council staff who are at present under-resourced. A review of resources and structure in the Property branch as part of the overall restructure of Council has been undertaken and will begin to generate some capacity for such activities as positions are filled.

However, there is clearly a need to supplement this to ensure that Council’s funds are spent effectively and efficiently.

This is but one example of the need for Council to invest more funds into the management of its assets (as part of the \$6.2M estimated to be required for infrastructure, \$0.2M was nominated for asset management).

2.10 Risk Management

Council has developed and implemented a Risk Management Framework in place to manage corporate risks. Risks associated with Buildings are noted in the table below.

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
Program Management	All	Deterioration or failure of assets	Forward planning for inspections, maintenance renewal not included in delivery program	Legal action, loss of services, reputation, loss of assets	Extreme	Frequent	2	Completion of Asset Management Plans	Extreme	Frequent	2
Assets	All	Infrastructure constructed not meeting community needs / fit for purpose / budget exceedence / time delays / failure to comply with legislation	Inadequate planning/project Management systems, training, role clarity, progress reporting, resourcing.	Infrastructure expectations of the community are not met, reputation damage, budget exceedences, prosecution under WHS / Environmental protection legislation	Major	Frequent	5	Project management systems in place	Major	Occasional	8
Asset/development assessment	All	Sub standard infrastructure assigned over to Council	State/Federal Government transfer of asset risk. Developer constructed asset does not meet standards	Council resources required to bring to standard. Potential litigation. Reputation damage.	Major	Frequent	5	Inspections undertaken throughout construction phases. Focus on critical stages. Limit span of control.	Major	Occasional	8
Roads & Bridges, Buildings, Footpaths and Cycleways, City Image, Recreational Services	Reputation	Insufficient maintenance to deliver an image of the City as clean, safe, good to visit	Insufficient funding of maintenance of assets, and also adequate renewals funding.	Reputation damage from poor city presentation. Tourism impacts. Commercial impacts.	Major	Continuous	3	Assets are placed in a hierarchy based on usage. Service levels cognisant of higher priorities in terms of city image.	Moderate	Continuous	6

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
Roads & Bridges, Buildings, Footpaths and Cycleways, City Image, Recreational Services	Operational	Loss of service levels	Increasing costs across all areas in City Works projects. Insufficient budget to complete required works.	Loss of services, eg, road maintenance, footpaths, bridges, tree maintenance and mowing on road reserves reduced.	Moderate	Continuous	6	Completion of Asset Management Plans. Awareness and planning for changes to legislation (eg Environmental) and changes to levels of service to infrastructure	Minor	Occasional	18
Community Facilities	Reputation	Closure of Council satellite community facilities, such as community halls	Service levels don't meet community expectations and facilities considered unsuitable by community. Lack of funding for maintenance & renewal.	Loss of reputation, minimal usage by community. Deterioration of asset. Closure facilities.	Moderate	Occasional	13	Minimal, generally reactive.	Moderate	Occasional	13
Property	Operational	Loss in property value, increased complaints, sick building, property closure	Lack of preventative maintenance, resourcing.	Increased claims & complaints, building/ facility closures, community disruption, business	Moderate	Continuous	6	Reactive Maintenance undertaken as required	Moderate	Continuous	6
Property	Operational	Loss of major building asset	Flood, fire, natural disaster,	Loss of business continuity if staffed premises	Extreme	Remote	7	WH&S inspections, fire regulations, insurers inspections,	Extreme	Improbable	11
Property	Legal	Leasing of Council property leads to litigation	Failure to adequately explore ongoing issues with lease e.g Agricultural Tenancies Act	Litigation	Extreme	Occasional	4	Seek advice prior to entering into contracts	Extreme	Occasional	4
Property	Financial	Leasing of Council property leads to litigation	Failure to adequately explore ongoing issues with lease e.g Agricultural	Litigation	Extreme	Occasional	4	Seek advice prior to entering into contracts	Extreme	Occasional	4

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
			Tenancies Act								
Finance	Financial	Increased financial deficit	Inaccurate long term financial plan	Reduces potential to secure special rate variations, unable to demonstrate fiscal responsibility; breach of IPART	Extreme	Occasional	4	Part of annual IPART requirements, LTFP	Extreme	Remote	7
Governance	Financial	Uninsured or under insured loss of a critical assets.	Failure to advise insurer to insure asset/s. Insured value less than replacement value.	Significant unaccounted financial loss. Business disruption. Negative publicity.	Extreme	Occasional	4	All insurance schedules reviewed annually prior to renewal. Risk coordinator monitoring contracts and asset acquisitions with managers. Property Manager reviews property/valuation schedule annually. Property insurer undertakes independent valuations bi-annually.	Extreme	Improbable	11

Other risks will be addressed largely by the development of a Maintenance Management Plan (ACTION 4) and Standard Lease and License Documentation (ACTION 7) in the Improvement Plan.

2.10.1 Legislative requirements

Council has obligations under a range of legislation as set out below.

Legislation	Requirement
Civil Liability (Personal Responsibility) Act 2002	<p>Minimising the risks to those using its assets via the establishment of systems to identify, prioritise and repair maintenance defects in its assets.</p> <p>The only defence available to Council (in defending public liability claims) is that Council was unable to undertake a particular repair that resulted in an injury because of inadequate resources. In such cases, Council must demonstrate that it has prioritised its limited resources for the repair of such defects based on the level of risk.</p> <p>Funding for maintenance of building assets overall has been prioritised relative to other services as part of the formulation of Council's Resourcing Strategy and Delivery Program, having regard to the life cycle costs of providing the infrastructure.</p> <p>The maintenance response levels of service contained are the means by which Council will prioritise the repair of maintenance defects that present a risk to those using Council's building assets.</p>
Environmental Planning and Assessment Act 1979	<p>An Act to institute a system of environmental planning and assessment for the State of New South Wales. Among other requirements the Act outlines the requirement for the preparation of Local Environmental Plans (LEP), Development Control Plans (DCP), Environmental Impact Assessments (EIA) and Environmental Impact Statements.</p>
Work Health and Safety Act, 2011 Workers Compensation Act, 1987 Workplace Injury Management and Workers Compensation Act, 1998	<p>Sets out roles and responsibilities to secure the health, safety and welfare of persons at work and covering injury management, emphasizing rehabilitation of workers particularly for return to work. Council is to provide a safe working environment and supply equipment to ensure safety.</p>
Threatened Species Conservation Act 1995	<p>An Act to conserve threatened species, populations and ecological communities of animals and plants.</p>
Protection of the Environment Operations Act 1997	<p>Council is required to exercise due diligence to avoid environmental impact and among others are required to develop operations emergency plans and due diligence plans to ensure that procedures are in place to prevent or minimise pollution.</p>
Road Transport (Safety and Traffic Management) Act 1999	<p>Facilitates the adoption of nationally consistent road rules in NSW, the Australian Road Rules. It also makes provision for safety and traffic management on roads and road related areas including alcohol and other drug use, speeding and other dangerous driving, traffic control devices and vehicle safety accidents.</p>
Disability Discrimination Act 1992	<p>The Federal Disability Discrimination Act 1992 (D.D.A.) provides protection for everyone in Australia against discrimination based on disability. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people.</p>
Native Vegetation Act 2003	<p>This Act regulates the clearing of native vegetation on all land in NSW, except for excluded land listed in Schedule 1 of the Act. The Act outlines what landowners can and cannot do in clearing native vegetation.</p>

3. Planning for and Management of Each Building Function

The following sections consider each functional category of buildings:

1. Public toilets
2. Libraries
3. Cultural facilities (theatre, art gallery, museum, bunker gallery)
4. Community buildings (neighbourhood centres, community services, public halls)
5. Sports amenities and club houses
6. C.ox Coffs International Stadium
7. Swimming pools
8. Council offices
9. Works depots (other than waste)
10. Waste facility buildings
11. Coffs Harbour Regional Airport
12. Commercial buildings
13. Bush fire sheds

Each of these building functions is considered in the following terms:

- A) strategy/ies in the Community Strategic Plan that the building category enables Council to implement (the service Council is delivering)
- B) scope of buildings within this category (quantity, replacement value, condition) including a separation in terms of ownership / trusteeship
- C) information regarding customer perception of the service (to assist Council in prioritisation of resources between categories) e.g. usage numbers, feedback from the general community consultation or other surveys
- D) service descriptions of each level in the hierarchy of buildings in this function, including a description of current level of service and a 'first cut' of level of service objectives
- E) analysis of drivers of and forecast future demand including details of any proposed acquisition projects(e.g. section 94)
- F) funding sources including lease income
- G) opportunities for disposal of buildings delivering relatively low benefit, particularly those requiring significant work
- H) evaluation of renewal and upgrade priorities in terms of the '3Rs' including details of valuation / project estimation where available

3.1 Public Toilets

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LE 4 We reduce our impact on the environment

LE 4.1 Implement total water cycle management practices

LE 4.2 Implement programs which aim to make the Coffs Harbour Local Government Area pollution free

Objective - PL 2 Our public spaces are enjoyed by all our people

PL 2.2 Provide public spaces and facilities that are accessible and safe for all

B. Scope

Council has 43 public toilets (besides 21 amenities blocks servicing sports facilities – including toilets, change rooms, storage, etc. see section 3.5).

Currently, these two categories are not separated for financial reporting, however this is part of ACTION 1 in the Improvement plan. Amenities servicing sports facilities will be included with club houses.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/ standard (\$'000s)
Toilets	43	22,183	4	4,208

C. Information regarding customer perception of the service

CR statistics – to come. Note that ACTION 7 in the Recreation Asset Management Plan is to review the Customer Request System to facilitate better reporting.

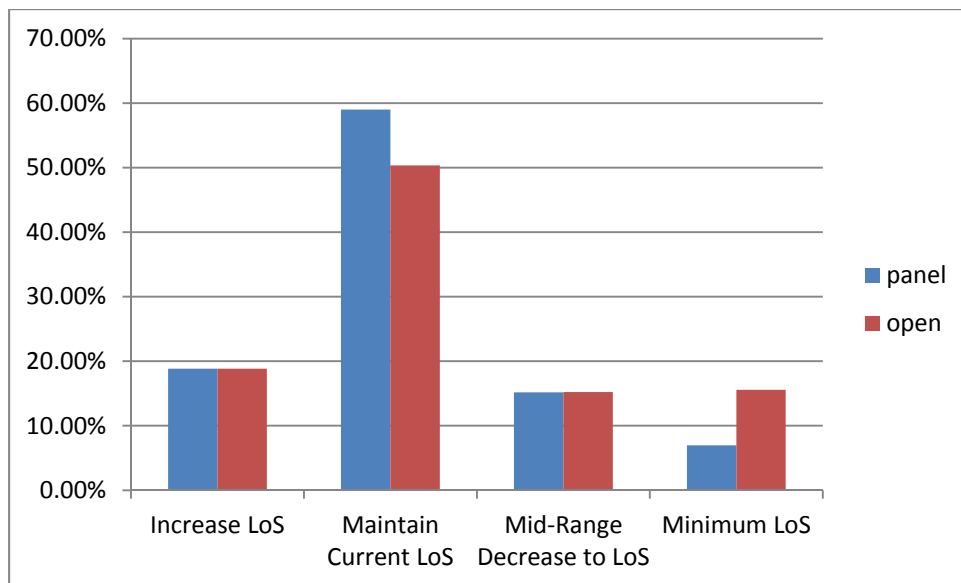
In the 2012 Community Survey regarding Council services, maintenance of public toilets rated second only to maintenance of unsealed roads in terms of the service the community was least satisfied with.

In terms of importance, maintenance of public toilets rated 9th highest (out of 25).

17% of the community reference group considered maintenance of public toilets to be in the top three most important services Council delivers (excluding the “known criticals” of roads, water, sewerage and waste).

The results of the 2013 community engagement regarding service levels from the community reference panel are set out below. It is important to note that the service included not only public toilets but street cleaning and litter bins.

It is also worthy of note that this service received one of the highest results for increased levels of service from both the panel and the open groups.



LoS Option	Budget (\$)	LoS description
Increase LOS	1,300,000	High-use toilets cleaned three times daily (more in peak periods), low use toilets cleaned daily, pressure clean all toilets 3 times/year, "attention to detail" clean weekly, annual pressure washing of footpaths in CBD and town centres, add extra litter bins in priority locations (use comments section to tell us your priorities)
Maintain LOS	1,200,000	High-use toilets cleaned three times daily, low use toilets cleaned once daily, CBD and town centres cleaned of litter and objectionable material, emptying of litter bins in streets and parks
Mid-range decrease LOS	1,080,000	High-use toilets cleaned three times daily, low use toilets cleaned once every 3 days (currently daily), consider demolition of 3 low-use toilets, reduce cleaning efforts in CBD and town centres increasing litter and objectionable material on streets and paths, reduce number of litter bins (tell us your priorities)
Decrease LOS to minimum	960,000	High-use toilets cleaned twice daily (currently 3), low use toilets cleaned once every 3 days (currently daily), 3 low-use toilets demolished, cleaning efforts in CBD and town centres cut by a third, increasing litter and objectionable material on streets and paths, significantly reduce number of litter bins (tell us your priorities)

D. Service descriptions of each level in the hierarchy (current and objectives)

The level of service provided currently with regards to public toilets varies widely, largely depending upon the condition of the structure.

A fundamental determinant of level of service is the frequency and intensity of cleaning. All public toilets are cleaned once per day, with the exception of high-use toilets at Park Avenue (cleaned three times per day) and Riding Lane (cleaned twice per day).

It is important to note that structural condition / age of the facility impacts significantly on cleaning outcomes. Older facilities generally have porous and/or damaged surfaces that are

very difficult to clean, and therefore retain smells. They are also more susceptible to vandalism (newer facilities are built to be more “vandal-resistant”).

It is also important to note that not all toilets are connected to the sewer. Those currently unsewered are noted in the table below.

For the purposes of prioritising renewal funds, the sub-categories of high, medium and low use are proposed for public toilets. Levels of service objectives for each sub-category in this hierarchy are defined below. The categorisation of toilets within this hierarchy is detailed in the table below.

High-use Toilets are those in areas with high visitation. These facilities should be well maintained (minimum structural condition of 3) and functional in terms of ease of maintenance (surfaces are non-porous and easy to clean) and vandal resistance. Cleaning of selected high-use toilets is on a higher frequency (Park Avenue 3 times/day, Riding Lane 2 times/day).

Medium-use Toilets are those servicing a local area as opposed to a central or high-profile location. Again, these facilities should be well maintained (minimum structural condition of 3) and functional in terms of ease of maintenance (surfaces are non-porous and easy to clean) and vandal resistance.

Low-use Toilets are those servicing a location with low or intermittent usage. Whilst these facilities need to be adequately maintained, it is acknowledged that a lower condition and functionality may be acceptable given other priorities.

In view of the environmental impacts of septic tanks / pump out systems, a final objective is to connect all toilets to the sewer.

Consider increasing the level of service to all toilets as per “increased LoS” in part H.

E. Drivers of and forecast future demand

Population growth and tourism growth are factors in demand for public toilets.

Usage changes at particular sites will be a major factor. Examples include Brelsford Park (construction of skate park and other improvements); Riding Lane / Castle Street Carpark (increased usage arising from lift and revitalization of the CBD associated with the Master Plan). Such changes need to be considered in re-evaluating priorities for renewal.

F. Funding

Public toilets are funded by ordinary rates.

With toilets located in the Coffs Coast Regional Park, there is an opportunity to utilise Trust funds to supplement funding from ordinary rates on a number of projects identified as being a high priority, as set out in part ‘g’ below.

With toilets located in the Coffs Coast State Park, there is an opportunity utilise Trust to supplement funding from ordinary rates on a number of projects identified as being a high priority, as set out in part ‘g’ below.

At its meeting of 23 June 2011 Council resolved that:

1. Council allocate \$300,000 from the Private Works – General Fund Reserve in 2011/12 and \$300,000 from the Community Facilities Program in 2012/13 and subsequent years for the Public Amenities Upgrade Program
2. Following the finalisation of the Service Review Project, the Asset Management Plans for buildings be updated to reflect levels of service and priorities for Public Amenities Upgrade Program.
3. That Council review the Community Facilities Program allocation during 2015/16.

G. Opportunities for disposal

The report to Council’s 14 April 2011 meeting recommended disposing of the two facilities below, however Council did not resolve to do so.

Building	Possible reason for disposal
Bayldon Road, Sawtell	The Bayldon Rd toilet block is a leftover of from the time when the adjacent reserve was used as a cricket ground. The cricket ground has been decommissioned for many years but the toilet block has remained. It receives very little use as it is not near any public facilities and has outlived its purpose.
Mick’s Retreat, Sawtell	Mick’s Retreat is a very basic facility. The isolation of the toilet has resulted in it being damaged frequently through vandalism. The doors have had to be removed as they were repeatedly torn off the hinges. The toilet is not on sewer and there is often the need to pump the tanks dry. They are not frequently used due to their isolation and would not be missed as the condition is so poor that they are uninviting and a last resort.

Both Mick’s Retreat and the Bayldon Rd structures are over 40 years old.

The mid-range decrease and minimum LoS options from the community engagement regarding levels of service in 2013 included comments about being comfortable with the demolition of low use toilets.

H. Renewal and upgrade priorities in terms of the ‘3Rs’

The report noted the following toilets as the highest priority for renewal:

- Park Avenue Carpark (completed in 2013)
- Arrawarra Headland (due to be constructed in 2014)
- Diggers Beach
- Ocean Parade, Macauleys
- Brelsford Park
- Hills Beach Norman Hill Drive, Korora

The facilities at Diggers, Macauleys and Hills Beach are in the Coffs Coast Regional Park. As such, funds may be contributed by the Reserve Trust. Discussion regarding programs for replacement of assets within the Regional Park is continuing.

In 2012, Council also renewed two toilet blocks at the Jetty Foreshores and connected them to the sewer as part of broader revitalisation works. Generally, funding opportunities from the Coffs Coast State Park are limited.

The Coffs Harbour CBD Masterplan identified the replacement of the Riding Lane toilets (adjacent to the Castle Street multistorey carpark) as a high priority. Funds from the Public Amenities Upgrade Program, together with funds from the CBD Special Rate Variation, have been utilised for a proposed replacement of these facilities in 2014. The works are contingent on finalisation of plans regarding the refurbishment of the carpark.

The table below identifies priorities for toilet refurbishment and renewal.

Public toilets: hierarchy and priorities for renewal

Ref	Description	Location	Regional or State Park?	High, Medium or Low Use	Approx Age (Yrs)	Works required And Works proposed	Requires Sewer	Refurb. Required (current) \$	Replacement in next 5-10 Yrs \$
1	Arararra Headland	Arararra Rd	R	M	42+	Very basic facilities in need of replacement & possible relocation. Renewal programmed for 2014.	Yes	40,000	350,000
2	Mullawarra	Beach Road	R		18			50,000	0
3	Mullaway	off Mullaway Dr	R		32+			40,000	0
4	Apex Park Woolgoolga	Pullen Street		M	35+	Use of facility has decreased with bypass of highway, however very basic facilities.		50,000	400,000
5	Sandy Beach	Sandys Beach Drive	R		32+	Very basic facilities.		50,000	300,000
6	Emerald Beach	Fiddaman Drive	R		22	Very basic facilities.		60,000	30,000
7	Hills Beach	Norman Hill Drive	R		40+	Expected replacement within 5 years		50,000	350,000
8	Korora Bay	Sandy Beach Road	R		22			30,000	0
9	Diggers Beach	Diggers Beach Road	R	H	22	Replace within 1-2 years	Yes	0	400,000
10	Macauleys	Ocean Parade	S	H	22	Replace within 2-4 years		0	350,000
11	Coffs Harbour Surf Club	Park Beach	S		1			30,000	0
12	Pet Porpoise Pool, Coffs Harbour	Orlando Street	S		19			40,000	0
13	Jetty Oval	Orlando Street	S		56+	Dependent on changerooms & canteen replacement		50,000	-
14	Jetty Foreshore No. 2 (south)	Jordan Esplanade	S	H	30+	Refurbished 2013 as part of foreshores upgrade	Yes	0	0
15	Jetty Foreshore No. 1 (mid)	Jordan Esplanade	S	H	35+	Refurbished 2013 as part of foreshores upgrade	Yes	0	0
16	Coffs Jetty PWD (Yacht Club)	Marina Drive	S	H	26	Refurbish as part of stage 3 of foreshores upgrade		50,000	0
17	Coffs Harbour Jetty Marina	Marina Drive	S	H	14			35,000	0

Ref	Description	Location	Regional or State Park?	High, Medium or Low Use	Approx Age (Yrs)	Works required And Works proposed	Requires Sewer	Refurb. Required (current) \$	Replacement in next 5-10 Yrs \$
18	North Sapphire (Cougles)	North Sapphire Road			2			0	0
19	McLean Street	Coffs Harbour			35+	Dependent on changerooms & canteen replacement		30,000	-
20	Hillview	Beryl Street			50+	Was proposed to be demolished. Needs replacement now new park built adjacent.		-	250,000
21	Scarba Street Car Park	Coffs Harbour			40+			30,000	0
22	Fitzroy Oval	Coffs Harbour			40+	Dependent on changerooms & canteen replacement		30,000	-
23	Riding Lane	Coffs Harbour		H	40+	To be renewed in 2014 with part-funding from CBD Special Rate once Castle Street Carpark layout is finalised.		0	0
24	Bus Stop/VIC, Coffs Harbour	Elizabeth St		H	8			30,000	0
25	Urara Park, Coffs Harbour	Elizabeth St			35+	Very basic facilities - should be considered for demolition. Replace within next 3-5 yrs.		60,000	300,000
26	Saltwater Park, Coffs Harbour	Harbour Drive	S		19	require complete refurbishment - internal & external.		75,000	0
27	England Park, Coffs Harbour	Mildura Street	S		40+	Dependent on future use by Englands Park Tennis Club		30,000	-
28	Toormina Oval, Toormina	Toormina Rd			35+	Dependent on changerooms & canteen replacement		25,000	-
29	Wonga Park, Sawtell	Third Avenue			40+	Very basic facilities - should be considered for demolition. Replace within next 5-10 yrs.		50,000	300,000

Attachment 10A

Ref	Description	Location	Regional or State Park?	High, Medium or Low Use	Approx Age (Yrs)	Works required And Works proposed	Requires Sewer	Refurb. Required (current) \$	Replacement in next 5-10 Yrs \$
30	Sawtell Surf Club, Sawtell	Fourth Avenue	S	H	32	Very basic & need major refurbishment + toilet for disabled - linked to Surf Club		75,000	-
31	Ist Ave / Middle Creek	Sawtell		H	15			30,000	0
32	Boronia Park, Sawtell	Boronia Street	S	H	40+			50,000	300,000
33	Bonville Headland	Boronia Street	S		2			0	0
34	Bayldon Road (opp Golf Course)	Sawtell	S		40+	Close & Demolish		-	-
35	Mick's Retreat, Sawtell	off Lyons Rd	S		42+	Close & Demolish	Yes	-	-
36	Brelsford Park, Coffs Harbour	Harbour Drive			45	Expected replacement 1-3 years. Dependent on planning.		-	350,000
37	Lakeside, Woolgoolga	Lakeview Rd			40+			40,000	0
38	Coramba (Gale Street)	CWA Park			30			30,000	0
39	Lowanna (Grafton Street)	Tennis Courts			41			30,000	0
40	Ulong (Pine Avenue)	Creek Reserve			40+			30,000	0
41	Coffs Harbour Airport (ex-Depot)	Aviation Drive			40	Airport responsible for this toilet (except cleaning)		-	-
42	Coffs Harbour Airport (GA area)	Aviation Drive			12	Airport responsible for this toilet (except cleaning)		-	-
43	Park Ave Carpark	Coffs Harbour		H	22	Part of Park Ave Car Park - City Services responsible for cleaning & maint.		200,000	-
TOTAL: 43								1,420,000	4,230,000

3.2 Libraries

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LP 5 We share the aspirations, knowledge, skills and history of all in our community

LP 5.1 Promote and support a culture of lifelong learning

LP 5.2 Facilitate and promote shared learning across generational and cultural groups

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community

LC 1.1 Build pride and identity in Coffs Harbour as a community and a place

LC 1.4 Promote a caring, inclusive and cohesive community

LC 1.5 Support the vulnerable and disadvantaged

LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 4 We have many opportunities to enjoy life together

LC 4.3 Support activities and events that help us celebrate our diversity

Libraries are important for students, life-long learners, disadvantaged groups (e.g. migrants, elderly, youth), have an important role in minimising the 'digital divide' and also a cultural role via local history collections and promoting a reading/literary culture.

B. Scope

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Library	2	2,001	2	-

The two libraries identified in the table are at Woolgoolga and Toormina.

The Coffs Harbour Central Library is located in Rigby House, classified as a commercial property.

C. Information regarding customer perception of the service

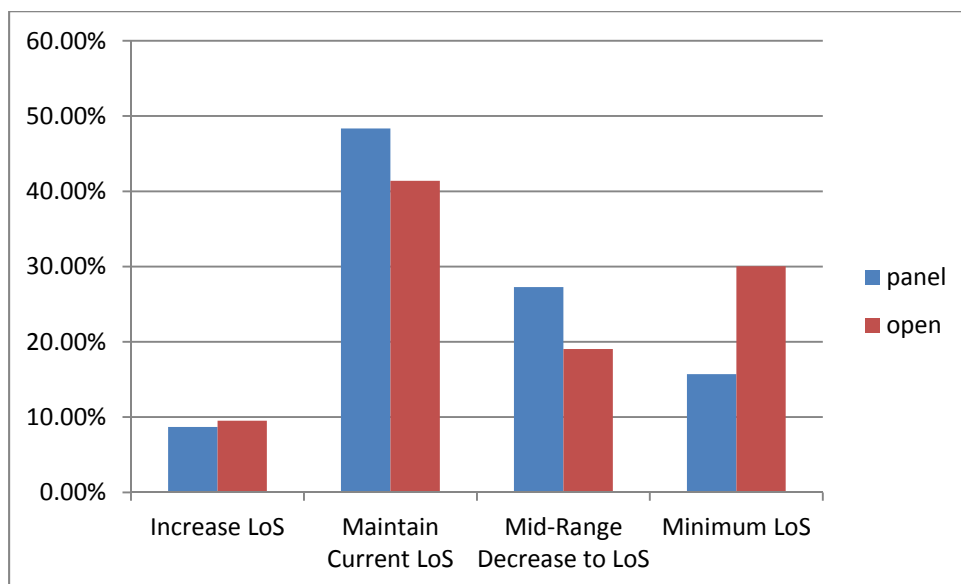
As noted in the introduction to section 3 with reference to the first graph presented, the library rated lower in importance and higher in satisfaction than many services in the general response (the first graph).

However the second graph shows that 8% of the community reference group considered the library to be one of the top three uses of Council's resources.

The latest figures for library usage are shown in the table below.

Site	Active members	Number of visitors p.a.
Coffs Harbour	15,500	187,000
Toormina		77,000
Woolgoolga		54,000

The results of the 2013 community engagement regarding service levels from the community reference panel are set out below.



LoS Option	Budget (\$)	LoS description
Increase LoS	1,173,000	Maintain current opening hours, increase library resources (on-site and digital collections, public computers)
Maintain LoS	1,580,000	Maintain current Library services at Coffs Harbour, Toormina and Woolgoolga
Mid-range decrease LoS	1,380,000	Closure of Toormina Library (4,390 members, 77,000 visits/year), cessation of library programs and events (e.g. storytime) and major reduction in library resources budget. Significant negative impact on central library in Coffs Harbour with increased overcrowding and lack of resources to meet demand.
Decrease LoS to minimum	1,190,000	Closure of Toormina and Woolgoolga Libraries (impacting 8,123 members and 131,000 visits/year), reduce central library hours, cessation of library programs and events (e.g. storytime) and major reduction in library resources budget. Major negative impact on central library in Coffs Harbour with increased overcrowding and lack of resources to meet demand.

D. Service descriptions of each level in the hierarchy (current and objectives)

All libraries are structurally sound. The Coffs Harbour Central Library has significant constraints due to the limited floor space.

As noted under “maintain LoS”, there are issues at Coffs Harbour in relation to floor space (as well as funding for resources).

Based on population, according to *People Places* guideline prepared by State Library, the minimum recommended floor area for Coffs Central Library is 2,513 m² (desirable is 3,045 m²) whereas the actual floor area is 986 m².

Level of service objectives

- Structural integrity condition of 3 minimum
- Building is good condition in terms of service delivery / functionality
- Good presentation, building is attractive for potential users

Council's Library Strategy, adopted by Council in 2012 states:

*The current central library no longer meets contemporary standards and is inadequate for both current and future use – especially in the context of a growing and ageing population. This view is supported by the findings of the staff, community and Council consultations; the in principal selection of a new library site at Brelsford Park; and with reference to the nationally and internationally accepted standards and guidelines provided in *People Places*¹ and *Beyond a Quality Service*².*

This strategic area focuses on the preparation required prior to final design, costing and building of a new central library. In particular the researching and gathering of information required to provide meaningful design brief input e.g. in the areas of general design; flexibility; acoustic requirements; sustainability; meeting spaces; accessibility; specialised space requirements etc.

In terms of hierarchy, the Coffs Central Library is certainly highest priority given the higher usage. Despite its higher usage, Toormina library is in some respects of lower priority than Woolgoolga given that Coffs Harbour library is more accessible to people in Toormina / Sawtell. This is why the mid-range decrease to LoS nominated the closure of Toormina rather than Woolgoolga.

E. Drivers of and forecast future demand

Council's Library Strategy examines this issue in detail.

Whilst there is a perception for some that libraries are being "replaced by the internet", circulation of physical items remains a core function of the library, with demand for digital/online resources increasing each year. Visitation remains strong, not only to borrow material, but to use public internet/wifi and to attend programs and events.

F. Funding

The Library operations are funded by ordinary rates and a subsidy for resources is provided by the NSW state government on a per capita basis. The NSW Government also offers Library Development Grants each year. Unfortunately, given the size constraints of the Coffs Harbour Library (see part e below) Council is ineligible to apply for any capital grants for the current library buildings.

1 People places: A guide for public library buildings in New South Wales (2nd edition)

2 Beyond a Quality Service- Strengthening the Social Fabric (Standards & Guidelines for Australian Public Libraries)

Council's funding for library service is the lowest in the state on a per capita basis according to statistics prepared by State Library

That said, benchmarking against other NSW councils shows that Council's library service performance and efficiencies are in the top 50% of the state, e.g. turnover of resources, circulation per capita and circulation per staff member. A long history of strong volunteer support and utilisation is a feature of this result.

G. Opportunities for disposal

The "mid-range decrease" and "minimum" level of service options included in the 2013 Community Engagement regarding Levels of Service identified that both Toormina and Woolgoolga Libraries could be closed if Council was to significantly decrease service levels (rather than increasing rates). Based on feedback from the community, Council resolved to pursue a Special Rate Variation rather than decreasing service levels.

H. Renewal and upgrade priorities in terms of the '3Rs'

Given the issues with floor space, the priority for any renewal work is the Coffs Harbour Central Library.

The Coffs Harbour CBD Masterplan identified a number of sites for Civic Buildings (including Library, Art Gallery and Performing Arts Centre).

3.3 Cultural Facilities (Theatre, Art Gallery, Museum, Bunker)

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
 LC 1.1 Build pride and identity in Coffs Harbour as a community and a place
 LC 1.4 Promote a caring, inclusive and cohesive community
 LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 4 We have many opportunities to enjoy life together
 LC 4.1 Support local artistic and cultural expression
 LC 4.2 Support opportunities for artistic and cultural growth and enjoyment
 LC 4.3 Support activities and events that help us celebrate our diversity

B. Scope

Note that the “cultural facilities” category includes a number of previously distinct categories. Whilst the individual asset categories will be maintained as per below for asset management planning, for reporting purposes cultural facilities will be considered as a group.

All cultural facilities are structurally sound, however all have issues in terms of functionality.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/ standard (\$'000s)
Museum	3	684	4	473
Art Gallery	1	700	2	-
Theatres	1	1,798	3	-
Total Cultural Facilities	6	3,182	3	473

The Coffs Harbour Regional Museum is due to re-open its doors in 2014 in a newly refurbished historic building Council purchased in 2010 for this purpose. This will be almost 5 years, since the old museum was flooded in 2009.

The Coffs Harbour Regional Gallery is located in Rigby House, classified as a commercial property.

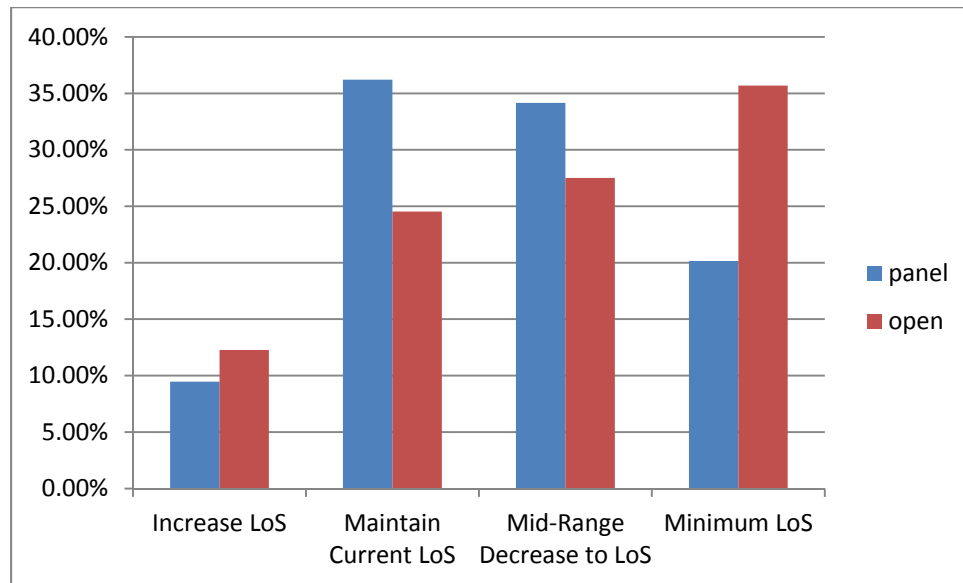
The Jetty Memorial Theatre is located on Harbour Drive. It was refurbished in 2003.

The Bunker Cartoon Gallery is located on John Champion Drive. A historic World War 2 bunker restored by Coffs Harbour Rotary Club, the facility was handed over to Council in 2006. It is located on a reserve dedicated to Council for cultural purposes.

C. Information regarding customer perception of the service

Similar to responses regarding libraries in the 2012 Community Survey, with reference to the first graph presented, cultural facilities rated lower in importance and higher in satisfaction than many services in the general response (the first graph), the second graph shows that 8% of the community reference group considered cultural facilities to be one of the top three uses of Council’s resources.

The results of the 2013 community engagement regarding service levels from the community reference panel are set out below.



LoS Option	Budget (\$)	LoS description
Increase LOS	1,135,000	Extend opening hours, fund more touring productions and exhibitions (use the comments section to tell us where)
Maintain LOS	1,220,000	Continue existing opening hours and programs
Mid-range decrease LOS	835,000	Moderately reduced opening hours; reduced number of touring productions and exhibitions; limited support for community groups using the facilities
Decrease LOS to minimum	450,000	Significantly reduced opening hours; no touring productions and exhibitions; no support for community groups using the facilities

D. Service descriptions of each level in the hierarchy (current and objectives)

- Structural integrity condition of 3 minimum
- Building is good condition in terms of service delivery / functionality
- Good presentation, building is attractive to potential users

Council’s Culture Plan, adopted by Council in 2013, states

Council is a source of cultural leadership through both its elected representatives and its staff, including those employed to provide cultural services. Council's success will be assessed more by its actions than by its words, but an open and transparent dialogue with the community is necessary. It will not always be able to supply the things which the community wants in terms of money or facilities, but communication needs to be clear and easily available.

Major identified strategies include:

- *Improved marketing and information resources and co-ordination aimed at both tourists and residents;*
- *Development of functional specifications for expanded Regional Art Gallery, City Library, and Aboriginal cultural facilities;*
- *Establishment of a film society;*
- *Increased opportunities for local artists to perform or exhibit;*
- *Integration of art and design elements into the built environment;*
- *Increased opportunities for networking and skills development for those working in the creative industries*

Council would need to provide further direction on future objectives regarding levels of service for cultural facilities.

E. Drivers of and forecast future demand

Analysed in detail in the Culture Plan.

F. Funding

Cultural facilities are funded by ordinary rates as well as user charges.

A business plan was developed for the Jetty Memorial Theatre in 2013 in consultation with user groups. This included a full review of charges, and has substantially reduced the need for operational funding from Council.

A business plan was also developed for the Bunker Cartoon Gallery in 2012 in consultation with user groups, including opportunities to generate additional income. An expression of interest process for operation and management of the facility proved unsuccessful and alternative options are now being considered.

Some funds are generated from benevolent donations, e.g. the "Friends of the Gallery".

Service provision is also benefited by a large number of volunteers.

G. Opportunities for disposal

Council needs to consider the long term usage of the Old Museum site. Given it is crown land, the options are limited. Currently, this is occupied by the Coffs Harbour Table Tennis Association.

H. Renewal and upgrade priorities in terms of the '3Rs'

To be determined.

As noted above, the purchase and refurbishment of the Coffs Harbour Regional Museum is due for completion in 2014.

3.4 Community Buildings (Public Halls, Neighbourhood Centres, Community Services)

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Strategies relevant to the diverse array of uses of community buildings are presented below. It is important to note that in a number of cases Council has not recognised its role as a *provider* in terms of achieving these strategies but rather a facilitator and advocate. Effectively, as noted in part 'c' below, Council is assisting in the provision of a range of services in that it is subsidising the rent for organisations providing community services.

Objective - LP 2 We have a strong and diverse economy

LP 2.1 Maximise opportunities for workforce participation

LP 2.2 Encourage the provision of facilities and services which attract, create and support career opportunities for young people

LP 2.3 Develop and support sustainable village and rural enterprises and commercial ventures

Objective - LP 5 We share the aspirations, knowledge, skills and history of all in our community

LP 5.1 Promote and support a culture of lifelong learning

LP 5.2 Facilitate and promote shared learning across generational and cultural groups

Objective - LC 2 We lead healthy lives

LC 2.1 Promote healthy living

LC 2.2 Seek to provide a full range of quality health care services for all

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community

LC 1.4 Promote a caring, inclusive and cohesive community

LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 4 We have many opportunities to enjoy life together

LC 4.1 Support local artistic and cultural expression

LC 4.2 Support opportunities for artistic and cultural growth and enjoyment

LC 4.3 Support activities and events that help us celebrate our diversity

LC 4.4 Develop inclusive community, sporting and recreational events and activities

Objective - PL 1 Our infrastructure and urban development is designed for sustainable living

PL 1.6 Reinforce the unique identity of villages and communities

Objective - PL 2 Our public spaces are enjoyed by all our people

PL 2.2 Provide public spaces and facilities that are accessible and safe for all

B. Scope

Whilst the individual asset categories will be maintained as per below for asset management planning (and consideration given to further sub-categories), for reporting purposes community buildings will be considered as a group.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/ standard (\$'000s)
Public Halls	7	2,090	3	421
Neighbourhood / Community	38	16,151	3	1,052
Total Community Buildings	45	18241	3	1473

The use of these buildings varies greatly. These buildings are managed either by committees (established under section 355 of the local government act) or are leased as discussed further in sections 2.3.1 and 2.7.1.

The major community service buildings are located on Crown Land in the Coffs Harbour Community Village in Earl Street which was handed over to Council in YEAR. Council employs a manager and maintenance staff for this complex, which houses a range of providers of services to frail, aged and people with disabilities. A number of other facilities are located elsewhere in the local government area.

The Cavenbah Centre is the highest-use community centre, built by Council in YEAR to replace the Civic Centre, which was sold to CeX Club as part of the development of the Coffs Harbour Education Campus.

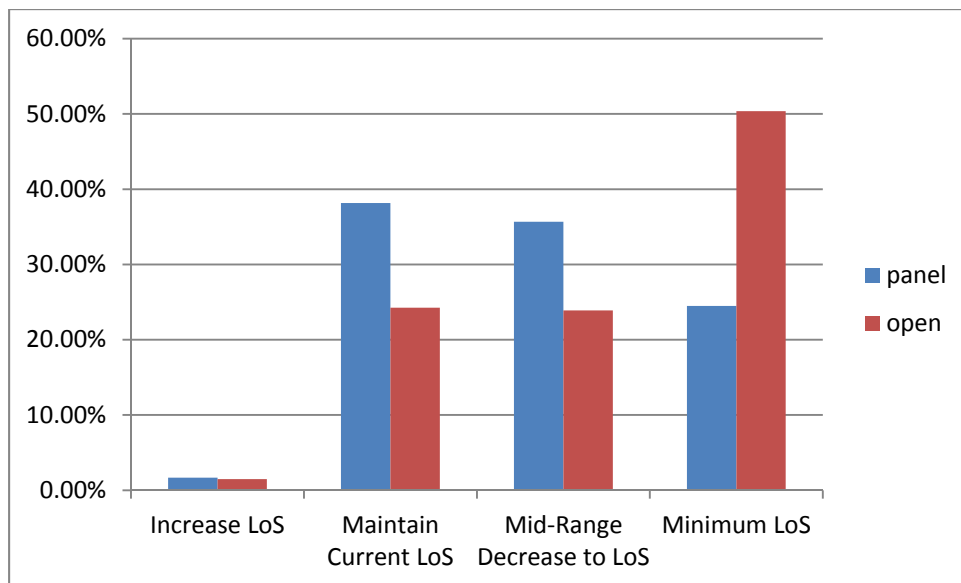
There are a number of other public halls with usage varying greatly. A number of the rural halls are in poor condition. Some are utilised for semi-commercial activities.

C. Information regarding customer perception of the service

A better understanding of customer value will be developed using data on usage / hire figures and also the number of people assisted by these services, where such data is available. This will be included in future revisions of this plan.

The results of the 2013 community engagement regarding service levels for “property leasing” are set out below. It is important to note that a number of comments advocated continued subsidisation of community groups, others user pays and still others the need for more information to make an informed choice – something no doubt foremost in Council’s mind on this issue.

Like previous comments regarding 2012 Community Survey feedback on libraries, cultural facilities, etc. the importance of these services is likely to appear relatively low for the general community, but high for users of the services.



LoS Option	Budget (\$)	LoS description
Increase LOS	1,020,000	Increase maintenance of facilities provided by Council on a subsidised basis for community groups &/or increase subsidy
Maintain LOS	970,000	Continue current subsidisation of community groups using approximately 100 Council-owned buildings
Mid-range decrease LOS	920,000	Reduce subsidisation of community groups using approximately 100 Council-owned buildings
Decrease LOS to minimum	870,000	Remove subsidies and implement policy of full cost-recovery for community groups using approximately 100 Council-owned buildings

D. Service descriptions of each level in the hierarchy (current and objectives)

Following the formulation of a draft Leasing and Licensing Policy (noted in section 2.7.1), consultation will need to occur with particular groups regarding their desired level of service.

The balance between lease payments and funds available for improving the level of service will be fundamental.

As a minimum, buildings need to be structurally sound and basically functional for the user groups.

Additionally, Council will need to consider funding requirements for the long-term sustainability of providing these buildings.

E. Drivers of and forecast future demand

Council’s Social Plan is currently being updated. This considers future demand for community services.

F. Funding

Community buildings are funded by lease payments, however they are not self-funding and so additional funds from ordinary rates is required to provide the buildings. It should be

noted that many of these community services receive funding from NSW and Federal governments.

Most leases transfer some responsibility for maintenance to the lessee. Again, this needs to be reviewed as part of the Leasing and Licensing Policy.

Effectively, Council is subsidising the services delivered from these buildings. Whilst this is not necessarily a problem in and of itself, such decisions must be made transparently and consistently.

Council's Community Infrastructure Upgrade Grant Program (refer section 2.5) is potentially a funding source, where groups are able to provide matching funds.

G. Opportunities for disposal

A number of buildings with relatively low use require significant maintenance in the near future. The allocation of funds to these buildings needs to be balanced against other priorities.

H. Renewal and upgrade priorities in terms of the '3Rs'

To be developed.

3.5 Sports Amenities and Club Houses

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LP 2 We have a strong and diverse economy
LP 2.2 Encourage the provision of facilities and services which attract, create and support career opportunities for young people

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
LC 1.1 Build pride and identity in Coffs Harbour as a community and a place
LC 1.4 Promote a caring, inclusive and cohesive community
LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 2 We lead healthy lives
LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together
LC 4.4 Develop inclusive community, sporting and recreational events and activities

B. Scope

The Coffs Harbour City Council Sports Facility Plan 2010 (available on Council's website) examines current and required sports facilities in extensive detail.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Amenities	10	3,000	4	1,000
Club Houses	16	4,926	3	631
Total Sporting Facilities	26	7926	3	1631

Sports facilities are generally leased to sporting clubs and are utilised by only a single group or by two groups alternating seasons (e.g. soccer and cricket).

Sportz Central is one of the largest facilities. This is managed via a section 355 committee who oversee a management contract.

Categorisation of amenities versus toilets is required to enable better decision making regarding priorities. This will be done as part of ACTION 1 in the improvement plan.

C. Information regarding customer perception of the service

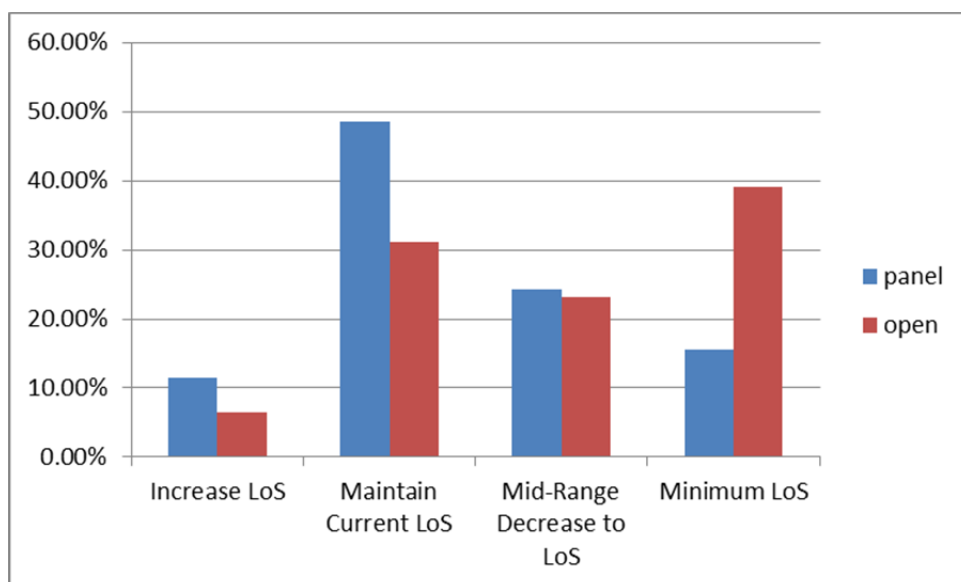
The development of the Sports Facility Plan featured extensive community consultation, with stakeholders understandably expressing a desire for more facilities.

Further information on the relative deficits for particular sports will be prepared in future revisions of this plan, with proposed renewal and upgrade projects evaluated from the perspectives of the ‘3Rs’ and included in part H.

As noted previously, whilst responses to the 2012 Community Survey regarding Service Delivery indicated that the community in general is satisfied with the current levels of service, 8% of the community identified sports facilities as one of the three most important uses of Council resources.

The results of the 2013 community engagement regarding service levels for “Sports Ground and Amenities and CeX International Stadium” are set out below (note that CeX International Stadium is considered separately in section 3.6). A number of comments recognised that maintaining facilities is important to both our sporting community and our economy, whilst others advocated a user pays approach.

Following the formulation of a draft Leasing and Licensing Policy (noted above), consultation will need to occur with particular groups regarding their desired level of service. The balance between lease payments and funds available for improving the level of service will be fundamental.



LoS Option	Budget (\$)	LoS description
Increase LOS	1,540,000	Increased maintenance of sports grounds and amenities, minor upgrade of some infrastructure (use comments section to tell us where), including C.ex Coffs International Stadium
Maintain LOS	1,400,000	Continue current levels of maintenance of our sports grounds and amenities; including C.ex Coffs International Stadium (which has an economic impact of over \$8M into the local community in its current form)
Mid-range decrease LOS	1,300,000	Increase in ground fees, reduction in standards of sports grounds and amenities; reduction in the standard and reputation of C.ex Coffs International Stadium impacting local economy by \$2 -\$4M p.a. as a result of attracting fewer sporting events
Decrease LOS to minimum	1,150,000	Significant increase in ground fees, which may impact community ability to pay for sport, which would lead to closure of some grounds/amenities; significantly lowering the standard and reputation of C.ex Coffs International Stadium impacting local economy by up to \$8M p.a. as a result of its inability to attract sporting events

D. Service descriptions of each level in the hierarchy (current and objectives)

Section 5 of the Sports Facility Plan defines principles for strategic provision of sporting facilities, and a hierarchy for provision.

Section 8.3 of the Sports Facility Plan specifies standards for amenities and club houses based on established standards. The development of proposed renewal / upgrade projects was then based on identified deficiencies compared to current service provision.

E. Drivers of and forecast future demand

Section 3 of the Sports Facility Plan reviews demographic and population trends for the local government area.

Section 4 of the Plan discusses participation trends across 12 primary sports and various demographics.

F. Funding

Sports amenities and club houses are funded by lease payments, but are also subsidised by ordinary rates.

Many clubs contribute to the upkeep via working bees and applying for grants.

An analysis of ground hire fees (whilst not equating completely with buildings) revealed that Coffs Harbour is at the higher end relative to neighbouring councils.

Lessees are generally responsible for maintenance of the facility. In the case of Sportz Central, Council contributes \$30,000 p.a. to maintenance.

Given that there are commercial operators utilising many of the facilities (e.g. tennis coaching) there is an opportunity to review lease fees in recognition of this.

A higher lease fee was recently negotiated with one club based on those funds being returned for renewal of infrastructure in accordance with an asset management plan for courts, fences and buildings on the site. This is considered an important pilot to be utilised in discussions with other clubs.

Effectively, Council is subsidising the services delivered from these buildings. Whilst this is not necessarily a problem in and of itself, such decisions must be made transparently and consistently. Again, the development of the Leasing and Licensing Policy (section 2.7.1) will make any subsidies explicit and enable consideration of community benefit and opportunities for revenue generation to minimise Council contributions.

A number of clubs have applied to Community Infrastructure Upgrade Grant Program (refer section 2.7.4) offering matching funds. This appears to be a very successful program with significant promise for the future.

G. Opportunities for disposal

Whilst a number of sporting facilities were identified as being of low value in the Sports Facility Plan, further consultation is required prior to nominating these for disposal.

H. Renewal and upgrade priorities in terms of the ‘3Rs’

The Sports Facility Plan included a list of short, medium and long-term projects without any analysis of capacity to fund these. In total, short term priorities alone (only some of which are buildings, other facilities are also included) is estimated to require \$17.5M.

ACTION 8 in the improvement plan is the development of a refined priority list in the Sports Facility Plan, taking into account the renewal of existing infrastructure as a first priority (where there is still a need for it).

Following is a draft list of high-priority renewals based on staff knowledge.

Amenity Block Renewals
Amenity block at Fitzroy Oval
Amenity Block at Toormina Oval
Amenity Block at McLean St Oval
Amenity Block at York St Oval

3.6 CeX Coffs International Stadium

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LP 1 Coffs Harbour is a regional centre for future-driven, innovative and green business and industry

LP 1.1 Promote opportunities around renewable energy, sustainable tourism, sustainable agriculture and fisheries, local produce, creative and clean industries

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community

LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 2 We lead healthy lives

LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together

LC 4.4 Develop inclusive community, sporting and recreational events and activities

B. Scope

The CeX Coffs International Stadium is a major sporting facility surrounded by the Coffs Coast Sport and Leisure Park on Stadium Drive. The facility includes a number of buildings.

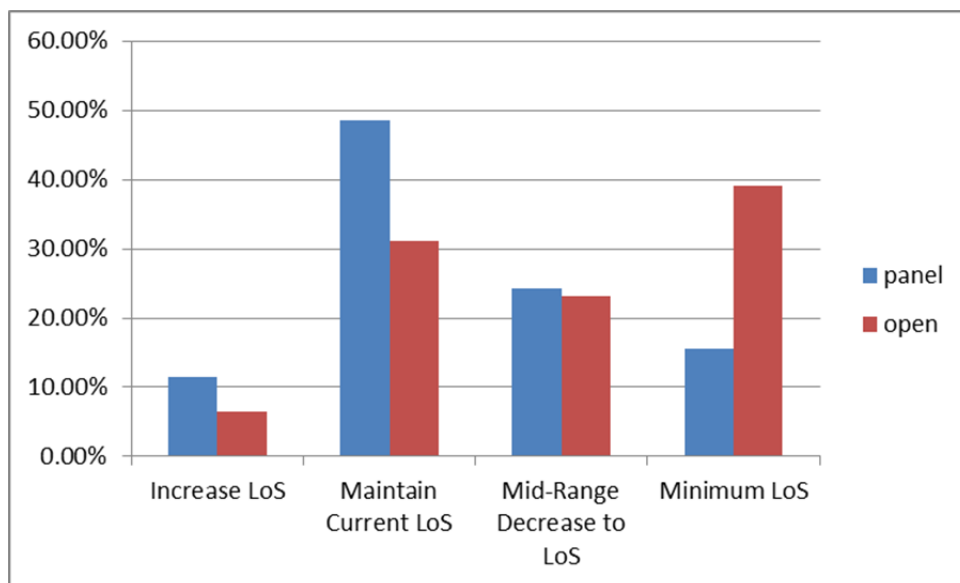
Further information on the facilities is included in the Stadium Business Plan (2011) and Feasibility Study (2010).

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
CeX Coffs International Stadium	1	3,981	2	-

C. Information regarding customer perception of the service

Further information regarding customer perceptions is included in the Stadium Business Plan (2011) and Feasibility Study (2010).

The results of the 2013 community engagement regarding service levels for “Sports Ground and Amenities and CeX International Stadium” are set out below (note that Sports Ground and Amenities are considered separately in section 3.5). A number of comments recognised that maintaining facilities is important to both our sporting community and our economy, whilst others advocated a user pays approach.



LoS Option	Budget (\$)	LoS description
Increase LOS	1,540,000	Increased maintenance of sports grounds and amenities, minor upgrade of some infrastructure (use comments section to tell us where), including C.ex Coffs International Stadium
Maintain LOS	1,400,000	Continue current levels of maintenance of our sports grounds and amenities; including C.ex Coffs International Stadium (which has an economic impact of over \$8M into the local community in its current form)
Mid-range decrease LOS	1,300,000	Increase in ground fees, reduction in standards of sports grounds and amenities; reduction in the standard and reputation of C.ex Coffs International Stadium impacting local economy by \$2 -\$4M p.a. as a result of attracting fewer sporting events
Decrease LOS to minimum	1,150,000	Significant increase in ground fees, which may impact community ability to pay for sport, which would lead to closure of some grounds/amenities; significantly lowering the standard and reputation of C.ex Coffs International Stadium impacting local economy by up to \$8M p.a. as a result of its inability to attract sporting events

D. Service descriptions of each level in the hierarchy (current and objectives)

Detailed analysis of the standards of the facility required to attract elite events is included in the Stadium Business Plan (2011) and Feasibility Study (2010).

E. Drivers of and forecast future demand

Further information on projected future demand is included in the Stadium Business Plan (2011) and Feasibility Study (2010).

The importance of the Stadium in the context of Sport generally in the local government area was acknowledged in the Sports Facility Plan (2010).

F. Funding

The Stadium generates around \$400,000 p.a. in revenues from ground hire, sponsorship and food and beverage sales. (break up...)

Council contributes to the operation of the Stadium from ordinary rates in recognition of the direct economic benefit of events at the Stadium on the economy. The table below sets out the direct economic benefit calculated on based on standard calculations from Destination NSW for the past three years. Average has been \$8M p.a.

G. Opportunities for disposal

None identified.

H. Renewal and upgrade priorities in terms of the '3Rs'

The Stadium Business Plan identifies a number of new buildings required for future development of the site and enhancing community benefits.

\$2M in funding from the Federal Government was received in 2011 for digital quality lights.

The highest priority for new infrastructure is additional grandstand seating.

Information on other priorities, costs and benefits will be developed in future revisions of this plan.

3.7 Swimming Pools

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LP 2 We have a strong and diverse economy

LP 2.2 Encourage the provision of facilities and services which attract, create and support career opportunities for young people

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community

LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 2 We lead healthy lives

LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together

LC 4.4 Develop inclusive community, sporting and recreational events and activities

B. Scope

Whilst pools are classified as “other structures” in terms of accounting standards and reporting requirements, they are included in this Buildings Asset Management Plan for clarity in terms of priorities for funding given the similarities with other sporting facilities.

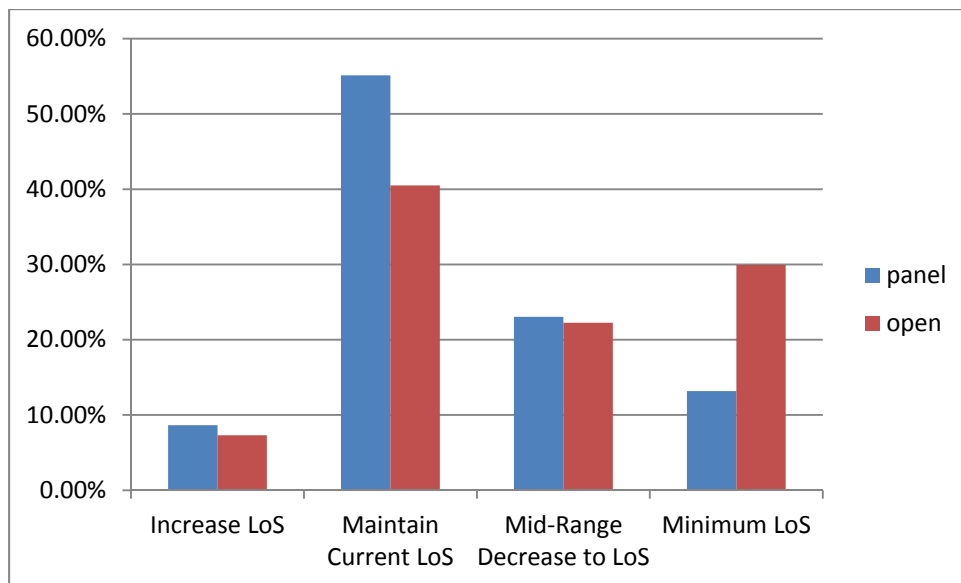
Council has care and control of swimming pools at:

- Coffs Harbour War Memorial Swimming Pool: 25m indoor and 50m outdoor (Coff Street),
- Sawtell 25m Pool (Lyons Road)
- Sawtell Rock Pool (Bonville Headland) with unrestricted access on the ocean
- Woolgoolga 25m Pool (Beach Street)
- Orara Valley 25m Pool (located on Dept. of Education grounds in Grafton Street, Nana Glen)

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Swimming Pools	5	14,000	3	6,000

C. Information regarding customer perception of the service

The results of the 2013 community engagement regarding service levels for swimming pools are set out below. Comments varied from heating of pools to allow year round operation, increase subsidization to allow entry for families, decrease subsidies but consider direct subsidy of patrons that require assistance, plenty of alternative places to swim and user pays.



LoS Option	Budget (\$)	LoS description
Increase LOS	700,000	Increase subsidisation of entry fees, extend season and/or heating for Coffs, Sawtell, Woolgoolga and Nana Glen Swimming Pools (use comments to tell us your priorities)
Maintain LOS	650,000	Maintain current subsidisation of entry fees, opening hours and season for Coffs, Sawtell, Woolgoolga and Nana Glen Swimming Pools
Mid-range decrease LOS	575,000	Reduce opening hours and season at Coffs, Sawtell, Woolgoolga and Nana Glen Swimming Pools
Decrease LOS to minimum	450,000	Close Nana Glen Swimming Pool, reduce opening hours of Coffs, Sawtell and Woolgoolga Swimming Pools

D. Service descriptions of each level in the hierarchy (current and objectives)

Coffs Harbour, Sawtell and Woolgoolga pools all have some degree of heating. Arguably, one of the most critical service levels is opening hours and season. Some users of Sawtell and Woolgoolga pools would view the size (25m rather than 50m) unsatisfactory.

Council is in the process of installing disabled access equipment to the Coffs Harbour War Memorial Pool in response to community requests, thanks to a benevolent donation.

E. Drivers of and forecast future demand

The Woolgoolga Swimming Pool Assessment Report (2010) outlined the condition of the facility and feasibility for expansion based on capacity to cater for the growing population. The report recommends that additional 21m x 25m lanes be constructed rather than a 50m pool.

F. Funding

All Council swimming pools (except Sawtell Rock Pool) are leased (generally for a period of 5 years), each to different operators.

Sufficient funds are not generated for operations and maintenance (let alone capital renewal).

A lease fee is negotiated, which includes restrictions on what entry fees may be charged. A review of leases and subsidies will be undertaken prior to the expiry of current leases (2017)

Subsidization of operations varies between pools depending on usage from 80c/person (Coffs Harbour) to \$17/person (Nana Glen).

An analysis of entry fees relative to neighbouring councils undertaken as part of the Service Review found that entry fees in Coffs Harbour City Council pools were at the higher end of the range. Further increasing entry fees will limit usage (reducing revenues) and make the pools unaffordable to some in the community.

Whilst Coffs Harbour, Sawtell and Woolgoolga Pools are located within the Coffs Coast State Park, funds are not provided for the ongoing operations. The Coffs Coast State Park Trust did fund \$2.5M towards renewal works at the Coffs Harbour War Memorial Swimming Pool in 2011.

Substantial benevolent donations have also funded the construction of Nana Glen pool in 2009, and more recently the Coffs Harbour Swimming Pool refurbishment in 2011.

G. Opportunities for disposal

None identified.

H. Renewal and upgrade priorities in terms of the '3Rs'

The Woolgoolga pool has substantial problems arising from leaking pipes and the need for larger capacity filtration equipment. Despite extensive investigations, leaks have been unable to be fixed and a more extensive renewal program is required.

Nana Glen Pool requires upgrading of filtration equipment.

3.8 Council Offices

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective – LC 3 We have strong civic leadership and governance

Strategy – LC 3.1 Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour

Council offices enable service delivery both directly to the community and by supporting the delivery of other services.

B. Scope

Council's administration centre is the largest and most important Council office.

Rigby House (where Council's City Infrastructure Services and Community Development directorates are located) is categorised as a commercial building given its mixed use.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/ standard (\$'000s)
Council Offices	10	10,584	3	842

C. Information regarding customer perception of the service

Informal information only is available.

D. Service descriptions of each level in the hierarchy (current and objectives)

Council's administration centre has been refurbished in 2010/11 and is in good condition, both structurally, in terms of functionality and also presentation – a professional image is important.

- Structural integrity condition of 3 minimum
- Building is good condition in terms of service delivery / functionality
- Good presentation, building presents a professional image of Council

In terms of hierarchy, those buildings with lower usage and those enabling a less critical service would receive a lower priority.

E. Drivers of and forecast future demand

Internal working papers have analysed the future office needs of Council. This requires a review and incorporation in this Plan.

F. Funding

Council offices are funded from ordinary rates as well as a contribution from water and sewer and domestic waste charges.

G. Opportunities for disposal

None identified. Surplus office space is potentially suitable for commercial use, and therefore an analysis of any surplus property would first be undertaken on this basis.

H. Renewal and upgrade priorities in terms of the '3Rs'

Council needs to consider rationalising its office space in the medium to long term, i.e. bringing those staff currently housed in the Administration Building and those in Rigby House into one building.

3.9 Works Depots (other than Waste)

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

“General” operational buildings enable delivery of a wide range of services including transport, stormwater, parks, and buildings. Water and Sewer services are in many cases provided from the same facilities, hence they are considered together even though funding for these functions must be distinguished as per part F below.

As better information is developed regarding building assets, assets specifically required for water and sewerage functions will be distinguished to facilitate future planning, particularly since these assets are funded separately (part F).

Objective - LP 3 Our city centre is a place where people can live, work and play
LP 3.2 Develop the city centre as a social and cultural focus for Coffs Harbour

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
LC 1.2 Develop community resilience, disaster preparedness and response mechanisms

Objective - LE 3 Our natural environment and wildlife are conserved for future generations
LE 3.4 Create environmental management and restoration programs through partnerships with the community
LE 3.5 Develop and improve infrastructure to provide appropriate access to environmental experiences

Objective - LE 4 We reduce our impact on the environment
LE 4.1 Implement total water cycle management practices

Objective - MA 2 We have a system of well-maintained and safe roads for all users
MA 2.1 Ensure adequate maintenance and renewal of roads, footpaths and cycleways
MA 2.2 Facilitate safe traffic, bicycle and pedestrian movement

Objective - PL 1 Our infrastructure and urban development is designed for sustainable living
PL 1.2 Provide infrastructure that supports sustainable living and is resilient to climatic events

Objective - PL 2 Our public spaces are enjoyed by all our people
PL 2.2 Provide public spaces and facilities that are accessible and safe for all
PL 2.3 Provide safe and accessible play spaces for our children within each community

B. Scope

Council’s main works depot is at Marcia Street, Coffs Harbour. Operational services for transport, drainage, water and sewer services are all based here. The site is Crown Reserve, and in the past the NSW Government has indicated that the Works Depot may be required for alternative uses in conjunction with redevelopment of the Coffs Harbour Showground site. Extensive refurbishment including buildings and underground fuel tank renewal have been undertaken in recent years.

Council’s recreational services operations are based at Nana Lane, partially on Crown Reserve and partially on freehold land.

Woolgoolga and Northern Beaches are serviced from a depot on Grafton Street.

A number of other small depots are located throughout the local government area, particularly associated with water and sewerage facilities.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Works Depot	18	2,955	2	-

C. Information regarding customer perception of the service

Works depots enable front-line service delivery elsewhere on Council assets rather than customers generally visiting sites in person.

However, a professional image is important in terms of community perception of Council as an organisation.

D. Service descriptions of each level in the hierarchy (current and objectives)

The hierarchy informing priorities must be based on usage and also the criticality of the site to service provision.

Workplace Health and Safety issues are a significant factor, as are issues that impact on the ability to provide front-line services.

E. Drivers of and forecast future demand

Space is limited in most sites. Growth is generally linked to service delivery growth and needs further investigation.

F. Funding

Operational Buildings servicing the “general fund” activities such as transport and recreational services are funded by ordinary rates.

Repair and renewal of operational buildings servicing water and sewer services are funded by water and sewer charges.

G. Opportunities for disposal

None identified. In future, the Nana Lane depot may be surplus to needs if depots are rationalised (part H). Given Marcia Street is Crown Reserve, Council could not dispose of this and the investment in buildings is likely to be foregone.

H. Renewal and upgrade priorities in terms of the ‘3Rs’

Whilst there is no identified opportunity for asset disposal, as a medium to long term objective, Council needs to consider rationalising its depots, particularly i.e. bringing the Recreational Services operations together with those stationed at Marcia Street, however given the substantial investment in these facilities, other priorities will be more important.

3.10 Waste Facilities

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LE 4 We reduce our impact on the environment

LE 4.2 Implement programs which aim to make the Coffs Harbour Local Government Area pollution free

LE 4.3 Ensure the sustainable use of our natural resources

LE 4.4 Implement programs which aim to make the Coffs Harbour Local Government Area a zero waste community

B. Scope

The Coffs Coast Resource Recovery Park is located on Englands Road, Coffs Harbour.

Significant investments were made in 2006 and 2007 for new facilities associated with Build, Own, Operate and Transfer contracts for the three bin streams of recyclables, mixed waste and food and garden waste.

Council also operates transfer stations at Woolgoolga and Coramba.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/ standard (\$'000s)
Waste Facility Buildings	20	1,898	3	210

C. Information regarding customer perception of the service

Feedback from the general community regarding Council's waste and recycling service was that this was second only to maintenance of sealed roads in importance, rating 4.32 / 5.

In terms of satisfaction, waste and recycling was rated 6th highest at 3.86 / 5. Council has consistently topped the state in terms of diversion from landfill and offers a bulk collection service as well as 3 bin collection and drop off facilities.

D. Service descriptions of each level in the hierarchy (current and objectives)

The presentation of Council's waste facility buildings is important to portray a professional image and arguably contributes to assessments of environmental compliance / concern.

It is essential that waste facility buildings are functional and safe in terms of Workplace Health and Safety obligations.

E. Drivers of and forecast future demand

Facilities at Coffs Harbour and Coramba have capacity to cater for forecast demand. Woolgoolga Transfer Station requires work as noted in part H.

The review of Council's Waste Management Strategy in 2014 will examine the need for new buildings to meet demand. There are likely to be changes required, arising from the forecast closure (filling) of the Coffs Harbour Landfill.

F. Funding

Waste facility buildings are funded from user charges from domestic waste, commercial, and drop-off.

G. Opportunities for disposal

None identified.

H. Renewal and upgrade priorities in terms of the '3Rs'

As noted in part E, Woolgoolga Transfer Station will probably require work in the short to medium term. Specific needs will be assessed as part of the review of the Waste Strategy.

3.11 Coffs Harbour Regional Airport

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Whilst Council operates the Coffs Harbour Regional Airport on a commercial basis, the facility is critical to the economy and for the community to travel.

Objective - LP 1 Coffs Harbour is a regional centre for future-driven, innovative and green business and industry

LP 1.1 Promote opportunities around renewable energy, sustainable tourism, sustainable agriculture and fisheries, local produce, creative and clean industries

Objective - MA 1 We have an integrated, accessible and environmentally-friendly mixed mode transport system servicing the region

MA 1.1 Plan for new transport infrastructure

MA 1.2 Improve the effectiveness of the existing transport system

B. Scope

Coffs Harbour Regional Airport is located off Hogbin Drive, Coffs Harbour.

Whilst the site includes an extensive number of hangars and other buildings, these are classified as commercial buildings.

Council has recently purchased the secure parking facility on site from a private operator.

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Airport ⁴	1	15,191	2	1,052

C. Information regarding customer perception of the service

The Airport Business Plan considers this issue in detail. The increasing passenger numbers indicate a high level of satisfaction with the current level of service.

D. Service descriptions of each level in the hierarchy (current and objectives)

The Airport Business Plan considers this issue in detail. Coffs Harbour currently enjoys a very high standard of aviation transport. The airport is the busiest in regional New South Wales, with passenger numbers exceeding 400,000 in 2013.

E. Drivers of and forecast future demand

The Airport Business Plan considers this issue in detail. Forecast increases in passenger numbers are...

F. Funding

The airport is fully self-funding and returns a dividend annually to Council as well as contributing towards internal services provided (e.g. finance, IT, etc.).

G. Opportunities for disposal

None identified.

H. Renewal and upgrade priorities in terms of the '3Rs'

Extensive refurbishments have been undertaken in the terminal building.

Future works are identified in the Airport Masterplan.

3.12 Commercial Buildings

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Leasing buildings on a commercial basis assists Council in terms of generating additional revenues to deliver a range of services.

Objective - LC 3 We have strong civic leadership and governance

LC 3.1 Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour

B. Scope

The differentiation between commercial buildings and other building functions is difficult, and will be further considered in the review of categorisation of all buildings (ACTION 1 in the improvement plan).

For example, 10 of Council's buildings are leased to childcare service providers – a service Council did once deliver – but which Council arguably does not recognise specifically as a service it provides. Yet currently, the lease fees for these buildings are arguably lower than the market rate. The review of the Leasing and Licensing Policy was noted in section 2.7.1. It is not suggested that lease fees will increase, however as noted Council needs to:

- Understand what, if any, subsidisation is occurring and make this transparent
- Approach subsidisation in a consistent way across all buildings, taking into account the community benefit derived from the building use.

Council has around 33 commercial buildings ranging from residences and small office space to Rigby House, its largest commercial building, which is occupied ground floor by the Coffs Harbour Central Library and Regional Art Gallery, first floor by the City Infrastructure Services and Community Development directorates and second floor by commercial tenants (currently this floor is vacant).

The functional classification of Rigby House needs to be reviewed, given its mixed use.

A number of commercial buildings in the CBD have been purchased strategically in anticipation of future use as carparking (discussed further in part G).

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Residences	5	910	3	53
Commercial	18	16,443	3	1,052
Childcare Centres	10	2,345	3	421
Total Commercial Buildings	33	19698	9	1526

C. Information regarding customer perception of the service

Feedback on individual buildings varies. The basic measure is whether a tenant can be found for a building. In terms of perception, it is important that Council is able to demonstrate that its commercial buildings are delivering a commercial return given this is generally the sole purpose of ownership.

D. Service descriptions of each level in the hierarchy (current and objectives)

Analysis of commercial buildings and opportunities to maximise return on investment will be undertaken once resources permit. This is identified as ACTION 9 in the improvement plan.

E. Drivers of and forecast future demand

Market analysis of commercial buildings needs to consider future demand. Certainly, vacancies in the CBD are of concern in this regard, however the objectives of the CBD Masterplan process are aimed at reinvigorating the CBD and, as a consequence, improving economic conditions.

F. Funding

Commercial buildings are operated on the basis of being self-funding. ACTION 9 will include further analysis of the long-term cost of building ownership, potential capital returns and revenue capacity as part of the review noted in part D.

G. Opportunities for disposal

The CBD Commercial Brief undertaken by Savilles Project Management (2012) identified a number of properties with the potential to be sold.

Since this time, considerable work has been undertaken in conjunction with the CBD Masterplan, particularly a Traffic and Parking Study, but also analysis of sites for Civic Buildings.

As a consequence, the sites nominated in the Brief as being suitable for disposal require review. This will be undertaken in conjunction with ACTION 9.

The residence at 36 Gordon Street is to be demolished in 2014 because of poor condition. The review in ACTION 9 needs to consider the future use of this site.

H. Renewal and upgrade priorities in terms of the '3Rs'

Upgrade works have been undertaken at Rigby House in response to the extended vacancy of the top floor. The loss of revenue highlights the need for Council to invest in its commercial properties. Again, ACTION 9 needs to consider this further.

3.13 Bush Fire Sheds

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
 LC 1.2 Develop community resilience, disaster preparedness and response mechanisms

B. Scope

Whilst bush fire sheds are owned by Council and thus reported as an asset in Council's financial statements, they are under the care and control of the NSW Rural Fire Service (RFS).

Asset Category	Quantity	Estimated Replacement Value (\$'000s)	Average Condition	Estimated cost to bring up to a satisfactory condition/standard (\$'000s)
Bush Fire Sheds	24	2,771	3	237

C. Information regarding customer perception of the service

RFS to determine.

D. Service descriptions of each level in the hierarchy (current and objectives)

RFS to determine.

E. Drivers of and forecast future demand

RFS to determine.

F. Funding

Council contributes to RFS in accordance with the agreement for these services.

G. Opportunities for disposal

RFS to determine.

H. Renewal and upgrade priorities in terms of the '3Rs'

RFS to determine.

4. Renewal and Upgrade Priorities for Buildings

Appendix 1 of this Buildings Asset Management Plan presents the proposed building renewal and upgrade program. This list will be refined as information is gathered in accordance with actions identified in this Plan.

The figures align with those within the relevant programs in the “sustainable case” of the Long Term Financial Plan.

5. Asset Management Practices

5.1 Asset Tasks and Duties

The Asset Tasks and Duties Procedure describes the key processes associated with Asset Management generally.

5.2 Service Level Agreement

A Service Level Agreement has been prepared setting out the roles, responsibilities and key processes between branches in the City Infrastructure Services division.

Service Level Agreements will be negotiated between the Property Branch and all internal users (i.e. other Council departments) of Council properties.

Leases and licenses effectively function as service level agreements.

5.3 Monthly Reporting

Monthly reporting systems for reporting of maintenance accomplishment and cost are to be developed for reporting to Infrastructure Program Management Branch. ACTION 10 in the Improvement Plan.

These reports will be reviewed by the Property Manager, who is responsible for reporting on progress in the implementation of Council's Delivery Program regarding building assets to Council as part of normal corporate (six monthly) reporting processes.

5.4 Standards

The Building Code of Australia is the primary standard applicable to buildings, however various standards and codes apply to particular aspects.

5.5 Works Orders

The attached flowchart details the Works Order process utilised for capital (renewal/upgrade) works. This process ensures:

- Works are accurately scoped and estimated prior to commencement
- Details of asset creation (asset category, quantities and cost) is collected to enable updating of Council's asset register
- Details of each asset disposed of (by asset ID) is recorded.

Current status of works orders is an agenda item at Asset Accounting Team Meetings.

5.6 Internal Stakeholders and Structure

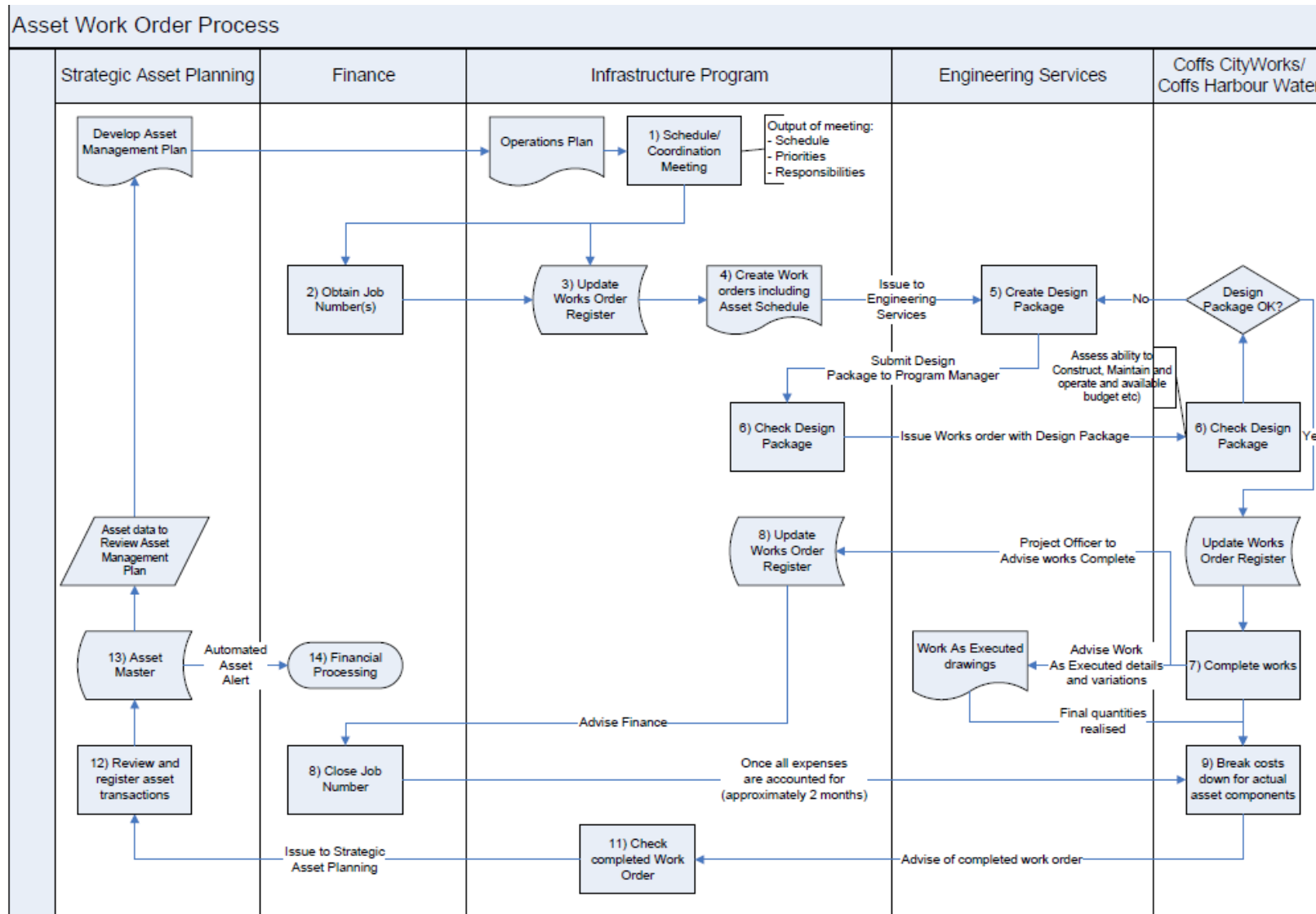
Within Council's Corporate Business directorate, the Finance division has the largest involvement in the management of assets terms of satisfying statutory obligations regarding asset-related reporting. Council's Corporate Information Systems division provides services in relation to the Asset Management Software systems utilised, and also the Geographical Information System that forms the foundation of much of the asset-related data.

Within Council's City Planning directorate, the Sustainable Planning division has involvement in terms of understanding the infrastructure needs of future growth areas and demand from growth generally. The Development Assessment division is responsible in relation to new developments (where Council is the approval authority for developments) for ensuring that Council's requirements regarding the provision of community assets to be acquired by Council as part of a development are met.

Primary responsibility for management of assets rests with the City Infrastructure Services directorate, which is structured into three basic functions:

- Strategic Asset Planning (developing strategies regarding what assets we have and what we need in future to deliver the required level of service as determined by Council)
- Infrastructure Program Management (ensuring Council obtains value for money from internal and external service providers delivering infrastructure-related services)
- Internal Service Providers deliver a range of services including:
 - Engineering Services (investigation and design of new and renewed assets as well as assessment of infrastructure-related issues arising from development applications)
 - CityWorks (operations, maintenance, renewal and construction of new assets)
 - Environmental Laboratory (testing for water, sewage and other purposes)

The roles and responsibilities of each group are best understood in the context of the Asset Management Practices performed. These are discussed in section 8.



6. Monitoring and Review

The Building Asset Management Plan Summary, part of Council’s Resourcing Strategy and the document that informs Council’s Delivery Program, establishes the following measures for monitoring and review of the provision of Council buildings.

Given the limited information available, arguably the most important measures will be focused on the actions identified in the Improvement Plan.

Measure	Target
Customer Requests regarding Building Maintenance	Decreasing
Action of adopted renewal / upgrade program	Completed
Condition of Council buildings over time	Increasing

7. Improvement Plan

The improvement actions identified throughout the Plan are summarised in the table below.

Action	Section	Details	Who	When
1	2.3 2.3.1	Review categorisation of all buildings within the building function categories including notation of land tenure ownership / trusteeship	Manager Property	May 2014
2	2.4	Review of building categorisation, levels of service objectives and priorities for renewal / upgrade in each functional area	Manager Property, Relevant Managers	September 2014
3	2.4.2	Develop template for Service Level Agreements and negotiate these with relevant managers responsible for service delivery from buildings.	Manager Property, Relevant Managers	March 2015
4	2.4.4 2.4.6	Develop Maintenance Management Plan for buildings	Manager Property	December 2014
5	2.4.5	Workshop proposed renewal program priorities (updated following action 2) with Council prior to preparation of revised AMP Summary for 2015/16	Director City Infrastructure Services	October 2014
6	2.7.1	Develop Leasing and Licensing Policy for recommendation to Council	Manager Property	August 2014
7	2.7.1	Develop standard Lease and License documentation	Manager Property	October 2014
8	3.5	Undertake a review of priorities from Sports Facility Plan and consider the need for renewals as a priority (where there is still a need for these)	Manager Sport	September 2014
9	3.12	Undertake a review of all commercial properties, classifying these based on service levels, analysing long term costs of ownership, opportunities to maximise return on investment, opportunities for disposal and buildings requiring upgrade and renewal.	Property Development Manager	September 2014
10	5	Develop monthly reports detailing maintenance accomplishment and cost	Manager Property	May 2014

Appendices

Appendix 1 - Proposed Program for Rehabilitation, Renewal, Creation and Upgrade

SRV Building works program

Component Type	Replacement Cost	Condition Rating	Description	SS7	renewal cost \$	available srvc funding	year
FLOOR FITOUT	17478.72	4.50	FLOOR FITOUT - Garage/Offices (ex Salvation Army) - 25-31 Gordon	COMMERCIAL	17,479		
ROOF	2014.74	4.50	ROOF - Toilet Block - Beryl Street, Coffs Harbour	AMENITIES/TOILETS	2,015		
FLOOR	4226.04	3.00	FLOOR - Toilet Block - Beryl Street, Coffs Harbour	AMENITIES/TOILETS	4,226		
STRUCTURE	18329.22	3.00	STRUCTURE - Toilet Block - Beryl Street, Coffs Harbour	AMENITIES/TOILETS	18,329		
ROOF	84505.68	3.50	ROOF - Hall & Skillion Shed - 33 Grafton Road, Lowanna	NEIGHBOURHOOD/CO	84,506		
ROOF	13466.25	2.00	ROOF - Amenities Block - Marina Drive, Coffs Harbour	AMENITIES/TOILETS	13,466		
ROOF	9703.47	3.00	ROOF - Toilet Block - Norman Hill Drive, Korora	AMENITIES/TOILETS	9,703		
FLOOR	20353.62	3.50	FLOOR - Toilet Block - Norman Hill Drive, Korora	AMENITIES/TOILETS	20,354		
STRUCTURE	88277.91	3.50	STRUCTURE - Toilet Block - Norman Hill Drive, Korora	AMENITIES/TOILETS	88,278		
ROOF	6378.75	2.00	ROOF - Amenities Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS	6,379		
ROOF	20991.18	3.50	ROOF - Amenities Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS	20,991		
FLOOR	44030.28	3.50	FLOOR - Amenities Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS	44,030		
STRUCTURE	190968.54	2.00	STRUCTURE - Amenities Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS	190,969		
ROOF	8694.00	2.00	ROOF - Public Toilets & Mural - Boronia Street, Sawtell	AMENITIES/TOILETS	8,694		
ROOF	5992.56	3.50	ROOF - Toilet Block - Diggers Beach Road, Diggers Beach	AMENITIES/TOILETS	5,993		
FLOOR	12569.76	3.50	FLOOR - Toilet Block - Diggers Beach Road, Diggers Beach	AMENITIES/TOILETS	12,570		
STRUCTURE	54517.68	3.00	STRUCTURE - Toilet Block - Diggers Beach Road, Diggers Beach	AMENITIES/TOILETS	54,518	980,000	year 2
ROOF	10886.40	1.25	ROOF - Amenities Building - Edgar Street, Coffs Harbour	AMENITIES/TOILETS	10,886		
ROOF	8058.96	3.00	ROOF - Toilet Block - Boronia Street, Sawtell	AMENITIES/TOILETS	8,059		
ROOF	6199.20	3.00	ROOF - Toilet Block - Elizabeth Street, Coffs Harbour	AMENITIES/TOILETS	6,199		
FLOOR	13003.20	3.50	FLOOR - Toilet Block - Elizabeth Street, Coffs Harbour	AMENITIES/TOILETS	13,003		
STRUCTURE	56397.60	3.50	STRUCTURE - Toilet Block - Elizabeth Street, Coffs Harbour	AMENITIES/TOILETS	56,398		
ROOF	16398.90	2.50	ROOF - Machine Shed - Coramba Road, Karangi	STORAGE SHEDS	16,399		
ROOF	8618.40	3.50	ROOF - Toilet Block - Bay Drive, Coffs Harbour	AMENITIES/TOILETS	8,618		
FLOOR FITOUT	5082.00	2.50	FLOOR FITOUT - Toilet Block - Pullen Street, Woolgoolga	AMENITIES/TOILETS	5,082		
FLOOR	19750.50	3.50	FLOOR - Toilet Block - Pullen Street, Woolgoolga	AMENITIES/TOILETS	19,751		
ROOF	10395.00	3.50	ROOF - Toilet Block - Pullen Street, Woolgoolga	AMENITIES/TOILETS	10,395		
STRUCTURE	80272.50	2.00	STRUCTURE - Toilet Block - Pullen Street, Woolgoolga	AMENITIES/TOILETS	80,273		
FLOOR FITOUT	2538.27	4.00	FLOOR FITOUT - Storeshed (Rear of Pony Clubhouse) - 75 Morrow's	STORAGE SHEDS	2,538		
STRUCTURE	75310.20	3.50	STRUCTURE - Toilet Block (Refurbished 2012) - Coff Street, Coffs Ha	AMENITIES/TOILETS	75,310		
FLOOR FITOUT	4767.84	2.50	FLOOR FITOUT - Toilet Block (Refurbished 2012) - Coff Street, Coffs	AMENITIES/TOILETS	4,768		
ROOF	9752.40	2.50	ROOF - Toilet Block (Refurbished 2012) - Coff Street, Coffs Harbour	AMENITIES/TOILETS	9,752		
FLOOR	18529.56	2.00	FLOOR - Toilet Block (Refurbished 2012) - Coff Street, Coffs Harbour	AMENITIES/TOILETS	18,530		
ROOF	21111.72	3.50	ROOF - Amenities Block & Awning - Toormina Road, Toormina	AMENITIES/TOILETS	21,112		
FLOOR	44283.12	2.00	FLOOR - Amenities Block & Awning - Toormina Road, Toormina	AMENITIES/TOILETS	44,283		
STRUCTURE	192065.16	2.00	STRUCTURE - Amenities Block & Awning - Toormina Road, Toormina	AMENITIES/TOILETS	192,065		
FLOOR	3213.00	4.00	FLOOR - Tennis Shed - Timmsvale Road, Ulong	STORAGE SHEDS	3,213		
STRUCTURE	3647.70	4.00	STRUCTURE - Tennis Shed - Timmsvale Road, Ulong	STORAGE SHEDS	3,648		
ROOF	2589.30	4.00	ROOF - Tennis Shed - Timmsvale Road, Ulong	STORAGE SHEDS	2,589		
FLOOR FITOUT	87779.16	1.25	FLOOR FITOUT - Community Centre - 171 Toormina Road, Toormina	NEIGHBOURHOOD/CO	87,779		
ROOF	42569.73	4.00	ROOF - Cottage (Kendall House) - 14 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	42,570		
FLOOR FITOUT	61775.28	2.50	FLOOR FITOUT - Community Hall - Dorrigo Street, Coramba	NEIGHBOURHOOD/CO	61,775		
FLOOR	143536.68	2.00	FLOOR - Community Hall - Dorrigo Street, Coramba	NEIGHBOURHOOD/CO	143,537		
STRUCTURE	267692.88	2.00	STRUCTURE - Community Hall - Dorrigo Street, Coramba	NEIGHBOURHOOD/CO	267,693		
INTERNAL FITO	7267.68	2.00	INTERNAL FITOUT - Community Hall - Dorrigo Street, Coramba	NEIGHBOURHOOD/CO	7,268		
ROOF	125367.48	1.25	ROOF - Community Hall - Dorrigo Street, Coramba	NEIGHBOURHOOD/CO	125,367		
FLOOR FITOUT	1815.45	3.50	FLOOR FITOUT - New Site Office near Recovery Shop - Englands Ro	WASTE FACILITY	1,815		
FLOOR FITOUT	18553.50	3.50	FLOOR FITOUT - Waste Services Transport Office - Englands Road, E	WASTE FACILITY	18,554		
INTERNAL FITO	1367.10	3.50	INTERNAL FITOUT - Waste Services Transport Office - Englands Roa	WASTE FACILITY	1,367		
FLOOR	133184.21	3.50	FLOOR - Recycle Centre Building 1 Glass Crushing Shed - Englands f	WASTE FACILITY	133,184		
FLOOR	161435.40	3.50	FLOOR - Recycle Centre Building 2 - Handybin Storage Shed - Englar	WASTE FACILITY	161,435	1,500,000	year 3
STRUCTURE	459960.90	3.50	STRUCTURE - Old Museum - Table Tennis - 189 B Harbour Drive, Co	NEIGHBOURHOOD/CO	459,961		
FLOOR FITOUT	37142.28	3.50	FLOOR FITOUT - Shop (ex Salvation Army) - 21-31 Gordon Street, Co	STORAGE SHEDS	37,142		
ROOF	4833.36	3.50	ROOF - Garage (to Harbour Dr) - 215 A Harbour Drive, Coffs Harbour	COUNCIL HOUSES	4,833		
STRUCTURE	121422.00	3.50	STRUCTURE - Cottage (Old) North - 32 Aviation Drive, Coffs Harbour	AIRPORT	121,422		
ROOF	44882.78	3.50	ROOF - Cottage (Old) North - 32 Aviation Drive, Coffs Harbour	AIRPORT	44,883		
STRUCTURE	374461.92	3.50	STRUCTURE - GA Terminal Building - Aviation Drive, Coffs Harbour	AIRPORT	374,462		
ROOF	3625.02	3.50	ROOF - Shed - Coff Street, Coffs Harbour	STORAGE SHEDS	3,625		
STRUCTURE	17665.20	3.50	STRUCTURE - Amenities -Fibro Iron - Coff Street, Coffs Harbour	AMENITIES/TOILETS	17,665		
ROOF	1940.40	3.50	ROOF - Amenities -Fibro Iron - Coff Street, Coffs Harbour	AMENITIES/TOILETS	1,940		
FLOOR	3150.00	3.50	FLOOR - Glass House - Coff Street, Coffs Harbour	COUNCIL WORKS DEP	3,150		
STRUCTURE	12600.00	3.50	STRUCTURE - Glass House - Coff Street, Coffs Harbour	COUNCIL WORKS DEP	12,600		
ROOF	15750.00	3.50	ROOF - Glass House - Coff Street, Coffs Harbour	COUNCIL WORKS DEP	15,750		
ROOF	108292.28	3.50	ROOF - Glass House - Coff Street, Coffs Harbour	STORAGE SHEDS	108,292		
ROOF	91128.24	3.50	ROOF - Office & Information Centre Hall & Toilets - Coff Street, Coffs	COUNCIL OFFICES	91,128		
STRUCTURE	4668.30	3.50	STRUCTURE - Shed - Duke Street, Coffs Harbour	STORAGE SHEDS	4,668		
ROOF	3550.37	3.50	ROOF - Shed - Duke Street, Coffs Harbour	STORAGE SHEDS	3,550		
STRUCTURE	69243.72	3.50	STRUCTURE - Toilet Block - Duke Street, Coffs Harbour	AMENITIES/TOILETS	69,244	1,500,000	year 4
ROOF	7611.24	3.50	ROOF - Toilet Block - Duke Street, Coffs Harbour	AMENITIES/TOILETS	7,611		
FLOOR	80535.00	3.50	FLOOR - Youth Services (Block G) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	80,535		
STRUCTURE	150150.00	3.50	STRUCTURE - Youth Services (Block G) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	150,150		
INTERNAL FITO	4095.00	3.50	INTERNAL FITOUT - Youth Services (Block G) - Earl Street, Coffs Ha	NEIGHBOURHOOD/CO	4,095		
TRANSPORTAT	1706.25	3.50	TRANSPORTATION - Youth Services (Block G) - Earl Street, Coffs Ha	NEIGHBOURHOOD/CO	1,706		
FLOOR	110173.22	3.50	FLOOR - Grandstand - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	110,173		
STRUCTURE	477844.33	3.50	STRUCTURE - Grandstand - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	477,844		
ROOF	52524.44	3.50	ROOF - Grandstand - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	52,524		
STRUCTURE	17630.55	3.50	STRUCTURE - Storage Shed Sewer Storage - Howard Street, Coffs H	STORAGE SHEDS	17,631		
ROOF	12514.95	3.50	ROOF - Storage Shed Sewer Storage - Howard Street, Coffs Harbour	STORAGE SHEDS	12,515		
			woolgoolga and sawtell swimming pool repairs and replacement - \$6.1		600,000		
			million dollar project		1,500,000	1,500,000	year 5
			"		1,500,000	1,500,000	year 6
					1,500,000	1,500,000	year 7
					1,000,000	1,500,000	year 8
STRUCTURE	36547.14	3.50	STRUCTURE - Pre-School (Tiny Tots) - King Street, Coffs Harbour	CHILDCARE CENTRE	36,547		

Note:without the SRV none of these works could be undertaken without alternative funding

Attachment 10A

ROOF	16926.21	3.50	ROOF - Pre-School (Tiny Tots) - King Street, Coffs Harbour	CHILDCARE CENTRE	16,926		
STRUCTURE	36381.56	3.50	STRUCTURE - Water/Sewer O'seers Office/Laboratory - Marcia Street, Coffs Harbour	COUNCIL WORKS DEP	36,382		
ROOF	27705.20	3.50	ROOF - Water/Sewer O'seers Office/Laboratory - Marcia Street, Coffs Harbour	COUNCIL WORKS DEP	27,705		
FLOOR	40427.10	2.00	FLOOR - Club Room/Kiosk - McLean Street, Coffs Harbour	CLUB HOUSES	40427.10		
STRUCTURE	70015.05	2.00	STRUCTURE - Club Room/Kiosk - McLean Street, Coffs Harbour	CLUB HOUSES	70015.05		
ROOF	36032.85	2.00	ROOF - Club Room/Kiosk - McLean Street, Coffs Harbour	CLUB HOUSES	36032.85		
FLOOR	41745.69	2.00	FLOOR - Amenities Block/Kiosk - McLean Street, Coffs Harbour	AMENITIES/TOILETS	41745.69		
STRUCTURE	181059.80	2.00	STRUCTURE - Amenities Block/Kiosk - McLean Street, Coffs Harbour	AMENITIES/TOILETS	181059.80		
ROOF	19902.02	2.00	ROOF - Amenities Block/Kiosk - McLean Street, Coffs Harbour	AMENITIES/TOILETS	19902.02		
FLOOR	15802.61	3.50	FLOOR - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES	15,803		
STRUCTURE	29795.22	3.50	STRUCTURE - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES	29,795		
FLOOR	22538.88	3.50	FLOOR - Amenities Block - Orlando Street, Coffs Harbour	AMENITIES/TOILETS	22538.88		
STRUCTURE	97755.84	2.00	STRUCTURE - Amenities Block - Orlando Street, Coffs Harbour	AMENITIES/TOILETS	97755.84		
ROOF	10745.28	2.00	ROOF - Amenities Block - Orlando Street, Coffs Harbour	AMENITIES/TOILETS	10745.28		
FLOOR FITOUT	46022.03	3.50	FLOOR FITOUT - Baby Health Centre/SES - Park Avenue, Coffs Harbour	NEIGHBOURHOOD/CO	46,022		
INTERNAL FITO	4696.13	3.50	INTERNAL FITOUT - Baby Health Centre/SES - Park Avenue, Coffs Harbour	NEIGHBOURHOOD/CO	4,696		
FLOOR	59742.48	3.50	FLOOR - Amenities Block/Kiosk - York Street, Coffs Harbour	AMENITIES/TOILETS	59,742		
STRUCTURE	259115.64	3.50	STRUCTURE - Amenities Block/Kiosk - York Street, Coffs Harbour	AMENITIES/TOILETS	259,116		
ROOF	28481.88	3.50	ROOF - Amenities Block/Kiosk - York Street, Coffs Harbour	AMENITIES/TOILETS	28,482	1,500,000	year 9
FLOOR	1260.00	3.50	FLOOR - Carport /Machinery Storage Area - Orara Way (opposite Priors Rd), Coramba	NEIGHBOURHOOD/CO	1,260		
ROOF	7140.00	3.50	ROOF - Carport /Machinery Storage Area - Orara Way (opposite Priors Rd), Coramba	NEIGHBOURHOOD/CO	7,140		
FLOOR	6781.32	3.50	FLOOR - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), Coramba	NEIGHBOURHOOD/CO	6,781		
STRUCTURE	11744.46	3.50	STRUCTURE - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), Coramba	NEIGHBOURHOOD/CO	11,744		
ROOF	6044.22	3.50	ROOF - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), Coramba	NEIGHBOURHOOD/CO	6,044		
FLOOR	4740.75	3.50	FLOOR - Tennis Shed/Toilets - 4 Grafton Road, Lowanna	AMENITIES/TOILETS	4,741		
STRUCTURE	20561.63	3.00	STRUCTURE - Tennis Shed/Toilets - 4 Grafton Road, Lowanna	AMENITIES/TOILETS	20561.63		
ROOF	2260.13	3.50	ROOF - Tennis Shed/Toilets - 4 Grafton Road, Lowanna	AMENITIES/TOILETS	2,260		
FLOOR	11389.14	3.50	FLOOR - Pony Clubhouse - 75 Morrow's Road, Nana Glen	CLUB HOUSES	11,389		
ROOF	1033.20	3.50	ROOF - Amenities Block - Bucca Road, Nana Glen	AMENITIES/TOILETS	1,033		
ROOF	8782.20	3.50	ROOF - Tennis Clubhouse - Nelson Street, Nana Glen	CLUB HOUSES	8,782		
FLOOR	56904.54	3.50	FLOOR - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/CO	56,905		
ROOF	49350.84	3.50	ROOF - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/CO	49,351		
ROOF	1726.20	3.50	ROOF - Shed - Lyons Road, Sawtell	STORAGE SHEDS	1,726		
FLOOR	9036.30	3.50	FLOOR - Plant Room (not incl, filtration comp) - Stanley Drive, Sawtell	STORAGE SHEDS	9,036		
FLOOR	31951.50	3.50	FLOOR - Now enclosed Machinery Shed & Skillion (enclosed) - Hogbin Drive, Toormina	STORAGE SHEDS	31,952		
ROOF	22213.17	3.50	ROOF - Club Rooms (Amateur Radio Club) - Hogbin Drive, Toormina	CLUB HOUSES	22,213		
FLOOR	32020.38	3.50	FLOOR - Change rooms & attached Storage Room - Hogbin Drive, Toormina	COMMERCIAL	32,020		
ROOF	13224.96	3.50	ROOF - Canteen/Office - Hulberts Road, Toormina	CLUB HOUSES	13,225		
FLOOR	28607.04	3.50	FLOOR - Amenities Block - Hulberts Road, Toormina	AMENITIES/TOILETS	28,607		
STRUCTURE	124074.72	3.50	STRUCTURE - Amenities Block - Hulberts Road, Toormina	AMENITIES/TOILETS	124,075		
ROOF	13638.24	3.50	ROOF - Amenities Block - Hulberts Road, Toormina	AMENITIES/TOILETS	13,638		
FLOOR	8782.20	3.50	FLOOR - Garage/Shed - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	8,782		
STRUCTURE	9970.38	3.50	STRUCTURE - Garage/Shed - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	9,970		
ROOF	7077.42	3.50	ROOF - Garage/Shed - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	7,077		
FLOOR	26045.88	3.50	FLOOR - Cottage - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	26,046		
STRUCTURE	72206.40	3.50	STRUCTURE - Cottage - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	72,206		
ROOF	26690.58	3.50	ROOF - Cottage - 21 Lake Road, Woolgoolga	COUNCIL HOUSES	26,691		
ROOF	100595.04	3.50	ROOF - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/CO	100,595		
STRUCTURE	46852.68	3.50	STRUCTURE - Bush Fire Shed - 92 Newmans Road, Woolgoolga	BUSHFIRE SHEDS	46,853		
STRUCTURE	7295.40	3.50	STRUCTURE - Shed - Centenary Drive, Woolgoolga	AMENITIES/TOILETS	7,295		
ROOF	5178.60	3.50	ROOF - Shed - Centenary Drive, Woolgoolga	AMENITIES/TOILETS	5,179		
FLOOR	20918.36	3.50	FLOOR - Tennis Clubhouse - Centenary Drive, Woolgoolga	CLUB HOUSES	20,918		
STRUCTURE	34519.28	3.50	STRUCTURE - Tennis Clubhouse - Centenary Drive, Woolgoolga	CLUB HOUSES	34,519		
ROOF	15987.04	3.50	ROOF - Tennis Clubhouse - Centenary Drive, Woolgoolga	CLUB HOUSES	15,987		
FLOOR	43235.64	3.50	FLOOR - Amenities Block (Southern) - Centenary Drive, Woolgoolga	AMENITIES/TOILETS	43,236		
STRUCTURE	9034.20	3.50	STRUCTURE - Office - Willis Road, Woolgoolga	WASTE FACILITY	9,034		
ROOF	4649.40	3.50	ROOF - Office - Willis Road, Woolgoolga	WASTE FACILITY	4,649		
FLOOR	52675.35	3.50	FLOOR - Cottage /Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	52,675		
INTERNAL FITO	1624.35	3.50	INTERNAL FITOUT - Cottage /Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	1,624		
ROOF	45713.85	3.50	ROOF - Cottage /Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	45,714		
FLOOR	44213.93	3.50	FLOOR - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/CO	44,214		
STRUCTURE	83363.70	3.50	STRUCTURE - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/CO	83,364		
FLOOR FITOUT	18503.63	3.50	FLOOR FITOUT - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/CO	18,504		
INTERNAL FITO	1363.43	3.50	INTERNAL FITOUT - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/CO	1,363		
FLOOR	49052.43	3.50	FLOOR - Cottage (Kendall House) - 14 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	49,052		
STRUCTURE	92486.52	3.50	STRUCTURE - Cottage (Kendall House) - 14 Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	92,487		
INTERNAL FITO	1663.67	3.50	INTERNAL FITOUT - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES	1,664		
ROOF	119023.80	3.00	ROOF - Bunker Cartoon Gallery - 133 Albany Street, Coffs Harbour	ART GALLERY	119023.80		
ROOF	211710.98	3.00	ROOF - Old Museum - Table Tennis - 189 B Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/CO	211710.98	1,500,000	year 10
FLOOR	40612.32	3.00	FLOOR - Garage/Offices (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL	40612.32		
INTERNAL FITO	2056.32	3.00	INTERNAL FITOUT - Garage/Offices (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL	2056.32		
FLOOR	4712.40	3.00	FLOOR - Garage - 32 Aviation Drive, Coffs Harbour	AIRPORT	4712.40		
STRUCTURE	5349.96	3.00	STRUCTURE - Garage - 32 Aviation Drive, Coffs Harbour	AIRPORT	5349.96		
ROOF	3797.64	3.00	ROOF - Garage - 32 Aviation Drive, Coffs Harbour	AIRPORT	3797.64		
INTERNAL FITO	1300.95	3.00	INTERNAL FITOUT - Cottage (Old) North - 32 Aviation Drive, Coffs Harbour	AIRPORT	1300.95		
FLOOR	19206.60	3.00	FLOOR - Machine /Storeshed - Aviation Drive, Coffs Harbour	AIRPORT	19206.60		
FLOOR FITOUT	11309.76	3.00	FLOOR FITOUT - Office/Amenities - Aviation Drive, Coffs Harbour	AIRPORT	11309.76		
FLOOR FITOUT	5023.20	3.00	FLOOR FITOUT - Cottage (now used as office premises) - Coff Street, Coffs Harbour	COUNCIL OFFICES	5023.20		
INTERNAL FITO	1090.95	3.00	INTERNAL FITOUT - R&R Disability Services (Block B) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/CO	1090.95		
FLOOR	3873.45	3.00	FLOOR - Glass House/Propagation Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEP	3873.45		
FLOOR FITOUT	6613.43	3.00	FLOOR FITOUT - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES	6613.43		
INTERNAL FITO	487.31	3.00	INTERNAL FITOUT - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES	487.31		
ROOF	83329.16	3.00	ROOF - On track Community Programs - Rose Avenue/Marcia Street, Coffs Harbour	COUNCIL OFFICES	83329.16		
FLOOR FITOUT	6718.53	3.00	FLOOR FITOUT - Two Villa Units - 49 Kangaroo Trail Road, Corindi Beach	COMMERCIAL	6718.53		
FLOOR	1197.00	3.00	FLOOR - Garage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/CO	1197.00		
ROOF	4428.90	3.00	ROOF - Garage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/CO	4428.90		
FLOOR	1606.50	3.00	FLOOR - Storeshed(near Kiosk) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	1606.50		
STRUCTURE	1823.85	3.00	STRUCTURE - Storeshed(near Kiosk) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	1823.85		
ROOF	1294.65	3.00	ROOF - Storeshed(near Kiosk) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	1294.65		

FLOOR	6544.76	3.00	FLOOR - Storeshed (Rear of Pony Clubhouse) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	6544.76
STRUCTURE	10800.09	3.00	STRUCTURE - Storeshed (Rear of Pony Clubhouse) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	10800.09
ROOF	5001.89	3.00	ROOF - Storeshed (Rear of Pony Clubhouse) - 75 Morrow's Road, Nana Glen	STORAGE SHEDS	5001.89
STRUCTURE	19724.67	3.00	STRUCTURE - Pony Clubhouse - 75 Morrow's Road, Nana Glen	CLUB HOUSES	19724.67
ROOF	10151.19	3.00	ROOF - Pony Clubhouse - 75 Morrow's Road, Nana Glen	CLUB HOUSES	10151.19
FLOOR	2167.20	3.00	FLOOR - Amenities Block - Bucca Road, Nana Glen	AMENITIES/TOILETS	2167.20
STRUCTURE	9399.60	3.00	STRUCTURE - Amenities Block - Bucca Road, Nana Glen	AMENITIES/TOILETS	9399.60
FLOOR	9853.20	3.00	FLOOR - Tennis Clubhouse - Nelson Street, Nana Glen	CLUB HOUSES	9853.20
STRUCTURE	125244.00	3.00	STRUCTURE - Cottage & Re Use Office - Morgans Road, Sandy Beach	COUNCIL OFFICES	125244.00
INTERNAL FITO	1341.90	3.00	INTERNAL FITOUT - Cottage & Re Use Office - Morgans Road, Sandy Beach	COUNCIL OFFICES	1341.90
STRUCTURE	107010.75	3.00	STRUCTURE - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY	107010.75
FLOOR	2142.00	3.00	FLOOR - Shed - Lyons Road, Sawtell	STORAGE SHEDS	2142.00
STRUCTURE	2431.80	3.00	STRUCTURE - Shed - Lyons Road, Sawtell	STORAGE SHEDS	2431.80
FLOOR	25432.47	3.00	FLOOR - Club Rooms (Amateur Radio Club) - Hogbin Drive, Toormina	CLUB HOUSES	25432.47
STRUCTURE	47431.02	3.00	STRUCTURE - Club Rooms (Amateur Radio Club) - Hogbin Drive, Toormina	CLUB HOUSES	47431.02
FLOOR	11923.80	3.00	FLOOR - Ex Bush Fire Shed - Upper Orara Road 645, Upper Orara	BUSHFIRE SHEDS	11923.80
ROOF	29393.39	3.00	ROOF - Ex Library (Now Visitor Centre) - 35 Beach Street, Woolgoolga	COMMERCIAL	29393.39
ROOF	78023.82	3.00	ROOF - Neighbourhood Centre ("Marsh House") - 35 Beach Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY	78023.82
STRUCTURE	225825.60	3.00	STRUCTURE - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY	225825.60
STRUCTURE	50986.32	3.00	STRUCTURE - Office & Toilets - Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY	50986.32
STRUCTURE	187522.02	3.00	STRUCTURE - Amenities Block (Southern) - Centenary Drive, Woolgoolga	AMENITIES/TOILETS	187522.02
ROOF	20612.34	3.00	ROOF - Amenities Block (Southern) - Centenary Drive, Woolgoolga	AMENITIES/TOILETS	20612.34
FLOOR	10120.95	3.00	FLOOR - Shed - Ganderton Street, Woolgoolga	STORAGE SHEDS	
STRUCTURE	11490.26	3.00	STRUCTURE - Shed - Ganderton Street, Woolgoolga	STORAGE SHEDS	
ROOF	38370.68	3.00	ROOF - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY	
INTERNAL FITO	8467.20	3.00	INTERNAL FITOUT - Storage Shed (Old Bus Shed) - 48 Park Avenue, Coffs Harbour	STORAGE SHEDS	
ROOF	10866.24	3.00	ROOF - Storage Shed (Old Bus Shed) - 48 Park Avenue, Coffs Harbour	STORAGE SHEDS	
STRUCTURE	101484.02	3.00	STRUCTURE - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES	
FLOOR FITOUT	3742.20	2.50	FLOOR FITOUT - Toilet Block - Beach Road, Arrawarra	AMENITIES/TOILETS	
FLOOR	41149.92	2.50	FLOOR - Bush Fire Shed - 192 Lindsays Road, Boambee	BUSHFIRE SHEDS	
FLOOR	14137.20	2.50	FLOOR - 5 Bay Shed - 65 Stadium Drive, Boambee	STORAGE SHEDS	
STRUCTURE	16049.88	2.50	STRUCTURE - 5 Bay Shed - 65 Stadium Drive, Boambee	STORAGE SHEDS	
ROOF	11392.92	2.50	ROOF - 5 Bay Shed - 65 Stadium Drive, Boambee	STORAGE SHEDS	
STRUCTURE	385657.76	2.50	STRUCTURE - Amenities Building & Covered Apron (Comets) - 65 Stadium Drive, Boambee	AMENITIES/TOILETS	
FLOOR FITOUT	105778.51	2.50	FLOOR FITOUT - Clubhouse - Leagues Club (Comets) - 65 Stadium Drive, Boambee	CLUB HOUSES	
INTERNAL FITO	12567.74	2.50	INTERNAL FITOUT - Clubhouse - Leagues Club (Comets) - 65 Stadium Drive, Boambee	CLUB HOUSES	
ROOF	15980.16	2.50	ROOF - Kiosk/Amenities Building - Ayrshire Park Drive, Boambee	AMENITIES/TOILETS	
FLOOR FITOUT	14104.23	2.50	FLOOR FITOUT - New Gatekeeper/Weighbridge Offices & Carport - England Road, Boambee	WASTE FACILITY	
MECHANICAL	6752.03	2.50	MECHANICAL - New Gatekeeper/Weighbridge Offices & Carport - England Road, Boambee	WASTE FACILITY	
FLOOR	85711.50	2.50	FLOOR - Handy Bin Workshop(old truck & machinery Shed) - England Road, Boambee	WASTE FACILITY	
STRUCTURE	38094.00	2.50	STRUCTURE - Handy Bin Workshop(old truck & machinery Shed) - England Road, Boambee	WASTE FACILITY	
ROOF	66664.50	2.50	ROOF - Handy Bin Workshop(old truck & machinery Shed) - England Road, Boambee	WASTE FACILITY	
MECHANICAL	8983.80	2.50	MECHANICAL - Waste Services Transport Office - Englands Road, Boambee	WASTE FACILITY	
FLOOR	46901.93	2.50	FLOOR - Administration Office - Waste Services - Englands Road, Boambee	WASTE FACILITY	
STRUCTURE	94287.38	2.50	STRUCTURE - Administration Office - Waste Services - Englands Road, Boambee	WASTE FACILITY	
MECHANICAL	46418.40	2.50	MECHANICAL - Administration Office - Waste Services - Englands Road, Boambee	WASTE FACILITY	
INTERNAL FITO	5313.42	2.50	INTERNAL FITOUT - Amenities Block - Phil Hawthorne Drive, Boambee	AMENITIES/TOILETS	
FLOOR	56434.56	2.50	FLOOR - Bush Fire Shed and Meeting Room - Glennifer-Valery Rd & Perry Street, Coffs Harbour	BUSHFIRE SHEDS	
STRUCTURE	75479.04	2.50	STRUCTURE - Bush Fire Shed and Meeting Room - Glennifer-Valery Rd & Perry Street, Coffs Harbour	BUSHFIRE SHEDS	
ROOF	42806.40	2.50	ROOF - Bush Fire Shed and Meeting Room - Glennifer-Valery Rd & Perry Street, Coffs Harbour	BUSHFIRE SHEDS	
ROOF	30844.80	2.50	ROOF - Amenities Building - 13 Polwarth Drive, Coffs Harbour	AMENITIES/TOILETS	
INTERNAL FITO	3500.70	2.50	INTERNAL FITOUT - Bunker Cartoon Gallery - 133 Albany Street, Coffs Harbour	ART GALLERY	
FLOOR FITOUT	8996.40	2.50	FLOOR FITOUT - No 2 Workshop 2 - New Horizons - 2 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY	
ROOF	73192.14	2.50	ROOF - Shop (ex Salvation Army) - 21-31 Gordon Street, Coffs Harbour	STORAGE SHEDS	
FLOOR	17236.80	2.50	FLOOR - Amenities Building - 279 Harbour Drive, Coffs Harbour	AMENITIES/TOILETS	
STRUCTURE	70056.00	2.50	STRUCTURE - Amenities Building - 280 Harbour Drive, Coffs Harbour	AMENITIES/TOILETS	
ROOF	9072.00	2.50	ROOF - Amenities Building - 283 Harbour Drive, Coffs Harbour	AMENITIES/TOILETS	
STRUCTURE	743502.06	2.50	STRUCTURE - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES	
INTERNAL FITO	2341.50	2.50	INTERNAL FITOUT - 2 Storey Office Building/Laboratory - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES	
FLOOR FITOUT	9960.30	2.50	FLOOR FITOUT - No 4 Office Building - Dads in distress - 4 Duke Street, Coffs Harbour	COMMERCIAL	
STRUCTURE	546906.94	2.50	STRUCTURE - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE	
INTERNAL FITO	11413.71	2.50	INTERNAL FITOUT - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE	
ROOF	15782.13	2.50	ROOF - Amenities Block - 76 Bray Street, Coffs Harbour	AMENITIES/TOILETS	
FLOOR	6499.19	2.50	FLOOR - Airport Pump Shed - Airport Road, Coffs Harbour	AIRPORT	
STRUCTURE	7461.30	2.50	STRUCTURE - Airport Pump Shed - Airport Road, Coffs Harbour	AIRPORT	
ROOF	5674.52	2.50	ROOF - Airport Pump Shed - Airport Road, Coffs Harbour	AIRPORT	
FLOOR	44982.00	2.50	FLOOR - Freight & Storage Shed - Airport Road, Coffs Harbour	STORAGE SHEDS	
ROOF	2272151.70	2.50	ROOF - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT	
FLOOR	7282.80	2.50	FLOOR - Laundry Building - Aviation Drive, Coffs Harbour	AIRPORT	
STRUCTURE	8268.12	2.50	STRUCTURE - Laundry Building - Aviation Drive, Coffs Harbour	AIRPORT	
ROOF	5869.08	2.50	ROOF - Laundry Building - Aviation Drive, Coffs Harbour	AIRPORT	
FLOOR	8572.20	2.50	FLOOR - Toilet Block GA Building M,F & Disabled - Aviation Drive, Coffs Harbour	AMENITIES/TOILETS	
STRUCTURE	37182.60	2.50	STRUCTURE - Toilet Block GA Building M,F & Disabled - Aviation Drive, Coffs Harbour	AMENITIES/TOILETS	
INTERNAL FITO	3166.80	2.50	INTERNAL FITOUT - Toilet Block GA Building M,F & Disabled - Aviation Drive, Coffs Harbour	AMENITIES/TOILETS	
ROOF	4095.00	2.50	ROOF - Toilet Block GA Building M,F & Disabled - Aviation Drive, Coffs Harbour	AMENITIES/TOILETS	
FLOOR	20212.08	2.50	FLOOR - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT	
STRUCTURE	38109.12	2.50	STRUCTURE - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT	
INTERNAL FITO	623.28	2.50	INTERNAL FITOUT - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT	
ROOF	17540.88	2.50	ROOF - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT	
MECHANICAL	4095.84	2.50	MECHANICAL - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT	
FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT	
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT	
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT	
FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT	
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT	
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT	
FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT	
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT	
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT	

FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive, Coff	AIRPORT
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive	AIRPORT
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive, Coff	AIRPORT
FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive, Coff	AIRPORT
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive	AIRPORT
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive, Coff	AIRPORT
FLOOR	23543.10	2.50	FLOOR - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive, Coff	AIRPORT
STRUCTURE	61771.50	2.50	STRUCTURE - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
ROOF	24125.85	2.50	ROOF - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive, Coff	AIRPORT
STRUCTURE	68941.53	2.50	STRUCTURE - Bushfire Shed & Storage - Aviation Drive, Coff	AIRPORT
ROOF	48937.77	2.50	ROOF - Bushfire Shed & Storage - Aviation Drive, Coff	AIRPORT
ROOF	39729.69	2.50	ROOF - Cottage (New) - Aviation Drive, Coff	AIRPORT
FLOOR FITOUT	83311.20	2.50	FLOOR FITOUT - GA Terminal Building - Aviation Drive, Coff	AIRPORT
FIRE	2630.88	2.50	FIRE - GA Terminal Building - Aviation Drive, Coff	AIRPORT
FLOOR	16374.96	2.50	FLOOR - Toilet Block - Bay Drive, Coff	AMENITIES/TOILETS
STRUCTURE	66553.20	2.50	STRUCTURE - Toilet Block - Bay Drive, Coff	AMENITIES/TOILETS
FLOOR FITOUT	4213.44	2.50	FLOOR FITOUT - Toilet Block - Bay Drive, Coff	AMENITIES/TOILETS
TRANSPORTAT	280107.14	2.50	TRANSPORTATION - Administration Building - Castle & Coff	COUNCIL OFFICES
FLOOR	6421794.75	2.50	FLOOR - Multi level Car Park - Castle Street, Coff	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	2854131.00	2.50	STRUCTURE - Multi level Car Park - Castle Street, Coff	NEIGHBOURHOOD/COMMUNITY
ROOF	4994729.25	2.50	ROOF - Multi level Car Park - Castle Street, Coff	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	1057.46	2.50	FLOOR FITOUT - Workshop/Office/Lunchroom Shed - Coff	COUNCIL WORKS DEPOT
INTERNAL FITO	195.83	2.50	INTERNAL FITOUT - Workshop/Office/Lunchroom Shed - Coff	COUNCIL WORKS DEPOT
MECHANICAL	274.16	2.50	MECHANICAL - Workshop/Office/Lunchroom Shed - Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	5506.20	2.50	FLOOR FITOUT - Office & Seedbank - Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	5865.30	2.50	FLOOR FITOUT - Herbarium & Toilet - Coff	STORAGE SHEDS
MECHANICAL	2840.04	2.50	MECHANICAL - Herbarium & Toilet - Coff	STORAGE SHEDS
INTERNAL FITO	1310.40	2.50	INTERNAL FITOUT - Cottage (now used as office premises) - Coff	COUNCIL OFFICES
MECHANICAL	21387.24	2.50	MECHANICAL - Office & Information Centre Hall & Toilets - Coff	COUNCIL OFFICES
ROOF	6945.75	2.50	ROOF - Shade Shelter - Bob Cunningham Shelter - Curacoa Street, C	CLUB HOUSES
FLOOR	42187.95	2.50	FLOOR - Tennis Club House - Curacoa Street, Coff	CLUB HOUSES
STRUCTURE	79543.80	2.50	STRUCTURE - Tennis Club House - Curacoa Street, Coff	CLUB HOUSES
ROOF	36612.45	2.50	ROOF - Tennis Club House - Curacoa Street, Coff	CLUB HOUSES
FLOOR FITOUT	34466.25	2.50	FLOOR FITOUT - Youth Services (Block G) - Earl Street, Coff	NEIGHBOURHOOD/COMMUNITY
ROOF	78168.62	2.50	ROOF - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street, C	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	97837.32	2.50	FLOOR FITOUT - Main Building (meals on wheels, meeting rooms, offi	NEIGHBOURHOOD/COMMUNITY
ROOF	214066.13	2.50	ROOF - Special Day Care & Port Cochere (Waratah Block D) - Earl St	COMMERCIAL
FLOOR FITOUT	44089.50	2.50	FLOOR FITOUT - Visitor Information Centre - Elizabeth Street, Coff	COMMERCIAL
FLOOR FITOUT	8589.42	2.50	FLOOR FITOUT - Pre-School (Tiny Tots) - King Street, Coff	CHILDCARE CENTRE
FLOOR	72491.77	2.50	FLOOR - Amenities & Store + New Offices - Marcia Street, Coff	AMENITIES/TOILETS
STRUCTURE	136680.52	2.50	STRUCTURE - Amenities & Store + New Offices - Marcia Street, Coff	AMENITIES/TOILETS
INTERNAL FITO	2235.43	2.50	INTERNAL FITOUT - Amenities & Store + New Offices - Marcia Street	AMENITIES/TOILETS
FLOOR FITOUT	9993.38	2.50	FLOOR FITOUT - Store & Purchasing Offices - Marcia Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	19410.30	2.50	FLOOR FITOUT - Administration Building - Marcia Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	15596.83	2.50	FLOOR FITOUT - Mechanical Workshop - Marcia Street, Coff	COUNCIL WORKS DEPOT
INTERNAL FITO	3119.37	2.50	INTERNAL FITOUT - Mechanical Workshop - Marcia Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	6583.50	2.50	FLOOR FITOUT - Amenities Block - Marina Drive, Coff	AMENITIES/TOILETS
FLOOR	10790.96	2.50	FLOOR - Tennis Club House - Mildura Street, Coff	COUNCIL HOUSES
STRUCTURE	43857.98	2.50	STRUCTURE - Tennis Club House - Mildura Street, Coff	COUNCIL HOUSES
FLOOR FITOUT	2776.62	2.50	FLOOR FITOUT - Tennis Club House - Mildura Street, Coff	COUNCIL HOUSES
ROOF	5679.45	2.50	ROOF - Tennis Club House - Mildura Street, Coff	COUNCIL HOUSES
STRUCTURE	4742.01	2.50	STRUCTURE - Sign Store Shed - Nana Street, Coff	STORAGE SHEDS
FLOOR	11434.50	2.50	FLOOR - Shade House - Pottery Awning - Nana Street, Coff	COUNCIL WORKS DEPOT
FLOOR	13226.85	2.50	FLOOR - Storage Shed (Attached to office building) - Nana Street, Coff	COUNCIL WORKS DEPOT
STRUCTURE	15016.37	2.50	STRUCTURE - Storage Shed (Attached to office building) - Nana Street	COUNCIL WORKS DEPOT
ROOF	10659.29	2.50	ROOF - Storage Shed (Attached to office building) - Nana Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	9470.27	2.50	FLOOR FITOUT - Amenities Building - Nana Street, Coff	AMENITIES/TOILETS
STRUCTURE	40773.18	2.50	STRUCTURE - Machine/Store Shed - Nana Street, Coff	COUNCIL WORKS DEPOT
STRUCTURE	122798.97	2.50	STRUCTURE - Family History Society & Garages - Rose Avenue/Marcia	STORAGE SHEDS
FLOOR	93075.26	2.50	FLOOR - On track Community Programs - Rose Avenue/Marcia Street	COUNCIL OFFICES
FLOOR	110552.93	2.50	FLOOR - Dept Education & Training - Rose Avenue/Marcia Street, Coff	COMMERCIAL
STRUCTURE	222851.42	2.50	STRUCTURE - Dept Education & Training - Rose Avenue/Marcia Street	COMMERCIAL
ROOF	98915.78	2.50	ROOF - Dept Education & Training - Rose Avenue/Marcia Street, Coff	COMMERCIAL
FLOOR	4284.00	2.50	FLOOR - Commentary Box & Broadcast Equipment - Stadium Drive, C	COMMERCIAL
STRUCTURE	4863.60	2.50	STRUCTURE - Commentary Box & Broadcast Equipment - Stadium Drive	COMMERCIAL
ROOF	3452.40	2.50	ROOF - Commentary Box & Broadcast Equipment - Stadium Drive, C	COMMERCIAL
FLOOR	5410.13	2.50	FLOOR - Corporate Box No 1 (Air Conditioned) - Stadium Drive, Coff	COMMERCIAL
STRUCTURE	10158.75	2.50	STRUCTURE - Corporate Box No 1 (Air Conditioned) - Stadium Drive,	COMMERCIAL
FLOOR FITOUT	2315.25	2.50	FLOOR FITOUT - Corporate Box No 1 (Air Conditioned) - Stadium Drive	COMMERCIAL
ROOF	4748.63	2.50	ROOF - Corporate Box No 1 (Air Conditioned) - Stadium Drive, Coff	COMMERCIAL
MECHANICAL	992.25	2.50	MECHANICAL - Corporate Box No 1 (Air Conditioned) - Stadium Drive	COMMERCIAL
FLOOR	5410.13	2.50	FLOOR - Corporate Box No 2 (Air Conditioned) - Stadium Drive, Coff	COMMERCIAL
STRUCTURE	10158.75	2.50	STRUCTURE - Corporate Box No 2 (Air Conditioned) - Stadium Drive,	COMMERCIAL
FLOOR FITOUT	2315.25	2.50	FLOOR FITOUT - Corporate Box No 2 (Air Conditioned) - Stadium Drive	COMMERCIAL
ROOF	4748.63	2.50	ROOF - Corporate Box No 2 (Air Conditioned) - Stadium Drive, Coff	COMMERCIAL
MECHANICAL	992.25	2.50	MECHANICAL - Corporate Box No 2 (Air Conditioned) - Stadium Drive	COMMERCIAL
FLOOR	826686.21	2.50	FLOOR - Amenities, Offices, Licensed Club, Change rooms, Grandstar	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	1315302.66	2.50	STRUCTURE - Amenities, Offices, Licensed Club, Change rooms, Grand	NEIGHBOURHOOD/COMMUNITY
ROOF	422587.20	2.50	ROOF - Amenities, Offices, Licensed Club, Change rooms, Grandstand	NEIGHBOURHOOD/COMMUNITY
ROOF	105567.21	2.50	ROOF - Tennis Club House & Amenities - William Street, Coff	CLUB HOUSES
FLOOR	13003.20	2.50	FLOOR - Toilet Block - Martin Street, Coramba	AMENITIES/TOILETS
STRUCTURE	56397.60	2.50	STRUCTURE - Toilet Block - Martin Street, Coramba	AMENITIES/TOILETS
ROOF	6199.20	2.50	ROOF - Toilet Block - Martin Street, Coramba	AMENITIES/TOILETS
FLOOR	31037.58	2.50	FLOOR - New Canteen/Kiosk - Orara Way (opposite Priors Rd), Coram	STORAGE SHEDS
STRUCTURE	53753.49	2.50	STRUCTURE - New Canteen/Kiosk - Orara Way (opposite Priors Rd),	STORAGE SHEDS
ROOF	27663.93	2.50	ROOF - New Canteen/Kiosk - Orara Way (opposite Priors Rd), Coram	STORAGE SHEDS
INTERNAL FITO	1752.66	2.50	INTERNAL FITOUT - Two Villa Units - 49 Kangaroo Trail Road, Corind	COMMERCIAL
ROOF	55208.79	2.50	ROOF - Two Villa Units - 49 Kangaroo Trail Road, Corindi Beach	COMMERCIAL
FLOOR	57103.20	2.50	FLOOR - SES Shed - Coral Street, Corindi Beach	NEIGHBOURHOOD/COMMUNITY

ROOF	8265.60	2.50	ROOF - Toilet Block - Fiddaman Road, Emerald Beach	AMENITIES/TOILETS
FLOOR	5869.50	2.50	FLOOR - Toilet Block - 173 Upper Orara Road, Karangi	AMENITIES/TOILETS
STRUCTURE	25457.25	2.50	STRUCTURE - Toilet Block - 174 Upper Orara Road, Karangi	AMENITIES/TOILETS
ROOF	2798.25	2.50	ROOF - Toilet Block - 177 Upper Orara Road, Karangi	AMENITIES/TOILETS
FLOOR	20349.00	2.50	FLOOR - Machine Shed - Coramba Road, Karangi	STORAGE SHEDS
STRUCTURE	23102.10	2.50	STRUCTURE - Machine Shed - Coramba Road, Karangi	STORAGE SHEDS
FLOOR	15944.04	2.50	FLOOR - Toilet Block - Coramba Road, Karangi	AMENITIES/TOILETS
STRUCTURE	64801.80	2.50	STRUCTURE - Toilet Block - Coramba Road, Karangi	AMENITIES/TOILETS
ROOF	8391.60	2.50	ROOF - Toilet Block - Coramba Road, Karangi	AMENITIES/TOILETS
FLOOR	60238.08	2.50	FLOOR - Residence/Workshop/Storeroom/Office - Coramba Road, Karangi	COUNCIL HOUSES
STRUCTURE	178831.80	2.50	STRUCTURE - Residence/Workshop/Storeroom/Office - Coramba Road, Karangi	COUNCIL HOUSES
ROOF	56159.46	2.50	ROOF - Residence/Workshop/Storeroom/Office - Coramba Road, Karangi	COUNCIL HOUSES
FLOOR	7318.50	2.50	FLOOR - Bush Fire Shed - 218B Bruxner Park Drive, Korora	BUSHFIRE SHEDS
STRUCTURE	8308.65	2.50	STRUCTURE - Bush Fire Shed - 218B Bruxner Park Drive, Korora	BUSHFIRE SHEDS
ROOF	5897.85	2.50	ROOF - Bush Fire Shed - 218B Bruxner Park Drive, Korora	BUSHFIRE SHEDS
ROOF	21430.29	2.50	ROOF - Amenities Building - Herman Reick Avenue, Korora	AMENITIES/TOILETS
FLOOR	13721.40	2.50	FLOOR - Awning/Shade Cover - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	104958.00	2.50	STRUCTURE - Cottage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	48945.17	2.50	FLOOR - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	92284.29	2.50	STRUCTURE - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	4551.12	2.50	FLOOR - Amenities Block - 131 Grafton Street, Nana Glen	AMENITIES/TOILETS
STRUCTURE	19739.16	2.50	STRUCTURE - Amenities Block - 131 Grafton Street, Nana Glen	AMENITIES/TOILETS
ROOF	2169.72	2.50	ROOF - Amenities Block - 131 Grafton Street, Nana Glen	AMENITIES/TOILETS
STRUCTURE	11819.75	2.50	STRUCTURE - Kiosk - 131 Grafton Street, Nana Glen	CLUB HOUSES
ROOF	6082.97	2.50	ROOF - Kiosk - 131 Grafton Street, Nana Glen	CLUB HOUSES
FLOOR	5004.72	2.50	FLOOR - Brick Shed/Judges Box - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
ROOF	4369.68	2.50	ROOF - Brick Shed/Judges Box - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
FLOOR	12569.76	2.50	FLOOR - Toilet Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
STRUCTURE	54517.68	2.50	STRUCTURE - Toilet Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
FLOOR	49438.99	2.50	FLOOR - Kiosk & Carport - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	56757.75	2.50	STRUCTURE - Kiosk & Carport - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
ROOF	690.48	2.50	ROOF - Storage Shed - Nelson Street, Nana Glen	STORAGE SHEDS
FLOOR	6951.00	2.50	FLOOR - Tennis Court Club House/Shelter - Main Road, Red Rock	CLUB HOUSES
STRUCTURE	7980.00	2.50	STRUCTURE - Tennis Court Club House/Shelter - Main Road, Red Rock	CLUB HOUSES
ROOF	6069.00	2.50	ROOF - Tennis Court Club House/Shelter - Main Road, Red Rock	CLUB HOUSES
STRUCTURE	2352.00	2.50	STRUCTURE - Carport - Morgans Road, Sandy Beach	COMMERCIAL
ROOF	4116.00	2.50	ROOF - Carport - Morgans Road, Sandy Beach	COMMERCIAL
ROOF	8265.60	2.50	ROOF - Toilet Block - Sandy Beach Drive, Sandy Beach	AMENITIES/TOILETS
FLOOR	21255.78	2.50	FLOOR - Commercial Kitchen - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	39912.60	2.50	STRUCTURE - Commercial Kitchen - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	3898.44	2.50	MECHANICAL - Commercial Kitchen - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
FLOOR	5140.80	2.50	FLOOR - Amateur Deep Sea Fishing Club - Boronia Street, Sawtell	STORAGE SHEDS
ROOF	4142.88	2.50	ROOF - Amateur Deep Sea Fishing Club - Boronia Street, Sawtell	STORAGE SHEDS
FLOOR FITOUT	18295.20	2.50	FLOOR FITOUT - Amenities Block - Hulberts Road, Sawtell	AMENITIES/TOILETS
ROOF	42611.10	2.50	ROOF - Tennis Club House - Lyons Road, Sawtell	CLUB HOUSES
TRANSPORTATION	1034.25	2.50	TRANSPORTATION - Tennis Club House - Lyons Road, Sawtell	CLUB HOUSES
FLOOR	226332.54	2.50	FLOOR - Community Centre - 171 Toormina Road, Toormina	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	373491.72	2.50	STRUCTURE - Community Centre - 171 Toormina Road, Toormina	NEIGHBOURHOOD/COMMUNITY
ROOF	172976.58	2.50	ROOF - Community Centre - 171 Toormina Road, Toormina	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	110355.84	2.50	FLOOR FITOUT - RU Grounds Club House - Hogbin Drive, Toormina	COUNCIL HOUSES
FLOOR FITOUT	9032.10	2.50	FLOOR FITOUT - Amenities Block - Minorie Drive, Toormina	AMENITIES/TOILETS
FLOOR	12569.76	2.50	FLOOR - Amenities Block & Concrete Water Tank - Timmsvale Road, Toormina	AMENITIES/TOILETS
STRUCTURE	54517.68	2.50	STRUCTURE - Amenities Block & Concrete Water Tank - Timmsvale Road, Toormina	AMENITIES/TOILETS
FLOOR FITOUT	14174.48	2.50	FLOOR FITOUT - Ex Library (Now Visitor Centre) - 35 Beach Street, Woolgoolga	COMMERCIAL
MECHANICAL	18218.76	2.50	MECHANICAL - Neighbourhood Centre ("Marsh House") - 35 Beach Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	48757.80	2.50	FLOOR FITOUT - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FIRE	11291.28	2.50	FIRE - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	9568.02	2.50	FLOOR FITOUT - Amenities Block - Beach Street, Woolgoolga	AMENITIES/TOILETS
ROOF	19570.95	2.50	ROOF - Amenities Block - Beach Street, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	6681.68	2.50	FLOOR FITOUT - Office & Toilets - Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	3034.50	2.50	ROOF - Storage Shed - Centenary Drive, Woolgoolga	STORAGE SHEDS
FLOOR FITOUT	8112.83	2.50	FLOOR FITOUT - Tennis Clubhouse - Centenary Drive, Woolgoolga	CLUB HOUSES
FLOOR	61047.00	2.50	FLOOR - Amenities Block - Centenary Drive, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	15708.00	2.50	FLOOR FITOUT - Amenities Block - Centenary Drive, Woolgoolga	AMENITIES/TOILETS
FLOOR	42401.10	2.50	FLOOR - Rural Fire Brigade (Old SES Building) - Ganderton Street, Woolgoolga	BUSHFIRE SHEDS
STRUCTURE	48678.00	2.50	STRUCTURE - Rural Fire Brigade (Old SES Building) - Ganderton Street, Woolgoolga	BUSHFIRE SHEDS
ROOF	37020.90	2.50	ROOF - Rural Fire Brigade (Old SES Building) - Ganderton Street, Woolgoolga	BUSHFIRE SHEDS
FLOOR FITOUT	44590.14	2.50	FLOOR FITOUT - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	155547.00	2.50	ROOF - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	21882.84	2.50	STRUCTURE - Kiosk Block - High Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	18628.68	2.50	FLOOR - Swimming Pool Club Room - Ocean Street, Woolgoolga	CLUB HOUSES
STRUCTURE	21386.40	2.50	STRUCTURE - Swimming Pool Club Room - Ocean Street, Woolgoolga	CLUB HOUSES
FLOOR FITOUT	11753.28	2.50	FLOOR FITOUT - Amenities Block /Kiosk - Ocean Street, Woolgoolga	AMENITIES/TOILETS
MECHANICAL	3605.60	2.50	MECHANICAL - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	537822.43	2.50	FLOOR FITOUT - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
INTERNAL FITOUT	67227.80	2.50	INTERNAL FITOUT - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
MECHANICAL	2124398.61	2.50	MECHANICAL - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
MECHANICAL	10674.30	2.50	MECHANICAL - Cottage /Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	8959.65	2.50	MECHANICAL - Cottage - 10 Earle Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	51304.26	2.50	FLOOR - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harbour	CHILDCARE CENTRE
FLOOR FITOUT	21565.95	2.50	FLOOR FITOUT - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harbour	CHILDCARE CENTRE
ROOF	46582.83	2.50	ROOF - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES
INTERNAL FITOUT	3746.40	2.50	INTERNAL FITOUT - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
INTERNAL FITOUT	1376.55	2.50	INTERNAL FITOUT - Cottage - 3 Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	7654.50	2.00	ROOF - Toilet Block - Beach Road, Arrawarra	AMENITIES/TOILETS
FLOOR	13165.74	2.00	FLOOR - Toilet Block - Second Avenue, Arrawarra	AMENITIES/TOILETS
FLOOR	88918.41	2.00	FLOOR - Amenities Building & Covered Apron (Comets) - 65 Stadium Drive, Arrawarra	AMENITIES/TOILETS
ROOF	42391.34	2.00	ROOF - Amenities Building & Covered Apron (Comets) - 65 Stadium Drive, Arrawarra	AMENITIES/TOILETS
FLOOR	10087.88	2.00	FLOOR - Chemical Storage Shed & High Roof Carport - Englands Road, Arrawarra	WASTE FACILITY

FLOOR	4337.97	2.00	FLOOR - New Site Office near Recovery Shop - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	8179.08	2.00	STRUCTURE - New Site Office near Recovery Shop - Englands Road, Boambee	WASTE FACILITY
INTERNAL FITO	133.77	2.00	INTERNAL FITOUT - New Site Office near Recovery Shop - Englands Road, Boambee	WASTE FACILITY
ROOF	3764.67	2.00	ROOF - New Site Office near Recovery Shop - Englands Road, Boambee	WASTE FACILITY
FLOOR	44137.80	2.00	FLOOR - Waste Services Transport Office - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	83002.50	2.00	STRUCTURE - Waste Services Transport Office - Englands Road, Boambee	WASTE FACILITY
ROOF	38278.80	2.00	ROOF - Waste Services Transport Office - Englands Road, Boambee	WASTE FACILITY
FLOOR FITOUT	12088.13	2.00	FLOOR FITOUT - Administration Office - Waste Services - Englands Road, Boambee	WASTE FACILITY
ROOF	42066.68	2.00	ROOF - Administration Office - Waste Services - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	178128.72	2.00	STRUCTURE - Recycle Centre Building 1 Glass Crushing Shed - Englands Road, Boambee	WASTE FACILITY
ROOF	101022.08	2.00	ROOF - Recycle Centre Building 1 Glass Crushing Shed - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	215913.60	2.00	STRUCTURE - Recycle Centre Building 2 - Handybin Storage Shed - Englands Road, Boambee	WASTE FACILITY
ROOF	122451.00	2.00	ROOF - Recycle Centre Building 2 - Handybin Storage Shed - Englands Road, Boambee	WASTE FACILITY
FLOOR	104497.26	2.00	FLOOR - Amenities Block - Phil Hawthorne Drive, Boambee	AMENITIES/TOILETS
STRUCTURE	194825.40	2.00	STRUCTURE - Amenities Block - Phil Hawthorne Drive, Boambee	AMENITIES/TOILETS
ROOF	91213.71	2.00	ROOF - Amenities Block - Phil Hawthorne Drive, Boambee	AMENITIES/TOILETS
FLOOR	243951.23	2.00	FLOOR - Old Museum - Table Tennis - 189 B Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	7522.73	2.00	INTERNAL FITOUT - Old Museum - Table Tennis - 189 B Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	20903.40	2.00	FLOOR - No 2 Workshop 2 - New Horizons - 2 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	38984.40	2.00	STRUCTURE - No 2 Workshop 2 - New Horizons - 2 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1058.40	2.00	INTERNAL FITOUT - No 2 Workshop 2 - New Horizons - 2 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	18257.40	2.00	ROOF - No 2 Workshop 2 - New Horizons - 2 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	5997.60	2.00	FLOOR - Garage (to Harbour Dr) - 215 A Harbour Drive, Coffs Harbour	COUNCIL HOUSES
STRUCTURE	6809.04	2.00	STRUCTURE - Garage (to Harbour Dr) - 215 A Harbour Drive, Coffs Harbour	COUNCIL HOUSES
FLOOR	6247.50	2.00	FLOOR - Garage (to North St) - 215 A Harbour Drive, Coffs Harbour	AIRPORT
STRUCTURE	7092.75	2.00	STRUCTURE - Garage (to North St) - 215 A Harbour Drive, Coffs Harbour	AIRPORT
ROOF	5034.75	2.00	ROOF - Garage (to North St) - 215 A Harbour Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	7781.76	2.00	INTERNAL FITOUT - Museum - 215 A Harbour Drive, Coffs Harbour	MUSEUM
STRUCTURE	75741.12	2.00	STRUCTURE - Garage/Offices (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
FLOOR	88023.60	2.00	FLOOR - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
STRUCTURE	119460.60	2.00	STRUCTURE - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
FLOOR FITOUT	15718.50	2.00	FLOOR FITOUT - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
INTERNAL FITO	2514.96	2.00	INTERNAL FITOUT - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
ROOF	37724.40	2.00	ROOF - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street, Coffs Harbour	COMMERCIAL
FLOOR	117810.00	2.00	FLOOR - Hall (ex Salvation Army) - Records Storage - 25-31 Gordon Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	134232.00	2.00	STRUCTURE - Hall (ex Salvation Army) - Records Storage - 25-31 Gordon Street, Coffs Harbour	STORAGE SHEDS
ROOF	94248.00	2.00	ROOF - Hall (ex Salvation Army) - Records Storage - 25-31 Gordon Street, Coffs Harbour	STORAGE SHEDS
FLOOR FITOUT	4435.20	2.00	FLOOR FITOUT - Amenities Building - 281 Harbour Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	43798.65	2.00	FLOOR - Cottage (Old) North - 32 Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	5420.63	2.00	FLOOR FITOUT - Cottage (Old) North - 32 Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	392694.75	2.00	FLOOR - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
FLOOR	121758.00	2.00	FLOOR - 2 Storey Office Building/Laboratory - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	168588.00	2.00	STRUCTURE - 2 Storey Office Building/Laboratory - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
ROOF	46830.00	2.00	ROOF - 2 Storey Office Building/Laboratory - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FLOOR	30759.75	2.00	FLOOR - No 4 Office Building - Dads in distress - 4 Duke Street, Coffs Harbour	COMMERCIAL
STRUCTURE	72944.55	2.00	STRUCTURE - No 4 Office Building - Dads in distress - 4 Duke Street, Coffs Harbour	COMMERCIAL
ROOF	32810.40	2.00	ROOF - No 4 Office Building - Dads in distress - 4 Duke Street, Coffs Harbour	COMMERCIAL
FLOOR	23196.60	2.00	FLOOR - No 6 Workshop 1 - Seminar Hut - 6 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	38278.80	2.00	STRUCTURE - No 6 Workshop 1 - Seminar Hut - 6 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	17728.20	2.00	ROOF - No 6 Workshop 1 - Seminar Hut - 6 Duke Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	155036.23	2.00	FLOOR - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE
FLOOR FITOUT	42801.41	2.00	FLOOR FITOUT - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE
ROOF	181668.22	2.00	ROOF - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE
FLOOR	1722309.75	2.00	FLOOR - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	3260906.46	2.00	STRUCTURE - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	1492668.45	2.00	ROOF - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	1583.40	2.00	FLOOR FITOUT - Toilet Block GA Building M,F & Disabled - Aviation Drive, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	21805.14	2.00	STRUCTURE - Machine /Storeshed - Aviation Drive, Coffs Harbour	AIRPORT
ROOF	15478.26	2.00	ROOF - Machine /Storeshed - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	29161.44	2.00	FLOOR - Office/Amenities - Aviation Drive, Coffs Harbour	AIRPORT
STRUCTURE	48121.92	2.00	STRUCTURE - Office/Amenities - Aviation Drive, Coffs Harbour	AIRPORT
ROOF	22286.88	2.00	ROOF - Office/Amenities - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	198192.96	2.00	FLOOR - GA Terminal Building - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	6138.72	2.00	INTERNAL FITOUT - GA Terminal Building - Aviation Drive, Coffs Harbour	AIRPORT
ROOF	171884.16	2.00	ROOF - GA Terminal Building - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	40340.16	2.00	MECHANICAL - GA Terminal Building - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	2274809.46	2.00	FLOOR - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	3267916.58	2.00	STRUCTURE - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
FLOOR FITOUT	322547.61	2.00	FLOOR FITOUT - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
INTERNAL FITO	364988.09	2.00	INTERNAL FITOUT - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
ROOF	679047.60	2.00	ROOF - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
MECHANICAL	1171357.11	2.00	MECHANICAL - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
FLOOR	4498.20	2.00	FLOOR - Shed - Coff Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	5106.78	2.00	STRUCTURE - Shed - Coff Street, Coffs Harbour	STORAGE SHEDS
FLOOR	4082.40	2.00	FLOOR - Amenities - Fibro Iron - Coff Street, Coffs Harbour	AMENITIES/TOILETS
INTERNAL FITO	1512.00	2.00	INTERNAL FITOUT - Amenities - Fibro Iron - Coff Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	17236.80	2.00	FLOOR - Rear Toilet Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	70056.00	2.00	STRUCTURE - Rear Toilet Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	4435.20	2.00	FLOOR FITOUT - Rear Toilet Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS
ROOF	9072.00	2.00	ROOF - Rear Toilet Block - Coff Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	44116.80	2.00	FLOOR - Cottage (now used as office premises) - Coff Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	126672.00	2.00	STRUCTURE - Cottage (now used as office premises) - Coff Street, Coffs Harbour	COUNCIL OFFICES
ROOF	41277.60	2.00	ROOF - Cottage (now used as office premises) - Coff Street, Coffs Harbour	COUNCIL OFFICES
FLOOR	121498.65	2.00	FLOOR - Glass House - Coff Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	210421.58	2.00	STRUCTURE - Glass House - Coff Street, Coffs Harbour	STORAGE SHEDS
FLOOR	105076.44	2.00	FLOOR - Office & Information Centre Hall & Toilets - Coff Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	197599.50	2.00	STRUCTURE - Office & Information Centre Hall & Toilets - Coff Street, Coffs Harbour	COUNCIL OFFICES
FLOOR FITOUT	44169.30	2.00	FLOOR FITOUT - Office & Information Centre Hall & Toilets - Coff Street, Coffs Harbour	COUNCIL OFFICES
INTERNAL FITO	3254.58	2.00	INTERNAL FITOUT - Office & Information Centre Hall & Toilets - Coff Street, Coffs Harbour	COUNCIL OFFICES

INTERNAL FITO	1300.95	2.00	INTERNAL FITOUT - Tennis Club House - Curacoa Street, Coffs Harb	CLUB HOUSES
MECHANICAL	8549.10	2.00	MECHANICAL - Tennis Club House - Curacoa Street, Coffs Harbour	CLUB HOUSES
FLOOR	4066.34	2.00	FLOOR - Shed - Duke Street, Coffs Harbour	STORAGE SHEDS
FLOOR	15965.04	2.00	FLOOR - Toilet Block - Duke Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	10691.31	2.00	FLOOR FITOUT - R&R Disability Services (Block B) - Earl Street, Coff	NEIGHBOURHOOD/COMMUNITY
FLOOR	56818.13	2.00	FLOOR - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	107575.65	2.00	STRUCTURE - Aboriginal Care Centre (Block E) - Earl Street, Coffs H	NEIGHBOURHOOD/COMMUNITY
FLOOR	58233.42	2.00	FLOOR - Neighbourhood Centre (Block F) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	109509.75	2.00	STRUCTURE - Neighbourhood Centre (Block F) - Earl Street, Coffs Ha	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1803.69	2.00	INTERNAL FITOUT - Neighbourhood Centre (Block F) - Earl Street, C	NEIGHBOURHOOD/COMMUNITY
FLOOR	5140.80	2.00	FLOOR - Storage Shed - Water Shed - Howard Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	5836.32	2.00	STRUCTURE - Storage Shed - Water Shed - Howard Street, Coffs Ha	STORAGE SHEDS
ROOF	4142.88	2.00	ROOF - Storage Shed - Water Shed - Howard Street, Coffs Harbour	STORAGE SHEDS
FLOOR	15529.50	2.00	FLOOR - Storage Shed Sewer Storage - Howard Street, Coffs Harbou	STORAGE SHEDS
FLOOR	4726.68	2.00	FLOOR - Storeshed - Jordan Esplanade, Coffs Harbour	STORAGE SHEDS
STRUCTURE	5426.40	2.00	STRUCTURE - Storeshed - Jordan Esplanade, Coffs Harbour	STORAGE SHEDS
ROOF	4126.92	2.00	ROOF - Storeshed - Jordan Esplanade, Coffs Harbour	STORAGE SHEDS
FLOOR	22147.23	2.00	FLOOR - Pre-School (Tiny Tots) - King Street, Coffs Harbour	CHILDCARE CENTRE
FLOOR	7846.86	2.00	FLOOR - Storage Shed (YS 04) - Marcia Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	8908.49	2.00	STRUCTURE - Storage Shed (YS 04) - Marcia Street, Coffs Harbour	STORAGE SHEDS
ROOF	6323.65	2.00	ROOF - Storage Shed (YS 04) - Marcia Street, Coffs Harbour	STORAGE SHEDS
FLOOR	8746.50	2.00	FLOOR - Storage Shed (YS.06) - Marcia Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	9929.85	2.00	STRUCTURE - Storage Shed (YS.06) - Marcia Street, Coffs Harbour	STORAGE SHEDS
ROOF	7048.65	2.00	ROOF - Storage Shed (YS.06) - Marcia Street, Coffs Harbour	STORAGE SHEDS
FLOOR	18616.50	2.00	FLOOR - Gravel Bay & Awning - Marcia Street, Coffs Harbour	STORAGE SHEDS
FLOOR	31747.59	2.00	FLOOR - Water/Sewer O'seers Office/Laboratory - Marcia Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	1478.93	2.00	FLOOR FITOUT - Water/Sewer O'seers Office/Laboratory - Marcia Str	COUNCIL WORKS DEPOT
ROOF	62911.36	2.00	ROOF - Amenities & Store + New Offices - Marcia Street, Coffs Harbo	AMENITIES/TOILETS
FLOOR	1124.55	2.00	FLOOR - Fuel Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	1276.70	2.00	STRUCTURE - Fuel Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
ROOF	906.26	2.00	ROOF - Fuel Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
FLOOR	3213.00	2.00	FLOOR - Nursery Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	3647.70	2.00	STRUCTURE - Nursery Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
ROOF	2589.30	2.00	ROOF - Nursery Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	4397.51	2.00	STRUCTURE - Glass House/Propagation Shed - Nana Street, Coffs H	COUNCIL WORKS DEPOT
FLOOR	16231.64	2.00	FLOOR - Offices & Extension (98) - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
STRUCTURE	30604.14	2.00	STRUCTURE - Offices & Extension (98) - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR FITOUT	6792.98	2.00	FLOOR FITOUT - Offices & Extension (98) - Nana Street, Coffs Harbo	COUNCIL WORKS DEPOT
INTERNAL FITO	500.54	2.00	INTERNAL FITOUT - Offices & Extension (98) - Nana Street, Coffs Ha	COUNCIL WORKS DEPOT
ROOF	14086.49	2.00	ROOF - Offices & Extension (98) - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	3289.23	2.00	MECHANICAL - Offices & Extension (98) - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	22128.54	2.00	FLOOR - Amenities Building - Nana Street, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	41256.60	2.00	STRUCTURE - Amenities Building - Nana Street, Coffs Harbour	AMENITIES/TOILETS
INTERNAL FITO	1125.18	2.00	INTERNAL FITOUT - Amenities Building - Nana Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	35914.20	2.00	FLOOR - Machine/Store Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	12119.63	2.00	FLOOR - Amenities Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	49258.13	2.00	STRUCTURE - Amenities Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	3118.50	2.00	FLOOR FITOUT - Amenities Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS
FLOOR	16608.38	2.00	FLOOR - The John Mills Toilet Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	67501.88	2.00	STRUCTURE - The John Mills Toilet Block - Ocean Parade, Coffs Har	AMENITIES/TOILETS
FLOOR FITOUT	4273.50	2.00	FLOOR FITOUT - The John Mills Toilet Block - Ocean Parade, Coffs H	AMENITIES/TOILETS
ROOF	8741.25	2.00	ROOF - The John Mills Toilet Block - Ocean Parade, Coffs Harbour	AMENITIES/TOILETS
FLOOR	178452.75	2.00	FLOOR - Baby Health Centre/SES - Park Avenue, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	359723.18	2.00	STRUCTURE - Baby Health Centre/SES - Park Avenue, Coffs Harbou	NEIGHBOURHOOD/COMMUNITY
ROOF	159668.25	2.00	ROOF - Baby Health Centre/SES - Park Avenue, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	2353749.30	2.00	FLOOR - Car parking Station and Amenities - Park Avenue, Coffs Har	COMMERCIAL
STRUCTURE	1046110.80	2.00	STRUCTURE - Car parking Station and Amenities - Park Avenue, Coff	COMMERCIAL
ROOF	1830693.90	2.00	ROOF - Car parking Station and Amenities - Park Avenue, Coffs Harbo	COMMERCIAL
ROOF	54260.01	2.00	ROOF - Family History Society & Garages - Rose Avenue/Marcia Stre	STORAGE SHEDS
STRUCTURE	188587.04	2.00	STRUCTURE - On track Community Programs - Rose Avenue/Marcia	COUNCIL OFFICES
FLOOR	16615.20	2.00	FLOOR - Toilet Block & Extn - Scarba Street, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	72063.60	2.00	STRUCTURE - Toilet Block & Extn - Scarba Street, Coffs Harbour	AMENITIES/TOILETS
ROOF	7921.20	2.00	ROOF - Toilet Block & Extn - Scarba Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	428.40	2.00	FLOOR - Chemical Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
STRUCTURE	486.36	2.00	STRUCTURE - Chemical Storage Shed - Stadium Drive, Coffs Harbou	STORAGE SHEDS
ROOF	345.24	2.00	ROOF - Chemical Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	6747.30	2.00	FLOOR - Machinery Shed for Stadium compound Area - Stadium Drive	STORAGE SHEDS
STRUCTURE	7660.17	2.00	STRUCTURE - Machinery Shed for Stadium compound Area - Stadiu	STORAGE SHEDS
ROOF	5437.53	2.00	ROOF - Machinery Shed for Stadium compound Area - Stadium Drive,	STORAGE SHEDS
FLOOR	14101.50	2.00	FLOOR - Bush Fire Shed - Off Dorrigo Street, Coramba	BUSHFIRE SHEDS
STRUCTURE	16009.35	2.00	STRUCTURE - Bush Fire Shed - Off Dorrigo Street, Coramba	BUSHFIRE SHEDS
ROOF	11364.15	2.00	ROOF - Bush Fire Shed - Off Dorrigo Street, Coramba	BUSHFIRE SHEDS
FLOOR	118238.40	2.00	FLOOR - Clubhouse/Amenities/Changerooms - Orara Way (opposite F	CLUB HOUSES
STRUCTURE	204775.20	2.00	STRUCTURE - Clubhouse/Amenities/Changerooms - Orara Way (opp	CLUB HOUSES
FLOOR FITOUT	4027.01	2.00	FLOOR FITOUT - Bush Fire Shed - Coral Street, Corindi Beach	BUSHFIRE SHEDS
INTERNAL FITO	972.04	2.00	INTERNAL FITOUT - Bush Fire Shed - Coral Street, Corindi Beach	BUSHFIRE SHEDS
STRUCTURE	65063.04	2.00	STRUCTURE - SES Shed - Coral Street, Corindi Beach	NEIGHBOURHOOD/COMMUNITY
ROOF	45682.56	2.00	ROOF - SES Shed - Coral Street, Corindi Beach	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	75196.80	2.00	STRUCTURE - Toilet Block - Fiddaman Road, Emerald Beach	AMENITIES/TOILETS
FLOOR	17337.60	2.00	FLOOR - Toilet Block - Sandy Beach Drive, Korora	AMENITIES/TOILETS
STRUCTURE	75196.80	2.00	STRUCTURE - Toilet Block - Sandy Beach Drive, Korora	AMENITIES/TOILETS
FLOOR	8235.36	2.00	FLOOR - Toilet Block - 33 Grafton Road, Lowanna	AMENITIES/TOILETS
STRUCTURE	35718.48	2.00	STRUCTURE - Toilet Block - 33 Grafton Road, Lowanna	AMENITIES/TOILETS
ROOF	3926.16	2.00	ROOF - Toilet Block - 33 Grafton Road, Lowanna	AMENITIES/TOILETS
INTERNAL FITO	4898.88	2.00	INTERNAL FITOUT - Hall & Skillion Shed - 33 Grafton Road, Lowanna	NEIGHBOURHOOD/COMMUNITY
FLOOR	15296.82	2.00	FLOOR - Amenities Block - 872 Bucca Road, Lower Bucca	AMENITIES/TOILETS
STRUCTURE	66345.51	2.00	STRUCTURE - Amenities Block - 872 Bucca Road, Lower Bucca	AMENITIES/TOILETS
ROOF	7292.67	2.00	ROOF - Amenities Block - 872 Bucca Road, Lower Bucca	AMENITIES/TOILETS
FLOOR	37859.85	2.00	FLOOR - Cottage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY

FLOOR FITOUT	4685.63	2.00	FLOOR FITOUT - Cottage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1124.55	2.00	INTERNAL FITOUT - Cottage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	8746.50	2.00	FLOOR - Bush Fire Shed - Bucca Rd & Wears Rd, Lower Bucca	BUSHFIRE SHEDS
ROOF	7048.65	2.00	ROOF - Bush Fire Shed - Bucca Rd & Wears Rd, Lower Bucca	BUSHFIRE SHEDS
FLOOR	56185.29	2.00	FLOOR - House and Shed - 105 Hoys Road, Moonee Beach	COUNCIL HOUSES
STRUCTURE	161324.10	2.00	STRUCTURE - House and Shed - 105 Hoys Road, Moonee Beach	COUNCIL HOUSES
FLOOR FITOUT	6397.34	2.00	FLOOR FITOUT - House and Shed - 105 Hoys Road, Moonee Beach	COUNCIL HOUSES
INTERNAL FITO	1668.87	2.00	INTERNAL FITOUT - House and Shed - 105 Hoys Road, Moonee Beach	COUNCIL HOUSES
ROOF	52569.41	2.00	ROOF - House and Shed - 105 Hoys Road, Moonee Beach	COUNCIL HOUSES
FLOOR	18637.92	2.00	FLOOR - Toilet Block - Mullaway Drive, Mullaway	AMENITIES/TOILETS
STRUCTURE	80836.56	2.00	STRUCTURE - Toilet Block - Mullaway Drive, Mullaway	AMENITIES/TOILETS
STRUCTURE	5745.60	2.00	STRUCTURE - Brick Shed/Judges Box - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
ROOF	5992.56	2.00	ROOF - Toilet Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
ROOF	43165.76	2.00	ROOF - Kiosk & Carport - 75 Morrow's Road, Nana Glen	NEIGHBOURHOOD/COMMUNITY
FLOOR	32390.82	2.00	FLOOR - Amenities Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
STRUCTURE	131646.90	2.00	STRUCTURE - Amenities Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
FLOOR FITOUT	8334.48	2.00	FLOOR FITOUT - Amenities Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
ROOF	17047.80	2.00	ROOF - Amenities Block - 75 Morrow's Road, Nana Glen	AMENITIES/TOILETS
STRUCTURE	17064.60	2.00	STRUCTURE - Tennis Clubhouse - Nelson Street, Nana Glen	CLUB HOUSES
FLOOR	16868.25	2.00	FLOOR - Bush Fire Shed - Nelson Street, Nana Glen	STORAGE SHEDS
STRUCTURE	19150.43	2.00	STRUCTURE - Bush Fire Shed - Nelson Street, Nana Glen	STORAGE SHEDS
ROOF	13593.83	2.00	ROOF - Bush Fire Shed - Nelson Street, Nana Glen	STORAGE SHEDS
ROOF	16283.82	2.00	ROOF - Packing Shed - Morgans Road, Sandy Beach	COMMERCIAL
STRUCTURE	75196.80	2.00	STRUCTURE - Toilet Block - Sandy Beach Drive, Sandy Beach	AMENITIES/TOILETS
FLOOR	46467.44	2.00	FLOOR - Bush Fire Shed & Meeting Room - Turpentine Avenue, Sandy Beach	BUSHFIRE SHEDS
STRUCTURE	53346.30	2.00	STRUCTURE - Bush Fire Shed & Meeting Room - Turpentine Avenue, Sandy Beach	BUSHFIRE SHEDS
ROOF	40571.27	2.00	ROOF - Bush Fire Shed & Meeting Room - Turpentine Avenue, Sandy Beach	BUSHFIRE SHEDS
ROOF	18656.82	2.00	ROOF - Commercial Kitchen - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
FLOOR	3070.20	2.00	FLOOR - Toilet Block - Bayldon Road, Sawtell	AMENITIES/TOILETS
STRUCTURE	13316.10	2.00	STRUCTURE - Toilet Block - Bayldon Road, Sawtell	AMENITIES/TOILETS
STRUCTURE	5836.32	2.00	STRUCTURE - Amateur Deep Sea Fishing Club - Boronia Street, Sawtell	STORAGE SHEDS
FLOOR	12757.50	2.00	FLOOR - Shelter/Picnic Shed - Boronia Street, Sawtell	AMENITIES/TOILETS
STRUCTURE	5670.00	2.00	STRUCTURE - Shelter/Picnic Shed - Boronia Street, Sawtell	AMENITIES/TOILETS
FLOOR	16904.16	2.00	FLOOR - Toilet Block - Boronia Street, Sawtell	AMENITIES/TOILETS
STRUCTURE	73316.88	2.00	STRUCTURE - Toilet Block - Boronia Street, Sawtell	AMENITIES/TOILETS
FLOOR FITOUT	20891.85	2.00	FLOOR FITOUT - Tennis Club House - Lyons Road, Sawtell	CLUB HOUSES
FLOOR	17771.04	2.00	FLOOR - Toilet Block - Third Avenue, Sawtell	AMENITIES/TOILETS
STRUCTURE	77076.72	2.00	STRUCTURE - Toilet Block - Third Avenue, Sawtell	AMENITIES/TOILETS
FLOOR	13345.92	2.00	FLOOR - Club Shed (Pigeon Club) - Hogbin Drive, Toormina	COUNCIL HOUSES
STRUCTURE	15321.60	2.00	STRUCTURE - Club Shed (Pigeon Club) - Hogbin Drive, Toormina	COUNCIL HOUSES
ROOF	11652.48	2.00	ROOF - Club Shed (Pigeon Club) - Hogbin Drive, Toormina	COUNCIL HOUSES
STRUCTURE	36274.35	2.00	STRUCTURE - Now enclosed Machinery Shed & Skillion (enclosed) - Hogbin Drive, Toormina	STORAGE SHEDS
ROOF	25749.15	2.00	ROOF - Now enclosed Machinery Shed & Skillion (enclosed) - Hogbin Drive, Toormina	STORAGE SHEDS
FLOOR FITOUT	10945.62	2.00	FLOOR FITOUT - Club Rooms (Amateur Radio Club) - Hogbin Drive, Toormina	CLUB HOUSES
INTERNAL FITO	1287.72	2.00	INTERNAL FITOUT - Club Rooms (Amateur Radio Club) - Hogbin Drive, Toormina	CLUB HOUSES
STRUCTURE	138879.09	2.00	STRUCTURE - Change rooms & attached Storage Room - Hogbin Drive, Toormina	COMMERCIAL
ROOF	15265.53	2.00	ROOF - Change rooms & attached Storage Room - Hogbin Drive, Toormina	COMMERCIAL
FLOOR	256415.04	2.00	FLOOR - RU Grounds Club House - Hogbin Drive, Toormina	COUNCIL HOUSES
STRUCTURE	478208.64	2.00	STRUCTURE - RU Grounds Club House - Hogbin Drive, Toormina	COUNCIL HOUSES
ROOF	223957.44	2.00	ROOF - RU Grounds Club House - Hogbin Drive, Toormina	COUNCIL HOUSES
FLOOR	14837.76	2.00	FLOOR - Canteen/Office - Hulberts Road, Toormina	CLUB HOUSES
STRUCTURE	25697.28	2.00	STRUCTURE - Canteen/Office - Hulberts Road, Toormina	CLUB HOUSES
ROOF	5992.56	2.00	ROOF - Amenities Block & Concrete Water Tank - Timmsvale Road, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	3223.50	2.00	FLOOR FITOUT - Cottage - 21 Lake Road, Woolgoolga	COUNCIL HOUSES
INTERNAL FITO	773.64	2.00	INTERNAL FITOUT - Cottage - 21 Lake Road, Woolgoolga	COUNCIL HOUSES
FLOOR	33869.54	2.00	FLOOR - Ex Library (Now Visitor Centre) - 35 Beach Street, Woolgoolga	COMMERCIAL
STRUCTURE	63859.74	2.00	STRUCTURE - Ex Library (Now Visitor Centre) - 35 Beach Street, Woolgoolga	COMMERCIAL
FLOOR	89905.62	2.00	FLOOR - Neighbourhood Centre ('Marsh House') - 35 Beach Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	169513.68	2.00	STRUCTURE - Neighbourhood Centre ('Marsh House') - 35 Beach Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	2772.42	2.00	INTERNAL FITOUT - Neighbourhood Centre ('Marsh House') - 35 Beach Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	123177.60	2.00	FLOOR - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	3592.68	2.00	INTERNAL FITOUT - Hall, Kitchen & Amenities Area - 8 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	41269.20	2.00	FLOOR - Bush Fire Shed - 92 Newmans Road, Woolgoolga	BUSHFIRE SHEDS
ROOF	33258.12	2.00	ROOF - Bush Fire Shed - 92 Newmans Road, Woolgoolga	BUSHFIRE SHEDS
FLOOR	37184.81	2.00	FLOOR - Amenities Block - Beach Street, Woolgoolga	AMENITIES/TOILETS
FLOOR	21381.36	2.00	FLOOR - Office & Toilets - Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	925.16	2.00	INTERNAL FITOUT - Office & Toilets - Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	22820.49	2.00	ROOF - Office & Toilets - Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	6426.00	2.00	FLOOR - Shed - Centenary Drive, Woolgoolga	AMENITIES/TOILETS
ROOF	32130.00	2.00	ROOF - Amenities Block - Centenary Drive, Woolgoolga	AMENITIES/TOILETS
ROOF	8156.30	2.00	ROOF - Shed - Ganderton Street, Woolgoolga	STORAGE SHEDS
STRUCTURE	83499.78	2.00	STRUCTURE - Toilet Block - Lake Road, Woolgoolga	AMENITIES/TOILETS
FLOOR	14075.78	2.00	FLOOR - Plant Room - Ocean Street, Woolgoolga	STORAGE SHEDS
STRUCTURE	16159.50	2.00	STRUCTURE - Plant Room - Ocean Street, Woolgoolga	STORAGE SHEDS
ROOF	18623.43	2.00	ROOF - Ex Tennis Clubhouse (Now Youth Club) - Queen Street, Woolgoolga	CLUB HOUSES
FLOOR	5216.40	2.00	FLOOR - Office - Willis Road, Woolgoolga	WASTE FACILITY
FLOOR	3495845.81	2.00	FLOOR - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
STRUCTURE	4840401.89	2.00	STRUCTURE - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
ROOF	1344556.08	2.00	ROOF - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
TRANSPORTAT	941189.26	2.00	TRANSPORTATION - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Woolgoolga	COUNCIL OFFICES
STRUCTURE	99317.40	2.00	STRUCTURE - Cottage/Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	22044.75	2.00	FLOOR FITOUT - Cottage/Office - 12 Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	20528.55	2.00	FLOOR FITOUT - Cottage (Kendall House) - 14 Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1512.63	2.00	INTERNAL FITOUT - Cottage (Kendall House) - 14 Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	22578.41	2.00	FLOOR FITOUT - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FLOOR	71181.60	2.00	FLOOR - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FLOOR FITOUT	14985.60	2.00	FLOOR FITOUT - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
ROOF	63688.80	2.00	ROOF - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
TRANSPORTAT	3746.40	2.00	TRANSPORTATION - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES

FLOOR	139829.55	2.00	FLOOR - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
STRUCTURE	279659.10	2.00	STRUCTURE - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
FLOOR FITOUT	29437.80	2.00	FLOOR FITOUT - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
INTERNAL FITO	7359.45	2.00	INTERNAL FITOUT - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
ROOF	125110.65	2.00	ROOF - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
FLOOR	27531.00	2.00	FLOOR - Cottage - 3 Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
STRUCTURE	79839.90	2.00	STRUCTURE - Cottage - 3 Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	26154.45	2.00	ROOF - Cottage - 3 Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	29582.28	1.50	FLOOR - Change Rooms & Amenities - Ayrshire Park Drive, Boambee	CLUB HOUSES
STRUCTURE	128304.54	1.50	STRUCTURE - Change Rooms & Amenities - Ayrshire Park Drive, Boambee	CLUB HOUSES
ROOF	14103.18	1.50	ROOF - Change Rooms & Amenities - Ayrshire Park Drive, Boambee	CLUB HOUSES
MECHANICAL	879.06	1.50	MECHANICAL - New Site Office near Recovery Shop - Englands Road	WASTE FACILITY
FLOOR	3213.00	1.50	FLOOR - Pump Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
STRUCTURE	3647.70	1.50	STRUCTURE - Pump Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
ROOF	2589.30	1.50	ROOF - Pump Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
FLOOR	4426.80	1.50	FLOOR - Officials Box - Phil Hawthorne Drive, Boambee	CLUB HOUSES
STRUCTURE	5025.72	1.50	STRUCTURE - Officials Box - Phil Hawthorne Drive, Boambee	CLUB HOUSES
ROOF	3567.48	1.50	ROOF - Officials Box - Phil Hawthorne Drive, Boambee	CLUB HOUSES
FLOOR	4998.00	1.50	FLOOR - Maintenance Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
STRUCTURE	5674.20	1.50	STRUCTURE - Maintenance Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
ROOF	4027.80	1.50	ROOF - Maintenance Shed - Phil Hawthorne Drive, Boambee	STORAGE SHEDS
STRUCTURE	434417.76	1.50	STRUCTURE - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	95857.44	1.50	FLOOR FITOUT - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	7138.32	1.50	INTERNAL FITOUT - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
ROOF	198853.20	1.50	ROOF - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	45889.20	1.50	MECHANICAL - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
FIRE	3059.28	1.50	FIRE - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	5098.80	1.50	TRANSPORTATION - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	50927.94	1.50	MECHANICAL - Offices/Meeting Rooms (ex Salvation Army) - 25-31 Gordon Street	COMMERCIAL
TRANSPORTAT	8726.55	1.50	TRANSPORTATION - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
MECHANICAL	567.00	1.50	MECHANICAL - Store Shed - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
MECHANICAL	73991.40	1.50	MECHANICAL - 2 Storey Office Building/Laboratory - 38 Gordon Street	COUNCIL OFFICES
FLOOR FITOUT	719542.74	1.50	FLOOR FITOUT - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	38273.55	1.50	TRANSPORTATION - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	8936.87	1.50	STRUCTURE - Shed - Aviation Drive, Coffs Harbour	AIRPORT
ROOF	6343.79	1.50	ROOF - Shed - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	22680.00	1.50	FLOOR - The Pavilion (Soundshell) - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	10080.00	1.50	STRUCTURE - The Pavilion (Soundshell) - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	22204.35	1.50	STRUCTURE - Plant Room and Filtration Yard - Coff Street, Coffs Harbour	STORAGE SHEDS
FLOOR	59272.50	1.50	FLOOR - Japanese Pavilion - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	11854.50	1.50	STRUCTURE - Japanese Pavilion - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	88588.08	1.50	STRUCTURE - Kiosk/Office/Amenities - Coff Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	20820.24	1.50	FLOOR FITOUT - Kiosk/Office/Amenities - Coff Street, Coffs Harbour	AMENITIES/TOILETS
ROOF	49242.38	1.50	ROOF - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	11852.82	1.50	MECHANICAL - Neighbourhood Centre (Block F) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	18252.57	1.50	MECHANICAL - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	103190.85	1.50	FLOOR FITOUT - Special Day Care & Port Cochere (Waratah Block D)	COMMERCIAL
FIRE	3293.33	1.50	FIRE - Special Day Care & Port Cochere (Waratah Block D) - Earl Street	COMMERCIAL
TRANSPORTAT	5488.88	1.50	TRANSPORTATION - Special Day Care & Port Cochere (Waratah Block D)	COMMERCIAL
STRUCTURE	28476.00	1.50	STRUCTURE - Coach Stop & Seating & Covered Walkways - Elizabeth Street	NEIGHBOURHOOD/COMMUNITY
ROOF	49833.00	1.50	ROOF - Coach Stop & Seating & Covered Walkways - Elizabeth Street	NEIGHBOURHOOD/COMMUNITY
FLOOR	104886.60	1.50	FLOOR - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
STRUCTURE	197242.50	1.50	STRUCTURE - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
ROOF	90963.60	1.50	ROOF - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
TRANSPORTAT	2320.50	1.50	TRANSPORTATION - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
FLOOR	12658.28	1.50	FLOOR - Amenities South - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	51447.38	1.50	STRUCTURE - Amenities South - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	3257.10	1.50	FLOOR FITOUT - Amenities South - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
FLOOR	20755.98	1.50	FLOOR - Amenities Block (North) - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	84359.10	1.50	STRUCTURE - Amenities Block (North) - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	5340.72	1.50	FLOOR FITOUT - Amenities Block (North) - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
ROOF	10924.20	1.50	ROOF - Amenities Block (North) - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
ROOF	7560.00	1.50	ROOF - Fuel Bowser Awning - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	2590.88	1.50	MECHANICAL - Store & Purchasing Offices - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	13714.16	1.50	ROOF - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES
ROOF	19315.59	1.50	ROOF - Amenities Building - Nana Street, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	13671.00	1.50	STRUCTURE - Carport/Awnings - Park Avenue, Coffs Harbour	COMMERCIAL
ROOF	23924.25	1.50	ROOF - Carport/Awnings - Park Avenue, Coffs Harbour	COMMERCIAL
TRANSPORTAT	2538.48	1.50	TRANSPORTATION - Family History Society & Garages - Rose Avenue	STORAGE SHEDS
MECHANICAL	92100.65	1.50	MECHANICAL - On track Community Programs - Rose Avenue/Marcia Street	COUNCIL OFFICES
TRANSPORTAT	3898.44	1.50	TRANSPORTATION - On track Community Programs - Rose Avenue/Marcia Street	COUNCIL OFFICES
INTERNAL FITO	2909.29	1.50	INTERNAL FITOUT - Dept Education & Training - Rose Avenue/Marcia Street	COMMERCIAL
FLOOR	10620.75	1.50	FLOOR - Machine/Soil Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
STRUCTURE	12057.68	1.50	STRUCTURE - Machine/Soil Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
ROOF	8559.08	1.50	ROOF - Machine/Soil Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
FLOOR FITOUT	15763.44	1.50	FLOOR FITOUT - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	107873.64	1.50	FLOOR - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	27756.96	1.50	FLOOR FITOUT - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	12138.00	1.50	FLOOR - SES Shed - Coral Street, Corindi Beach	STORAGE SHEDS
STRUCTURE	13780.20	1.50	STRUCTURE - SES Shed - Coral Street, Corindi Beach	STORAGE SHEDS
ROOF	9781.80	1.50	ROOF - SES Shed - Coral Street, Corindi Beach	STORAGE SHEDS
MECHANICAL	5191.20	1.50	MECHANICAL - SES Shed - Coral Street, Corindi Beach	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	9412.20	1.50	MECHANICAL - Residence/Workshop/Storeroom/Office - Coramba Road	COUNCIL HOUSES
FLOOR	31314.26	1.50	FLOOR - Bush Fire Shed - Pacific Hwy (Access off Korora Basin RD), K	BUSHFIRE SHEDS
STRUCTURE	35949.90	1.50	STRUCTURE - Bush Fire Shed - Pacific Hwy (Access off Korora Basin RD), K	BUSHFIRE SHEDS
ROOF	27340.85	1.50	ROOF - Bush Fire Shed - Pacific Hwy (Access off Korora Basin RD), K	BUSHFIRE SHEDS
ROOF	11226.60	1.50	ROOF - Awning/Shade Cover - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	8675.10	1.50	FLOOR - Garage - Shed - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	9848.79	1.50	STRUCTURE - Garage - Shed - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY

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ROOF	6991.11	1.50	ROOF - Garage - Shed - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1509.32	1.50	INTERNAL FITOUT - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	2149.88	1.50	FLOOR - Carport - 75 Morrow's Road, Nana Glen	COMMERCIAL
ROOF	12182.63	1.50	ROOF - Carport - 75 Morrow's Road, Nana Glen	COMMERCIAL
TRANSPORTAT	1258.95	1.50	TRANSPORTATION - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
FLOOR	20037.78	1.50	FLOOR - Toilet Block - First Ave & Boronia Street, Sawtell	AMENITIES/TOILETS
STRUCTURE	81440.10	1.50	STRUCTURE - Toilet Block - First Ave & Boronia Street, Sawtell	AMENITIES/TOILETS
ROOF	162719.55	1.50	ROOF - Old Clubhouse/Canteen/Storage Building - Hogbin Drive, Too	COUNCIL HOUSES
FLOOR	42401.10	1.50	FLOOR - Bush Fire Shed - 3 Dairyville Road, Upper Orara	BUSHFIRE SHEDS
STRUCTURE	48678.00	1.50	STRUCTURE - Bush Fire Shed - 3 Dairyville Road, Upper Orara	BUSHFIRE SHEDS
ROOF	37020.90	1.50	ROOF - Bush Fire Shed - 3 Dairyville Road, Upper Orara	BUSHFIRE SHEDS
INTERNAL FITO	1044.44	1.50	INTERNAL FITOUT - Ex Library (Now Visitor Centre) - 35 Beach Street	COMMERCIAL
MECHANICAL	6863.43	1.50	MECHANICAL - Ex Library (Now Visitor Centre) - 35 Beach Street, Wo	COMMERCIAL
INTERNAL FITO	6867.11	1.50	INTERNAL FITOUT - Senior Citizens Centre - 6 Boundary Street, Woc	NEIGHBOURHOOD/COMMUNITY
FIRE	2943.05	1.50	FIRE - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	4905.08	1.50	TRANSPORTATION - Senior Citizens Centre - 6 Boundary Street, Wo	NEIGHBOURHOOD/COMMUNITY
FLOOR	63201.60	1.50	FLOOR - Amenities Block - High Street, Woolgoolga	AMENITIES/TOILETS
STRUCTURE	256872.00	1.50	STRUCTURE - Amenities Block - High Street, Woolgoolga	AMENITIES/TOILETS
ROOF	33264.00	1.50	ROOF - Amenities Block - High Street, Woolgoolga	AMENITIES/TOILETS
FLOOR	33180.84	1.50	FLOOR - Gate 6 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	134857.80	1.50	STRUCTURE - Gate 6 - Entry & Amenities - Stadium Drive, Coffs Harb	AMENITIES/TOILETS
FLOOR	33180.84	1.50	FLOOR - Gate 7 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	134857.80	1.50	STRUCTURE - Gate 7 - Entry & Amenities - Stadium Drive, Coffs Harb	AMENITIES/TOILETS
ROOF	44493.96	1.50	ROOF - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harb	CHILDCARE CENTRE
MECHANICAL	10442.46	1.50	MECHANICAL - Cottage (Possums Den Child Care) - 8 Earl Street, Co	CHILDCARE CENTRE
MECHANICAL	9940.14	1.50	MECHANICAL - Cottage (Kendall House) - 14 Earl Street, Coffs Harbo	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	59109.75	1.25	STRUCTURE - Toilet Block - Beach Road, Arrawarra	AMENITIES/TOILETS
STRUCTURE	47241.60	1.25	STRUCTURE - Bush Fire Shed - 192 Lindsays Road, Boambee	BUSHFIRE SHEDS
ROOF	35928.48	1.25	ROOF - Bush Fire Shed - 192 Lindsays Road, Boambee	BUSHFIRE SHEDS
STRUCTURE	5426.40	1.25	STRUCTURE - Store & Scoreboard Building - 65 Stadium Drive, Boam	STORAGE SHEDS
ROOF	4126.92	1.25	ROOF - Store & Scoreboard Building - 65 Stadium Drive, Boambee	STORAGE SHEDS
STRUCTURE	460817.28	1.25	STRUCTURE - Clubhouse - Leagues Club (Comets) - 65 Stadium Driv	CLUB HOUSES
ROOF	215746.27	1.25	ROOF - Clubhouse - Leagues Club (Comets) - 65 Stadium Drive, Boam	CLUB HOUSES
TRANSPORTAT	5236.56	1.25	TRANSPORTATION - Clubhouse - Leagues Club (Comets) - 65 Stadiu	CLUB HOUSES
STRUCTURE	145380.48	1.25	STRUCTURE - Kiosk/Amenities Building - Ayrshire Park Drive, Boamb	AMENITIES/TOILETS
STRUCTURE	1621.20	1.25	STRUCTURE - Electric Pump Shed - Englands Road, Boambee	STORAGE SHEDS
ROOF	1150.80	1.25	ROOF - Electric Pump Shed - Englands Road, Boambee	STORAGE SHEDS
STRUCTURE	4309.20	1.25	STRUCTURE - Diesel Pump Shed - Englands Road, Boambee	STORAGE SHEDS
ROOF	3277.26	1.25	ROOF - Diesel Pump Shed - Englands Road, Boambee	STORAGE SHEDS
STRUCTURE	4468.80	1.25	STRUCTURE - Truck Wash Bay - Englands Road, Boambee	WASTE FACILITY
ROOF	3398.64	1.25	ROOF - Truck Wash Bay - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	4483.50	1.25	STRUCTURE - Chemical Storage Shed & High Roof Carport - Englan	WASTE FACILITY
ROOF	7846.13	1.25	ROOF - Chemical Storage Shed & High Roof Carport - Englands Road	WASTE FACILITY
STRUCTURE	8242.50	1.25	STRUCTURE - Recycling Drop Off Bay - Englands Road, Boambee	COUNCIL HOUSES
ROOF	14424.38	1.25	ROOF - Recycling Drop Off Bay - Englands Road, Boambee	COUNCIL HOUSES
STRUCTURE	30640.68	1.25	STRUCTURE - Machine Shed - Englands Road, Boambee	WASTE FACILITY
ROOF	21750.12	1.25	ROOF - Machine Shed - Englands Road, Boambee	WASTE FACILITY
STRUCTURE	63919.17	1.25	STRUCTURE - New Gatekeeper/Weighbridge Offices & Carport - Eng	WASTE FACILITY
INTERNAL FITO	1050.32	1.25	INTERNAL FITOUT - New Gatekeeper/Weighbridge Offices & Carport	WASTE FACILITY
ROOF	29258.78	1.25	ROOF - New Gatekeeper/Weighbridge Offices & Carport - Englands R	WASTE FACILITY
FIRE	450.14	1.25	FIRE - New Gatekeeper/Weighbridge Offices & Carport - Englands Ro	WASTE FACILITY
TRANSPORTAT	750.23	1.25	TRANSPORTATION - New Gatekeeper/Weighbridge Offices & Carport	WASTE FACILITY
TRANSPORTAT	976.50	1.25	TRANSPORTATION - Waste Services Transport Office - Englands Ro	WASTE FACILITY
FLOOR FITOUT	44721.29	1.25	FLOOR FITOUT - Amenities Block - Phil Hawthorne Drive, Boambee	AMENITIES/TOILETS
TRANSPORTAT	2213.93	1.25	TRANSPORTATION - Amenities Block - Phil Hawthorne Drive, Boamb	AMENITIES/TOILETS
STRUCTURE	238190.40	1.25	STRUCTURE - Amenities Building - 13 Polwarth Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	15079.68	1.25	FLOOR FITOUT - Amenities Building - 13 Polwarth Drive, Coffs Harbo	AMENITIES/TOILETS
FLOOR FITOUT	34306.86	1.25	FLOOR FITOUT - Bunker Cartoon Gallery - 133 Albany Street, Coffs H	ART GALLERY
MECHANICAL	130926.18	1.25	MECHANICAL - Bunker Cartoon Gallery - 133 Albany Street, Coffs Ha	ART GALLERY
FIRE	5601.12	1.25	FIRE - Bunker Cartoon Gallery - 133 Albany Street, Coffs Harbour	ART GALLERY
TRANSPORTAT	5601.12	1.25	TRANSPORTATION - Bunker Cartoon Gallery - 133 Albany Street, Co	ART GALLERY
FLOOR FITOUT	102094.13	1.25	FLOOR FITOUT - Old Museum - Table Tennis - 189 B Harbour Drive,	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	49435.05	1.25	MECHANICAL - Old Museum - Table Tennis - 189 B Harbour Drive, C	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	158036.76	1.25	STRUCTURE - Shop (ex Salvation Army) - 21-31 Gordon Street, Coffs	STORAGE SHEDS
MECHANICAL	10710.00	1.25	MECHANICAL - Hall (ex Salvation Army) - Records Storage - 25-31 G	STORAGE SHEDS
STRUCTURE	10943.10	1.25	STRUCTURE - Storage Shed East - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
ROOF	7767.90	1.25	ROOF - Storage Shed East - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
FLOOR FITOUT	164059.14	1.25	FLOOR FITOUT - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
INTERNAL FITO	12217.17	1.25	INTERNAL FITOUT - Jetty Theatre - 337 Harbour Drive, Coffs Harbou	THEATRES
ROOF	340335.45	1.25	ROOF - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
MECHANICAL	78538.95	1.25	MECHANICAL - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
FIRE	5235.93	1.25	FIRE - Jetty Theatre - 337 Harbour Drive, Coffs Harbour	THEATRES
FLOOR FITOUT	18732.00	1.25	FLOOR FITOUT - 2 Storey Office Building/Laboratory - 38 Gordon Stre	COUNCIL OFFICES
FIRE	3278.10	1.25	FIRE - 2 Storey Office Building/Laboratory - 38 Gordon Street, Coffs H	COUNCIL OFFICES
TRANSPORTAT	32781.00	1.25	TRANSPORTATION - 2 Storey Office Building/Laboratory - 38 Gordon	COUNCIL OFFICES
FLOOR FITOUT	8996.40	1.25	FLOOR FITOUT - No 6 Workshop 1 - Seminar Hut - 6 Duke Street, Co	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	5106.78	1.25	STRUCTURE - Storage Shed - 65 Perry Drive, Coffs Harbour	STORAGE SHEDS
ROOF	3625.02	1.25	ROOF - Storage Shed - 65 Perry Drive, Coffs Harbour	STORAGE SHEDS
MECHANICAL	3804.57	1.25	MECHANICAL - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE
FIRE	4755.71	1.25	FIRE - Gumnut Cottage - 65 Perry Street, Coffs Harbour	CHILDCARE CENTRE
TRANSPORTAT	4755.71	1.25	TRANSPORTATION - Gumnut Cottage - 65 Perry Street, Coffs Harbo	CHILDCARE CENTRE
STRUCTURE	143578.89	1.25	STRUCTURE - Amenities Block - 76 Bray Street, Coffs Harbour	AMENITIES/TOILETS
INTERNAL FITO	53582.97	1.25	INTERNAL FITOUT - Indoor Sports Stadium - 76 Bray Street, Coffs Ha	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	344461.95	1.25	MECHANICAL - Indoor Sports Stadium - 76 Bray Street, Coffs Harbou	NEIGHBOURHOOD/COMMUNITY
FIRE	22964.13	1.25	FIRE - Indoor Sports Stadium - 76 Bray Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	8804.25	1.25	STRUCTURE - Airport Reporting Officers Lunch Room - Airport Road,	AIRPORT
FLOOR FITOUT	2006.55	1.25	FLOOR FITOUT - Airport Reporting Officers Lunch Room - Airport Roa	AIRPORT
ROOF	4115.48	1.25	ROOF - Airport Reporting Officers Lunch Room - Airport Road, Coffs H	AIRPORT
MECHANICAL	859.95	1.25	MECHANICAL - Airport Reporting Officers Lunch Room - Airport Road	AIRPORT

STRUCTURE	51067.80	1.25	STRUCTURE - Freight & Storage Shed - Airport Road, Coffs Harbour	STORAGE SHEDS
ROOF	36250.20	1.25	ROOF - Freight & Storage Shed - Airport Road, Coffs Harbour	STORAGE SHEDS
STRUCTURE	136086.82	1.25	STRUCTURE - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
FLOOR FITOUT	17230.61	1.25	FLOOR FITOUT - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
INTERNAL FITO	1758.23	1.25	INTERNAL FITOUT - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
ROOF	60131.30	1.25	ROOF - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
MECHANICAL	66460.91	1.25	MECHANICAL - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
TRANSPORTAT	2813.16	1.25	TRANSPORTATION - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
STRUCTURE	247678.83	1.25	STRUCTURE - Hangar & Toilets - Airport Road, Coffs Harbour	AIRPORT
ROOF	175813.47	1.25	ROOF - Hangar & Toilets - Airport Road, Coffs Harbour	AIRPORT
STRUCTURE	496377.56	1.25	STRUCTURE - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
FLOOR FITOUT	1095293.64	1.25	FLOOR FITOUT - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
INTERNAL FITO	81564.42	1.25	INTERNAL FITOUT - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
MECHANICAL	524342.70	1.25	MECHANICAL - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
FIRE	34956.18	1.25	FIRE - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
TRANSPORTAT	58260.30	1.25	TRANSPORTATION - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
FLOOR FITOUT	8458.80	1.25	FLOOR FITOUT - PPT Classroom - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive, Coffs Harbour	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive, Coffs Harbour	AIRPORT
STRUCTURE	121921.80	1.25	STRUCTURE - Cottage (New) - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR FITOUT	4834.83	1.25	FLOOR FITOUT - Cottage (New) - Aviation Drive, Coffs Harbour	AIRPORT
INTERNAL FITO	1261.26	1.25	INTERNAL FITOUT - Cottage (New) - Aviation Drive, Coffs Harbour	AIRPORT
FIRE	127321.43	1.25	FIRE - Administration Building - Castle & Coff Streets, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	2674.98	1.25	STRUCTURE - Store Shed - Coff Street, Coffs Harbour	STORAGE SHEDS
ROOF	1898.82	1.25	ROOF - Store Shed - Coff Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	18995.03	1.25	STRUCTURE - Workshop/Office/Lunchroom Shed - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	6070.58	1.25	ROOF - Workshop/Office/Lunchroom Shed - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
FIRE	313.32	1.25	FIRE - Workshop/Office/Lunchroom Shed - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
TRANSPORTAT	195.83	1.25	TRANSPORTATION - Workshop/Office/Lunchroom Shed - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	17640.00	1.25	ROOF - The Pavilion (Soundshell) - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	16886.99	1.25	ROOF - Plant Room and Filtration Yard - Coff Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	24806.88	1.25	STRUCTURE - Office & Seedbank - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
INTERNAL FITO	405.72	1.25	INTERNAL FITOUT - Office & Seedbank - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	11418.12	1.25	ROOF - Office & Seedbank - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	2666.16	1.25	MECHANICAL - Office & Seedbank - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
STRUCTURE	26239.50	1.25	STRUCTURE - Herbarium & Toilet - Coff Street, Coffs Harbour	STORAGE SHEDS
INTERNAL FITO	432.18	1.25	INTERNAL FITOUT - Herbarium & Toilet - Coff Street, Coffs Harbour	STORAGE SHEDS
ROOF	12101.04	1.25	ROOF - Herbarium & Toilet - Coff Street, Coffs Harbour	STORAGE SHEDS
TRANSPORTAT	308.70	1.25	TRANSPORTATION - Herbarium & Toilet - Coff Street, Coffs Harbour	STORAGE SHEDS
TRANSPORTAT	2324.70	1.25	TRANSPORTATION - Office & Information Centre Hall & Toilets - Coff Street, Coffs Harbour	COUNCIL OFFICES
FLOOR FITOUT	17655.75	1.25	FLOOR FITOUT - Tennis Club House - Curacoa Street, Coffs Harbour	CLUB HOUSES
STRUCTURE	3728.76	1.25	STRUCTURE - Bulk Waste Storage Shed (Block A2) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	2646.84	1.25	ROOF - Bulk Waste Storage Shed (Block A2) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	3890.88	1.25	STRUCTURE - Storage Shed (Youth Centre) (G2) - Earl Street, Coffs Harbour	STORAGE SHEDS
ROOF	2761.92	1.25	ROOF - Storage Shed (Youth Centre) (G2) - Earl Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	84875.91	1.25	STRUCTURE - R&R Disability Services (Block B) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	37746.87	1.25	ROOF - R&R Disability Services (Block B) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	41674.29	1.25	MECHANICAL - R&R Disability Services (Block B) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	23737.35	1.25	FLOOR FITOUT - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	1767.68	1.25	INTERNAL FITOUT - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	11363.63	1.25	MECHANICAL - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FIRE	757.58	1.25	FIRE - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	1262.63	1.25	TRANSPORTATION - Aboriginal Care Centre (Block E) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	24478.65	1.25	FLOOR FITOUT - Neighbourhood Centre (Block F) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	50503.32	1.25	ROOF - Neighbourhood Centre (Block F) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	1288.35	1.25	TRANSPORTATION - Neighbourhood Centre (Block F) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	70297.50	1.25	ROOF - Youth Services (Block G) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	169828.26	1.25	STRUCTURE - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	37695.53	1.25	FLOOR FITOUT - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	2777.57	1.25	INTERNAL FITOUT - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	424294.50	1.25	STRUCTURE - Main Building (meals on wheels, meeting rooms, office) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	214643.10	1.25	ROOF - Main Building (meals on wheels, meeting rooms, office) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FIRE	19966.80	1.25	FIRE - Main Building (meals on wheels, meeting rooms, office) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	467652.15	1.25	STRUCTURE - Special Day Care & Port Cochere (Waratah Block D) - Earl Street, Coffs Harbour	COMMERCIAL
INTERNAL FITO	7684.43	1.25	INTERNAL FITOUT - Special Day Care & Port Cochere (Waratah Block D) - Earl Street, Coffs Harbour	COMMERCIAL
MECHANICAL	49399.88	1.25	MECHANICAL - Special Day Care & Port Cochere (Waratah Block D) - Earl Street, Coffs Harbour	COMMERCIAL
STRUCTURE	84067.20	1.25	STRUCTURE - Amenities Building - Edgar Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	5322.24	1.25	FLOOR FITOUT - Amenities Building - Edgar Street, Coffs Harbour	AMENITIES/TOILETS
INTERNAL FITO	3248.70	1.25	INTERNAL FITOUT - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
ROOF	6662.25	1.25	ROOF - Amenities South - Jordan Esplanade, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	14428.68	1.25	STRUCTURE - Carpenters Shed/Office - Marcia Street, Coffs Harbour	STORAGE SHEDS
ROOF	10242.12	1.25	ROOF - Carpenters Shed/Office - Marcia Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	8274.00	1.25	STRUCTURE - Gravel Bay & Awning - Marcia Street, Coffs Harbour	STORAGE SHEDS

STRUCTURE	34713.95	1.25	STRUCTURE - Storage Sheds x 13 Bays - Marcia Street, Coffs Harbo	COUNCIL WORKS DEPOT
ROOF	24641.51	1.25	ROOF - Storage Sheds x 13 Bays - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FIRE	1281.74	1.25	FIRE - Water/Sewer O'seers Office/Laboratory - Marcia Street, Coffs H	COUNCIL WORKS DEPOT
STRUCTURE	136216.08	1.25	STRUCTURE - Welding Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	77252.18	1.25	ROOF - Welding Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR FITOUT	30337.97	1.25	FLOOR FITOUT - Amenities & Store + New Offices - Marcia Street, Co	AMENITIES/TOILETS
MECHANICAL	14689.96	1.25	MECHANICAL - Amenities & Store + New Offices - Marcia Street, Coff	AMENITIES/TOILETS
STRUCTURE	179510.63	1.25	STRUCTURE - Store & Purchasing Offices - Marcia Street, Coffs Harb	COUNCIL WORKS DEPOT
INTERNAL FITO	1850.63	1.25	INTERNAL FITOUT - Store & Purchasing Offices - Marcia Street, Coff	COUNCIL WORKS DEPOT
ROOF	57369.38	1.25	ROOF - Store & Purchasing Offices - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FIRE	2961.00	1.25	FIRE - Store & Purchasing Offices - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
TRANSPORTAT	1850.63	1.25	TRANSPORTATION - Store & Purchasing Offices - Marcia Street, Coff	COUNCIL WORKS DEPOT
STRUCTURE	174692.70	1.25	STRUCTURE - Administration Building - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
INTERNAL FITO	2426.29	1.25	INTERNAL FITOUT - Administration Building - Marcia Street, Coffs Ha	COUNCIL WORKS DEPOT
ROOF	48525.75	1.25	ROOF - Administration Building - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	76670.69	1.25	MECHANICAL - Administration Building - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FIRE	3396.80	1.25	FIRE - Administration Building - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
TRANSPORTAT	33968.03	1.25	TRANSPORTATION - Administration Building - Marcia Street, Coffs H	COUNCIL WORKS DEPOT
STRUCTURE	277907.18	1.25	STRUCTURE - Mechanical Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	89043.73	1.25	ROOF - Mechanical Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FIRE	4537.26	1.25	FIRE - Mechanical Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
STRUCTURE	103989.38	1.25	STRUCTURE - Amenities Block - Marina Drive, Coffs Harbour	AMENITIES/TOILETS
ROOF	3121.55	1.25	ROOF - Glass House/Propagation Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	3366.09	1.25	ROOF - Sign Store Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	6484.80	1.25	STRUCTURE - Playground Storage Shed - Nana Street, Coffs Harbou	STORAGE SHEDS
ROOF	4603.20	1.25	ROOF - Playground Storage Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
ROOF	9355.50	1.25	ROOF - Shade House - Pottery Awning - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
STRUCTURE	27268.50	1.25	STRUCTURE - Mowing Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
ROOF	19036.50	1.25	ROOF - Mowing Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	3202.29	1.25	MECHANICAL - Office & Awning - Nana Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	37571.31	1.25	STRUCTURE - Horticulture Store (old Tool Shed) - Nana Street, Coffs	COUNCIL WORKS DEPOT
ROOF	26669.79	1.25	ROOF - Horticulture Store (old Tool Shed) - Nana Street, Coffs Harbou	COUNCIL WORKS DEPOT
TRANSPORTAT	468.83	1.25	TRANSPORTATION - Amenities Building - Nana Street, Coffs Harbou	AMENITIES/TOILETS
ROOF	28942.62	1.25	ROOF - Machine/Store Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
MECHANICAL	175635.08	1.25	MECHANICAL - Baby Health Centre/SES - Park Avenue, Coffs Harbou	NEIGHBOURHOOD/COMMUNITY
FIRE	7513.80	1.25	FIRE - Baby Health Centre/SES - Park Avenue, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	7513.80	1.25	TRANSPORTATION - Baby Health Centre/SES - Park Avenue, Coffs H	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	15548.19	1.25	FLOOR FITOUT - Family History Society & Garages - Rose Avenue/M	STORAGE SHEDS
INTERNAL FITO	1586.55	1.25	INTERNAL FITOUT - Family History Society & Garages - Rose Avenue	STORAGE SHEDS
MECHANICAL	59971.59	1.25	MECHANICAL - Family History Society & Garages - Rose Avenue/Mar	STORAGE SHEDS
FLOOR FITOUT	23877.95	1.25	FLOOR FITOUT - On track Community Programs - Rose Avenue/Marc	COUNCIL OFFICES
INTERNAL FITO	2436.53	1.25	INTERNAL FITOUT - On track Community Programs - Rose Avenue/M	COUNCIL OFFICES
FLOOR FITOUT	28511.02	1.25	FLOOR FITOUT - Dept Education & Training - Rose Avenue/Marcia S	COMMERCIAL
MECHANICAL	108807.35	1.25	MECHANICAL - Dept Education & Training - Rose Avenue/Marcia Stre	COMMERCIAL
FIRE	4654.86	1.25	FIRE - Dept Education & Training - Rose Avenue/Marcia Street, Coffs	COMMERCIAL
TRANSPORTAT	4654.86	1.25	TRANSPORTATION - Dept Education & Training - Rose Avenue/Marc	COMMERCIAL
STRUCTURE	1621.20	1.25	STRUCTURE - Fuel Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
ROOF	1150.80	1.25	ROOF - Fuel Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
STRUCTURE	25777.08	1.25	STRUCTURE - Hoecker (Pavilion) - Stadium Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	18297.72	1.25	ROOF - Hoecker (Pavilion) - Stadium Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	30073.68	1.25	STRUCTURE - Atco Amenities Building (Change Room 3) - Stadium D	AMENITIES/TOILETS
FLOOR FITOUT	6940.08	1.25	FLOOR FITOUT - Atco Amenities Building (Change Room 3) - Stadium	AMENITIES/TOILETS
INTERNAL FITO	816.48	1.25	INTERNAL FITOUT - Atco Amenities Building (Change Room 3) - Stad	AMENITIES/TOILETS
ROOF	14084.28	1.25	ROOF - Atco Amenities Building (Change Room 3) - Stadium Drive, C	AMENITIES/TOILETS
STRUCTURE	30073.68	1.25	STRUCTURE - Atco Amenities Building (Change Room 4) - Stadium D	AMENITIES/TOILETS
FLOOR FITOUT	6940.08	1.25	FLOOR FITOUT - Atco Amenities Building (Change Room 4) - Stadium	AMENITIES/TOILETS
INTERNAL FITO	816.48	1.25	INTERNAL FITOUT - Atco Amenities Building (Change Room 4) - Stad	AMENITIES/TOILETS
ROOF	14084.28	1.25	ROOF - Atco Amenities Building (Change Room 4) - Stadium Drive, C	AMENITIES/TOILETS
FLOOR FITOUT	76593.93	1.25	FLOOR FITOUT - Amenities, Offices, Licensed Club, Change rooms, C	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	205126.53	1.25	STRUCTURE - Tennis Club House & Amenities - William Street, Coffs	CLUB HOUSES
STRUCTURE	169423.80	1.25	STRUCTURE - Two Villa Units - 49 Kangaroo Trail Road, Corindi Bea	COMMERCIAL
STRUCTURE	68181.49	1.25	STRUCTURE - Bush Fire Shed - Coral Street, Corindi Beach	BUSHFIRE SHEDS
ROOF	21940.28	1.25	ROOF - Bush Fire Shed - Coral Street, Corindi Beach	BUSHFIRE SHEDS
FLOOR FITOUT	4102.56	1.25	FLOOR FITOUT - Toilet Block - Coramba Road, Karangi	AMENITIES/TOILETS
FLOOR FITOUT	7216.02	1.25	FLOOR FITOUT - Residence/Workshop/Storeroom/Office - Coramba R	COUNCIL HOUSES
INTERNAL FITO	1882.44	1.25	INTERNAL FITOUT - Residence/Workshop/Storeroom/Office - Coram	COUNCIL HOUSES
STRUCTURE	33619.64	1.25	STRUCTURE - Bush Fire Shed - Mastons Road, Karangi	BUSHFIRE SHEDS
ROOF	23864.72	1.25	ROOF - Bush Fire Shed - Mastons Road, Karangi	BUSHFIRE SHEDS
STRUCTURE	194963.37	1.25	STRUCTURE - Amenities Building - Herman Reick Avenue, Korora	AMENITIES/TOILETS
ROOF	8265.60	1.25	ROOF - Toilet Block - Sandy Beach Drive, Korora	AMENITIES/TOILETS
FLOOR FITOUT	41640.48	1.25	FLOOR FITOUT - Hall & Skillion Shed - 33 Grafton Road, Lowanna	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	30823.07	1.25	STRUCTURE - Bush Fire Shed - 4 Grafton Road, Lowanna	BUSHFIRE SHEDS
ROOF	21879.59	1.25	ROOF - Bush Fire Shed - 4 Grafton Road, Lowanna	BUSHFIRE SHEDS
ROOF	38796.98	1.25	ROOF - Cottage - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	20483.66	1.25	FLOOR FITOUT - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
ROOF	42476.65	1.25	ROOF - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
ROOF	8885.52	1.25	ROOF - Toilet Block - Mullaway Drive, Mullaway	AMENITIES/TOILETS
STRUCTURE	47959.80	1.25	STRUCTURE - Fire Brigade Station - Old Pacific Highway, Mullaway	BUSHFIRE SHEDS
INTERNAL FITO	2271.78	1.25	INTERNAL FITOUT - Fire Brigade Station - Old Pacific Highway, Mulla	BUSHFIRE SHEDS
ROOF	33824.28	1.25	ROOF - Fire Brigade Station - Old Pacific Highway, Mullaway	BUSHFIRE SHEDS
STRUCTURE	3890.88	1.25	STRUCTURE - Shed (steel with roller door near pony club) - 75 Morro	NEIGHBOURHOOD/COMMUNITY
ROOF	2761.92	1.25	ROOF - Shed (steel with roller door near pony club) - 75 Morrow's Roa	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	972.72	1.25	STRUCTURE - Storage Shed - Nelson Street, Nana Glen	STORAGE SHEDS
FLOOR FITOUT	9096.36	1.25	FLOOR FITOUT - Commercial Kitchen - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	23920.05	1.25	FLOOR FITOUT - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	11582.34	1.25	MECHANICAL - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
ROOF	9922.50	1.25	ROOF - Shelter/Picnic Shed - Boronia Street, Sawtell	AMENITIES/TOILETS
STRUCTURE	67137.00	1.25	STRUCTURE - Public Toilets & Mural - Boronia Street, Sawtell	AMENITIES/TOILETS
FLOOR FITOUT	4250.40	1.25	FLOOR FITOUT - Public Toilets & Mural - Boronia Street, Sawtell	AMENITIES/TOILETS

FLOOR FITOUT	5155.92	1.25	FLOOR FITOUT - Toilet Block - First Ave & Boronia Street, Sawtell	AMENITIES/TOILETS
STRUCTURE	288981.00	1.25	STRUCTURE - Amenities Block - Hulberts Road, Sawtell	AMENITIES/TOILETS
ROOF	37422.00	1.25	ROOF - Amenities Block - Hulberts Road, Sawtell	AMENITIES/TOILETS
STRUCTURE	10374.00	1.25	STRUCTURE - Plant Room (not incl, filtration comp) - Stanley Drive, Sawtell	STORAGE SHEDS
ROOF	7889.70	1.25	ROOF - Plant Room (not incl, filtration comp) - Stanley Drive, Sawtell	STORAGE SHEDS
STRUCTURE	172639.32	1.25	STRUCTURE - Amenities Block & Kiosk - Stanley Drive, Sawtell	AMENITIES/TOILETS
ROOF	18976.44	1.25	ROOF - Amenities Block & Kiosk - Stanley Drive, Sawtell	AMENITIES/TOILETS
ROOF	8472.24	1.25	ROOF - Toilet Block - Third Avenue, Sawtell	AMENITIES/TOILETS
STRUCTURE	351344.70	1.25	STRUCTURE - Old Clubhouse/Canteen/Storage Building - Hogbin Drive, Sawtell	COUNCIL HOUSES
FLOOR FITOUT	82574.10	1.25	FLOOR FITOUT - Old Clubhouse/Canteen/Storage Building - Hogbin Drive, Sawtell	COUNCIL HOUSES
INTERNAL FITO	12983.04	1.25	INTERNAL FITOUT - RU Grounds Club House - Hogbin Drive, Toormina	COUNCIL HOUSES
STRUCTURE	142666.13	1.25	STRUCTURE - Amenities Block - Minorie Drive, Toormina	AMENITIES/TOILETS
ROOF	18474.75	1.25	ROOF - Amenities Block - Minorie Drive, Toormina	AMENITIES/TOILETS
STRUCTURE	406987.35	1.25	STRUCTURE - Library - Minorie Drive, Toormina	LIBRARY
FLOOR FITOUT	43399.13	1.25	FLOOR FITOUT - Library - Minorie Drive, Toormina	LIBRARY
INTERNAL FITO	37612.58	1.25	INTERNAL FITOUT - Library - Minorie Drive, Toormina	LIBRARY
ROOF	149485.88	1.25	ROOF - Library - Minorie Drive, Toormina	LIBRARY
MECHANICAL	162023.40	1.25	MECHANICAL - Library - Minorie Drive, Toormina	LIBRARY
STRUCTURE	32342.94	1.25	STRUCTURE - Bush Fire Shed - Pine Avenue, Ulong	BUSHFIRE SHEDS
ROOF	22958.46	1.25	ROOF - Bush Fire Shed - Pine Avenue, Ulong	BUSHFIRE SHEDS
STRUCTURE	279056.40	1.25	STRUCTURE - Hall & Kitchen - Timmsvale Road, Ulong	NEIGHBOURHOOD/COMMUNITY
ROOF	143614.80	1.25	ROOF - Hall & Kitchen - Timmsvale Road, Ulong	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	61706.93	1.25	STRUCTURE - Bush Fire Shed 2 Bay - 31 Sherwood Creek Road, Upper Corner	BUSHFIRE SHEDS
ROOF	43802.33	1.25	ROOF - Bush Fire Shed 2 Bay - 31 Sherwood Creek Road, Upper Corner	BUSHFIRE SHEDS
FLOOR FITOUT	92215.41	1.25	FLOOR FITOUT - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	44145.68	1.25	MECHANICAL - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	167112.75	1.25	STRUCTURE - Amenities Building - 80 Scarborough Street, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	10579.80	1.25	FLOOR FITOUT - Amenities Building - 80 Scarborough Street, Woolgoolga	AMENITIES/TOILETS
ROOF	21640.50	1.25	ROOF - Amenities Building - 80 Scarborough Street, Woolgoolga	AMENITIES/TOILETS
STRUCTURE	151131.23	1.25	STRUCTURE - Amenities Block - Beach Street, Woolgoolga	AMENITIES/TOILETS
STRUCTURE	3990.00	1.25	STRUCTURE - Storage Shed - Centenary Drive, Woolgoolga	STORAGE SHEDS
STRUCTURE	248115.00	1.25	STRUCTURE - Amenities Block - Centenary Drive, Woolgoolga	AMENITIES/TOILETS
STRUCTURE	429309.72	1.25	STRUCTURE - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	38368.26	1.25	INTERNAL FITOUT - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	170064.72	1.25	MECHANICAL - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FIRE	16591.68	1.25	FIRE - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	10369.80	1.25	TRANSPORTATION - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	11261.88	1.25	ROOF - Kiosk Block - High Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	16262.40	1.25	FLOOR FITOUT - Amenities Block - High Street, Woolgoolga	AMENITIES/TOILETS
ROOF	9178.26	1.25	ROOF - Toilet Block - Lake Road, Woolgoolga	AMENITIES/TOILETS
ROOF	12289.73	1.25	ROOF - Plant Room - Ocean Street, Woolgoolga	STORAGE SHEDS
STRUCTURE	20143.41	1.25	STRUCTURE - Building Over Learn To Swim Pool - Ocean Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	14298.69	1.25	ROOF - Building Over Learn To Swim Pool - Ocean Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	16264.92	1.25	ROOF - Swimming Pool Club Room - Ocean Street, Woolgoolga	CLUB HOUSES
STRUCTURE	185648.40	1.25	STRUCTURE - Amenities Block/Kiosk - Ocean Street, Woolgoolga	AMENITIES/TOILETS
ROOF	24040.80	1.25	ROOF - Amenities Block/Kiosk - Ocean Street, Woolgoolga	AMENITIES/TOILETS
STRUCTURE	33547.71	1.25	STRUCTURE - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	7446.34	1.25	FLOOR FITOUT - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
INTERNAL FITO	548.68	1.25	INTERNAL FITOUT - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
ROOF	15441.35	1.25	ROOF - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
FLOOR FITOUT	8537.76	1.25	FLOOR FITOUT - Gate 6 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
ROOF	17463.60	1.25	ROOF - Gate 6 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR FITOUT	8537.76	1.25	FLOOR FITOUT - Gate 7 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
ROOF	17463.60	1.25	ROOF - Gate 7 - Entry & Amenities - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FIRE	94118.93	1.25	FIRE - 3 Storey Office Building - Rigby House - 27-29 Duke Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	96933.27	1.25	STRUCTURE - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harbour	CHILDCARE CENTRE
INTERNAL FITO	1589.07	1.25	INTERNAL FITOUT - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harbour	CHILDCARE CENTRE
FIRE	681.03	1.25	FIRE - Cottage (Possums Den Child Care) - 8 Earl Street, Coffs Harbour	CHILDCARE CENTRE
MECHANICAL	10932.71	1.25	MECHANICAL - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FIRE	713.00	1.25	FIRE - Cottage - 41 Gordon Street, Coffs Harbour	COUNCIL OFFICES
MECHANICAL	71181.60	1.25	MECHANICAL - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FIRE	3746.40	1.25	FIRE - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
MECHANICAL	139829.55	1.25	MECHANICAL - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
FIRE	7359.45	1.25	FIRE - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
TRANSPORTAT	7359.45	1.25	TRANSPORTATION - Day Care Centre - 2 Lourne Ave, Toorimina	CHILDCARE CENTRE
FLOOR FITOUT	2753.10	1.25	FLOOR FITOUT - Cottage - 3 Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	14543.55	1.00	FLOOR - Toilet Block - Beach Road, Arrawarra	AMENITIES/TOILETS
FLOOR	4726.68	1.00	FLOOR - Store & Scoreboard Building - 65 Stadium Drive, Boambee	STORAGE SHEDS
FLOOR	247165.63	1.00	FLOOR - Clubhouse - Leagues Club (Comets) - 65 Stadium Drive, Boambee	CLUB HOUSES
FLOOR	33519.36	1.00	FLOOR - Kiosk/Amenities Building - Ayrshire Park Drive, Boambee	AMENITIES/TOILETS
FLOOR	1428.00	1.00	FLOOR - Electric Pump Shed - Englands Road, Boambee	STORAGE SHEDS
FLOOR	3753.54	1.00	FLOOR - Diesel Pump Shed - Englands Road, Boambee	STORAGE SHEDS
FLOOR	3892.56	1.00	FLOOR - Truck Wash Bay - Englands Road, Boambee	WASTE FACILITY
FLOOR	18545.63	1.00	FLOOR - Recycling Drop Off Bay - Englands Road, Boambee	COUNCIL HOUSES
FLOOR	26989.20	1.00	FLOOR - Machine Shed - Englands Road, Boambee	WASTE FACILITY
FLOOR	33760.13	1.00	FLOOR - New Gatekeeper/Weighbridge Offices & Carport - Englands Road, Boambee	WASTE FACILITY
FLOOR	229446.00	1.00	FLOOR - Community Centre - Bruce King Drive, Boambee East	NEIGHBOURHOOD/COMMUNITY
FLOOR	58605.12	1.00	FLOOR - Amenities Building - 13 Polwarth Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	133026.60	1.00	FLOOR - Bunker Cartoon Gallery - 133 Albany Street, Coffs Harbour	ART GALLERY
FLOOR	95768.82	1.00	FLOOR - Shop (ex Salvation Army) - 21-31 Gordon Street, Coffs Harbour	STORAGE SHEDS
FLOOR	8246.70	1.00	FLOOR - Storage Shed West - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
STRUCTURE	9362.43	1.00	STRUCTURE - Storage Shed West - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
ROOF	6645.87	1.00	ROOF - Storage Shed West - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	9639.00	1.00	FLOOR - Storage Shed East - 337 Harbour Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	6237.00	1.00	FLOOR - Store Shed - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
STRUCTURE	7106.40	1.00	STRUCTURE - Store Shed - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
ROOF	4989.60	1.00	ROOF - Store Shed - 38 Gordon Street, Coffs Harbour	COUNCIL OFFICES
FLOOR	4498.20	1.00	FLOOR - Storage Shed - 65 Perry Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	33103.98	1.00	FLOOR - Amenities Block - 76 Bray Street, Coffs Harbour	AMENITIES/TOILETS

FLOOR	131081.48	1.00	FLOOR - New RFS 5 Bay Equipment and Storage Shed - Airport Drive	AIRPORT
STRUCTURE	175316.40	1.00	STRUCTURE - New RFS 5 Bay Equipment and Storage Shed - Airport Drive	AIRPORT
ROOF	99427.13	1.00	ROOF - New RFS 5 Bay Equipment and Storage Shed - Airport Drive,	AIRPORT
FLOOR	4688.78	1.00	FLOOR - Airport Reporting Officers Lunch Room - Airport Road, Coffs	AIRPORT
FLOOR	67164.20	1.00	FLOOR - CHRA Admin & Charter Lounge - Airport Road, Coffs Harbour	AIRPORT
FLOOR	218162.70	1.00	FLOOR - Hangar & Toilets - Airport Road, Coffs Harbour	AIRPORT
FLOOR	2621713.50	1.00	FLOOR - RPT Passenger Terminal - Airport Road, Coffs Harbour	AIRPORT
FLOOR	7871.85	1.00	FLOOR - Shed - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	60725.70	1.00	FLOOR - Bushfire Shed & Storage - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	42462.42	1.00	FLOOR - Cottage (New) - Aviation Drive, Coffs Harbour	AIRPORT
FLOOR	305354.70	1.00	FLOOR - Rural Fire Management Centre at Airport - Aviation Drive, Coffs	AMENITIES/TOILETS
STRUCTURE	615530.79	1.00	STRUCTURE - Rural Fire Management Centre at Airport - Aviation Drive,	AMENITIES/TOILETS
FLOOR FITOUT	78749.37	1.00	FLOOR FITOUT - Rural Fire Management Centre at Airport - Aviation Drive,	AMENITIES/TOILETS
INTERNAL FITO	8035.65	1.00	INTERNAL FITOUT - Rural Fire Management Centre at Airport - Aviation Drive,	AMENITIES/TOILETS
ROOF	273212.10	1.00	ROOF - Rural Fire Management Centre at Airport - Aviation Drive, Coffs	AMENITIES/TOILETS
MECHANICAL	300533.31	1.00	MECHANICAL - Rural Fire Management Centre at Airport - Aviation Drive,	AMENITIES/TOILETS
FIRE	12857.04	1.00	FIRE - Rural Fire Management Centre at Airport - Aviation Drive, Coffs	AMENITIES/TOILETS
TRANSPORTAT	12857.04	1.00	TRANSPORTATION - Rural Fire Management Centre at Airport - Aviation Drive,	AMENITIES/TOILETS
FLOOR	2356.20	1.00	FLOOR - Store Shed - Coff Street, Coffs Harbour	STORAGE SHEDS
FLOOR	12062.82	1.00	FLOOR - Workshop/Office/Lunchroom Shed - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	19341.16	1.00	FLOOR - Plant Room and Filtration Yard - Coff Street, Coffs Harbour	STORAGE SHEDS
FLOOR	13156.92	1.00	FLOOR - Office & Seedbank - Coff Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	13953.24	1.00	FLOOR - Herbarium & Toilet - Coff Street, Coffs Harbour	STORAGE SHEDS
ROOF	47418.00	1.00	ROOF - Japanese Pavilion - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	53683.56	1.00	FLOOR - Kiosk/Office/Amenities - Coff Street, Coffs Harbour	AMENITIES/TOILETS
ROOF	41028.12	1.00	ROOF - Kiosk/Office/Amenities - Coff Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	131192.46	1.00	FLOOR - Amenities/Multi-purpose Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	227210.13	1.00	STRUCTURE - Amenities/Multi-purpose Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	116932.41	1.00	ROOF - Amenities/Multi-purpose Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	81343.50	1.00	FLOOR - 25M Pool Building incl Plant Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	325374.00	1.00	STRUCTURE - 25M Pool Building incl Plant Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	406717.50	1.00	ROOF - 25M Pool Building incl Plant Room - Coff Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	8489.25	1.00	FLOOR - Shade Shelter - Bob Cunningham Shelter - Curacoa Street, Coffs	CLUB HOUSES
FLOOR	3284.40	1.00	FLOOR - Bulk Waste Storage Shed (Block A2) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	3427.20	1.00	FLOOR - Storage Shed (Youth Centre) (G2) - Earl Street, Coffs Harbour	STORAGE SHEDS
FLOOR	6354.60	1.00	FLOOR - Green Bus Shed/Mens Shed - Earl Street, Coffs Harbour	STORAGE SHEDS
STRUCTURE	7214.34	1.00	STRUCTURE - Green Bus Shed/Mens Shed - Earl Street, Coffs Harbour	STORAGE SHEDS
ROOF	5121.06	1.00	ROOF - Green Bus Shed/Mens Shed - Earl Street, Coffs Harbour	STORAGE SHEDS
FLOOR	42110.67	1.00	FLOOR - R&R Disability Services (Block B) - Earl Street, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	90072.47	1.00	FLOOR - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street, Coffs	NEIGHBOURHOOD/COMMUNITY
FLOOR	241598.28	1.00	FLOOR - Main Building (meals on wheels, meeting rooms, office) Reception	NEIGHBOURHOOD/COMMUNITY
FLOOR	246999.38	1.00	FLOOR - Special Day Care & Port Cochere (Waratah Block D) - Earl Street,	COMMERCIAL
FLOOR	20684.16	1.00	FLOOR - Amenities Building - Edgar Street, Coffs Harbour	AMENITIES/TOILETS
FLOOR	64071.00	1.00	FLOOR - Coach Stop & Seating & Covered Walkways - Elizabeth Street,	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	21348.60	1.00	MECHANICAL - Visitor Information Centre - Elizabeth Street, Coffs Harbour	COMMERCIAL
FLOOR	472759.88	1.00	FLOOR - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	895092.03	1.00	STRUCTURE - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	197508.57	1.00	FLOOR FITOUT - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
INTERNAL FITO	14708.09	1.00	INTERNAL FITOUT - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	409725.23	1.00	ROOF - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	94551.98	1.00	MECHANICAL - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FIRE	6303.47	1.00	FIRE - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
TRANSPORTAT	10505.78	1.00	TRANSPORTATION - Cavanbah Centre - Harbour Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	9240.00	1.00	FLOOR - Fuel Bowser Awning - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	12709.20	1.00	FLOOR - Carpenters Shed/Office - Marcia Street, Coffs Harbour	STORAGE SHEDS
ROOF	14479.50	1.00	ROOF - Gravel Bay & Awning - Marcia Street, Coffs Harbour	STORAGE SHEDS
FLOOR	30577.05	1.00	FLOOR - Storage Sheds x 13 Bays - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	101846.75	1.00	FLOOR - Welding Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	113998.50	1.00	FLOOR - Store & Purchasing Offices - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	126166.95	1.00	FLOOR - Administration Building - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	176953.14	1.00	FLOOR - Mechanical Workshop - Marcia Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	25585.88	1.00	FLOOR - Amenities Block - Marina Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	4176.90	1.00	FLOOR - Sign Store Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
FLOOR	5712.00	1.00	FLOOR - Playground Storage Shed - Nana Street, Coffs Harbour	STORAGE SHEDS
FLOOR	5145.00	1.00	FLOOR - Mowing Shed - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	33093.90	1.00	FLOOR - Horticulture Store (old Tool Shed) - Nana Street, Coffs Harbour	COUNCIL WORKS DEPOT
FLOOR	30759.75	1.00	FLOOR - Carport/Awnings - Park Avenue, Coffs Harbour	COMMERCIAL
FLOOR	60606.21	1.00	FLOOR - Family History Society & Garages - Rose Avenue/Marcia Street,	STORAGE SHEDS
FLOOR	1428.00	1.00	FLOOR - Fuel Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	10870.65	1.00	FLOOR - Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
STRUCTURE	12341.39	1.00	STRUCTURE - Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
ROOF	8760.47	1.00	ROOF - Storage Shed - Stadium Drive, Coffs Harbour	STORAGE SHEDS
FLOOR	22705.20	1.00	FLOOR - Hoecker (Pavilion) - Stadium Drive, Coffs Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR	16125.48	1.00	FLOOR - Atco Amenities Building (Change Room 3) - Stadium Drive, Coffs	AMENITIES/TOILETS
FLOOR	16125.48	1.00	FLOOR - Atco Amenities Building (Change Room 4) - Stadium Drive, Coffs	AMENITIES/TOILETS
FLOOR	61262.46	1.00	FLOOR - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	248990.70	1.00	STRUCTURE - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
ROOF	32243.40	1.00	ROOF - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
STRUCTURE	438433.80	1.00	STRUCTURE - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
ROOF	56775.60	1.00	ROOF - Amenities Block/Kiosk - Stadium Drive, Coffs Harbour	AMENITIES/TOILETS
FLOOR	118441.26	1.00	FLOOR - Tennis Club House & Amenities - William Street, Coffs Harbour	CLUB HOUSES
FLOOR	22858.20	1.00	FLOOR - Bush Fire Shed - Eastbank Road (Cnr Eastbank Forest Rd),	BUSHFIRE SHEDS
STRUCTURE	25950.78	1.00	STRUCTURE - Bush Fire Shed - Eastbank Road (Cnr Eastbank Forest Rd),	BUSHFIRE SHEDS
ROOF	18421.02	1.00	ROOF - Bush Fire Shed - Eastbank Road (Cnr Eastbank Forest Rd),	BUSHFIRE SHEDS
ROOF	105386.40	1.00	ROOF - Clubhouse/Amenities/Changerooms - Orara Way (opposite Park	CLUB HOUSES
FLOOR	94605.00	1.00	FLOOR - Bush Fire Shed - Railway Street, Coramba	BUSHFIRE SHEDS
STRUCTURE	107404.50	1.00	STRUCTURE - Bush Fire Shed - Railway Street, Coramba	BUSHFIRE SHEDS
ROOF	76240.50	1.00	ROOF - Bush Fire Shed - Railway Street, Coramba	BUSHFIRE SHEDS
FLOOR	59006.22	1.00	FLOOR - Two Villa Units - 49 Kangaroo Trail Road, Corindi Beach	COMMERCIAL

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FLOOR	43741.69	1.00	FLOOR - Bush Fire Shed - Coral Street, Corindi Beach	BUSHFIRE SHEDS
FLOOR	29613.15	1.00	FLOOR - Bush Fire Shed - Mastons Road, Karangi	BUSHFIRE SHEDS
FLOOR	44951.34	1.00	FLOOR - Amenities Building - Herman Reick Avenue, Korora	AMENITIES/TOILETS
FLOOR	27149.85	1.00	FLOOR - Bush Fire Shed - 4 Grafton Road, Lowanna	BUSHFIRE SHEDS
MECHANICAL	9918.41	1.00	MECHANICAL - Hall/Preschool - 872 Bucca Road, Lower Bucca	NEIGHBOURHOOD/COMMUNITY
FLOOR	27149.85	1.00	FLOOR - Bush Fire Shed - Woodhouse Road, Moonee Beach	BUSHFIRE SHEDS
STRUCTURE	30823.07	1.00	STRUCTURE - Bush Fire Shed - Woodhouse Road, Moonee Beach	BUSHFIRE SHEDS
ROOF	21879.59	1.00	ROOF - Bush Fire Shed - Woodhouse Road, Moonee Beach	BUSHFIRE SHEDS
FLOOR	42154.14	1.00	FLOOR - Fire Brigade Station - Old Pacific Highway, Mullaway	BUSHFIRE SHEDS
FLOOR	6824.79	1.00	FLOOR - Kiosk - 131 Grafton Street, Nana Glen	CLUB HOUSES
FLOOR	3427.20	1.00	FLOOR - Shed (steel with roller door near pony club) - 75 Morrow's Rd	NEIGHBOURHOOD/COMMUNITY
FLOOR	856.80	1.00	FLOOR - Storage Shed - Nelson Street, Nana Glen	STORAGE SHEDS
FLOOR	5292.00	1.00	FLOOR - Carport - Morgans Road, Sandy Beach	COMMERCIAL
FLOOR	9383.85	1.00	FLOOR - Storage Shed - North Sapphire Road, Sapphire	STORAGE SHEDS
STRUCTURE	10773.00	1.00	STRUCTURE - Storage Shed - North Sapphire Road, Sapphire	STORAGE SHEDS
ROOF	8193.15	1.00	ROOF - Storage Shed - North Sapphire Road, Sapphire	STORAGE SHEDS
FLOOR	28986.30	1.00	FLOOR - Amenities Building - North Sapphire Road, Sapphire	AMENITIES/TOILETS
STRUCTURE	125719.65	1.00	STRUCTURE - Amenities Building - North Sapphire Road, Sapphire	AMENITIES/TOILETS
ROOF	13819.05	1.00	ROOF - Amenities Building - North Sapphire Road, Sapphire	AMENITIES/TOILETS
INTERNAL FITO	1762.53	1.00	INTERNAL FITOUT - Public Hall - 25 Elizabeth Street, Sawtell	NEIGHBOURHOOD/COMMUNITY
FLOOR	16518.60	1.00	FLOOR - Public Toilets & Mural - Boronia Street, Sawtell	AMENITIES/TOILETS
FLOOR	71101.80	1.00	FLOOR - Amenities Block - Hulberts Road, Sawtell	AMENITIES/TOILETS
FLOOR	39804.24	1.00	FLOOR - Amenities Block & Kiosk - Stanley Drive, Sawtell	AMENITIES/TOILETS
FLOOR	212911.65	1.00	FLOOR - Old Clubhouse/Canteen/Storage Building - Hogbin Drive, Toormina	COUNCIL HOUSES
FLOOR	35102.03	1.00	FLOOR - Amenities Block - Minorie Drive, Toormina	AMENITIES/TOILETS
FLOOR	164916.68	1.00	FLOOR - Library - Minorie Drive, Toormina	LIBRARY
FLOOR	28488.60	1.00	FLOOR - Bush Fire Shed - Pine Avenue, Ulong	BUSHFIRE SHEDS
FLOOR	161128.80	1.00	FLOOR - Hall & Kitchen - Timmsvale Road, Ulong	NEIGHBOURHOOD/COMMUNITY
FLOOR	54353.25	1.00	FLOOR - Bush Fire Shed 2 Bay - 31 Sherwood Creek Road, Upper Co	BUSHFIRE SHEDS
FLOOR FITOUT	37625.70	1.00	FLOOR FITOUT - Neighbourhood Centre ("Marsh House") - 35 Beach	NEIGHBOURHOOD/COMMUNITY
FLOOR	6104.70	1.00	FLOOR - Garage & Carport - 6 Boundary Street, Woolgoolga	STORAGE SHEDS
STRUCTURE	6930.63	1.00	STRUCTURE - Garage & Carport - 6 Boundary Street, Woolgoolga	STORAGE SHEDS
ROOF	4919.67	1.00	ROOF - Garage & Carport - 6 Boundary Street, Woolgoolga	STORAGE SHEDS
FLOOR	220728.38	1.00	FLOOR - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	417912.39	1.00	STRUCTURE - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
ROOF	191297.93	1.00	ROOF - Senior Citizens Centre - 6 Boundary Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	41116.95	1.00	FLOOR - Amenities Building - 80 Scarborough Street, Woolgoolga	AMENITIES/TOILETS
FLOOR	3475.50	1.00	FLOOR - Storage Shed - Centenary Drive, Woolgoolga	STORAGE SHEDS
FLOOR	172138.68	1.00	FLOOR - Library - Ganderton Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	12635.28	1.00	FLOOR - Kiosk Block - High Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	1713.60	1.00	FLOOR - New Storage Shed - Ocean Street, Woolgoolga	STORAGE SHEDS
STRUCTURE	1945.44	1.00	STRUCTURE - New Storage Shed - Ocean Street, Woolgoolga	STORAGE SHEDS
ROOF	1380.96	1.00	ROOF - New Storage Shed - Ocean Street, Woolgoolga	STORAGE SHEDS
FLOOR	17742.90	1.00	FLOOR - Building Over Learn To Swim Pool - Ocean Street, Woolgoolga	NEIGHBOURHOOD/COMMUNITY
FLOOR	45677.52	1.00	FLOOR - Amenities Block /Kiosk - Ocean Street, Woolgoolga	AMENITIES/TOILETS
FLOOR	17792.83	1.00	FLOOR - Demountable Building - Pacific Highway, Woolgoolga	AMENITIES/TOILETS
FLOOR	37449.30	1.00	FLOOR - Work Depot Shed - Pacific Highway, Woolgoolga	STORAGE SHEDS
STRUCTURE	42515.97	1.00	STRUCTURE - Work Depot Shed - Pacific Highway, Woolgoolga	STORAGE SHEDS
ROOF	30179.73	1.00	ROOF - Work Depot Shed - Pacific Highway, Woolgoolga	STORAGE SHEDS
FLOOR	47124.00	1.00	FLOOR - Mens Shed on Works Depot Land - Pacific Highway, Woolgoolga	STORAGE SHEDS
STRUCTURE	53499.60	1.00	STRUCTURE - Mens Shed on Works Depot Land - Pacific Highway, Woolgoolga	STORAGE SHEDS
ROOF	37976.40	1.00	ROOF - Mens Shed on Works Depot Land - Pacific Highway, Woolgoolga	STORAGE SHEDS
			??? - Garage attached to Cottage - Aviation Drive, Coffs Harbour	
			??? - Centre Garage - Community Village - Earl Street, Coffs Harbour	
			??? - Covered Walkway - Community Village - Earl Street, Coffs Harbour	
			??? - Garage - 10 Earl Street, Coffs Harbour	
			??? - Garage - 12 Earl Street, Coffs Harbour	
			??? - Shed - 12 Earl Street, Coffs Harbour	
			??? - Car Port - 23 Gordon Street, Coffs Harbour	
			??? - Cottage - 36 Gordon Street, Coffs Harbour	
			??? - Garage - 36 Gordon Street, Coffs Harbour	
			??? - Car Port - 38 Gordon Street, Coffs Harbour	
			??? - Garage - 41 Gordon Street, Coffs Harbour	
			??? - Portable Canteen (East) - Stadium Drive, Coffs Harbour	
			??? - Portable Canteen (West) - Stadium Drive, Coffs Harbour	
			??? - TPT Store - Marcia Street, Coffs Harbour	
			??? - Dwelling/Awning - 304 Orara Way, Coramba	
			??? - Waste Facility - East Bank Road, Coramba	
			??? - Waste Facility - 199 Lowanna Road, Lowanna	
			??? - Clubhouse/Canteen/Amenities - 600C Hogbin Drive, Toormina	
			??? - Shed - 2 Lorne Avenue, Toormina	
			??? - Shed - 2 Lorne Avenue, Toormina	
			??? - Waste Facility - 11 Willis Road, Woolgoolga	
			??? - Shed - 11 Willis Road, Woolgoolga	
			??? - Garage - 14 Earl Street, Coffs Harbour	
			??? - Carport and Chipper - 7 Nana Street, Coffs Harbour	
			??? - Shade Structure - 7 Nana Street, Coffs Harbour	
			??? - BBQ Shelter - Boronia Street, Sawtell	
			??? - Airport Bin Shed - Airport Drive, Coffs Harbour	
			??? - PPT BBQ Area - Aviation Drive, Coffs Harbour	
			??? - Garage - 870 Bucca Road, Bucca	
			??? - Early Intervention Centre - 13 Kane Crescent, Coffs Harbour	
			??? - Kulai Pre School - 14 Myuna Place, Coffs Harbour	
			??? - Art Gallery - 73 Turon Parade, Woolgoolga	
			??? - Rainbow Cottage - 71 Turon Parade, Woolgoolga	

Attachment 10B

Coffs Harbour City Council

Recreation Asset Management Plan

2014 to 2024



Document Control

Document ID: Recreation Asset Management Plan

Rev.	Date	Revision details	Author	Approval
1	December 2011	"First Cut" Asset management plan for all General Fund assets	Morrison Low	B Lawson
2	February 2014	"Second Cut" Recreation-specific Asset Management Plan. Format change, community consultation and definition of open space facility asset categories and prioritisation methodology.	B Lawson	B Lawson

This document relies heavily upon the guidance of the International Infrastructure Management Manual, 2011 and also acknowledges the community of interest shared with other NSW Councils managing assets on behalf of their community.

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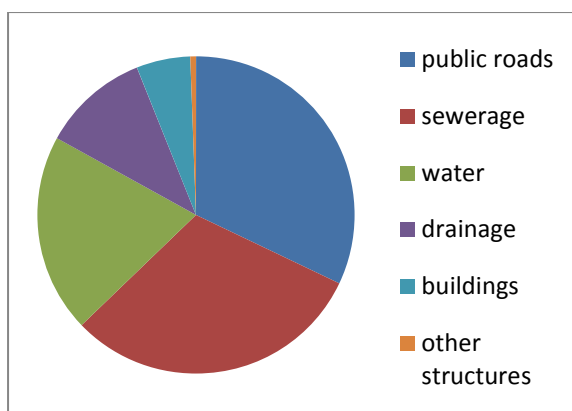
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1. Executive Summary

The NSW Local Government Act, 1993 establishes Coffs Harbour City Council as the “custodian and trustee” of a diverse array of public assets, including facilities in open space other than footpaths and buildings.

These assets make up the majority of assets classed as ‘other structures’ according to accounting standards that define Council’s financial reporting.



‘Other structures’ only equate to a little over 1% of the total replacement value of public assets for which Council is responsible.

This may suggest that they are insignificant; however these assets have a replacement value of around \$25M.

More to the point, these assets have a significant impact on the way the community enjoys our open space.

The Coffs Harbour Open Space Strategy (2010) and the Sports Facility Plan (2010) that accompanied it evaluated and reviewed the contribution open space makes to the quality of life for individuals and communities in Coffs Harbour.

The Strategy and Plan identified an extensive list of actions intended to guide the planning, development and management of open space over the next decade.

However these actions have never been reconciled against Council’s capacity to

fund them, nor have they been clearly prioritised.

This Recreation Asset Management Plan (to be re-titled Open Space Facilities Asset Management Plan in future revisions, but naming has been retained for now consistent with recent community engagement) aims to address this gap.

Firstly, this Plan establishes a means of prioritising potential repair, renewal and upgrade projects based on benefit to the community.

Secondly, this Plan is integrated with the ‘sustainable case’ of Council’s Long Term Financial Plan, so actions identified herein link directly to funding.

The initial focus of renewal and upgrade programs has been to address the backlog of assets that are known to have reached the end of their useful life, namely:

- Playgrounds
- Jetties (including Coffs Harbour Jetty)
- Fences and access ways
- Stairs

Further investigation is required before finalising programs, however other open space facilities that are likely to be nominated as priorities in future revisions of this plan and programs include:

- Sportsground lighting
- Subsoil drainage
- BBQs
- Tables and chairs
- Shelters

The biggest challenge facing Council at present is a lack of information.

Many of these assets are located on Crown Reserves or in the Coffs Coast Regional Park, where Council is trustee or joint trustee respectively. As a consequence, previous data collection for financial reporting purposes has disregarded these assets because they are not owned by Council.

In 2013, in recognition of its limited resources, Council undertook community engagement regarding levels of service. Participants were able to understand the impacts of their choices on the average residential rate bill.

In the case of “Jetty, playgrounds and other structures” assets, an additional \$0.8M was required to maintain current levels of service and address those in unsatisfactory condition.

The consensus from a statistically significant reference panel was that the services Council provides are valued, and the community is willing to pay to maintain them.

This Recreation Asset Management Plan (RAM Plan) has been prepared to describe how Council plans to deliver current levels of service now and into the future in the most cost effective way.

Given the long-lived nature of many of these assets, decisions made today can make a big difference for future generations. The adoption of this RAM Plan is Council taking steps toward discharging its role as “custodian and trustee” of these assets effectively.

When Coffs Harbour 2030, the Community Strategic Plan, is reviewed in 2016 following the election by the incoming Council, the levels of service and priorities for funding provided for the programs described herein will be reviewed formally with the community.

As the information upon which this RAM Plan is based and the organisational structures and systems that support it are refined and mature, the picture will become clearer.

An improvement plan is included to guide these efforts, and should be read in conjunction with Council’s Asset Management Strategy.

2. Introduction

2.1 Integrated Planning and Reporting Framework

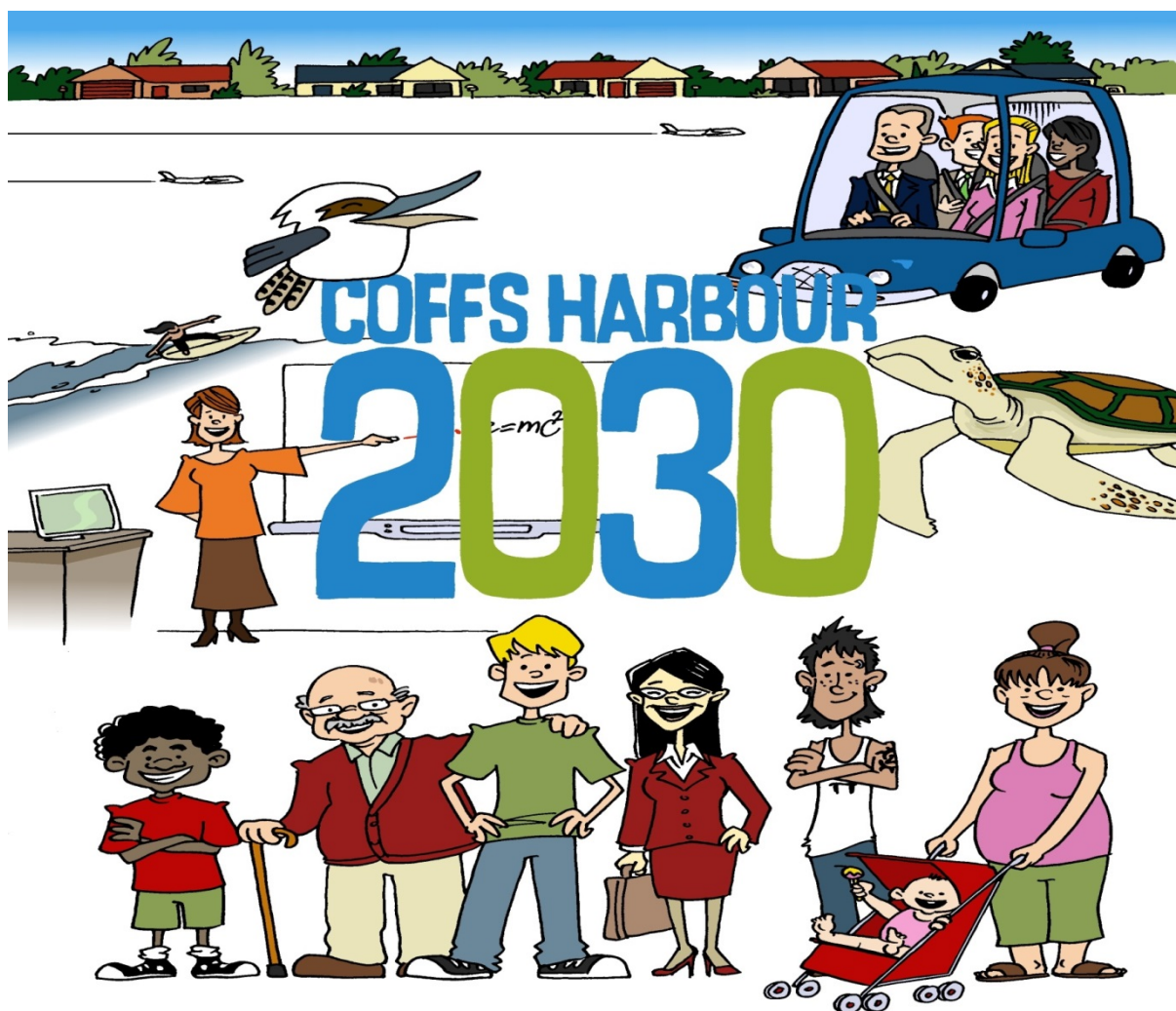
Council's Charter (section 8 of the Local Government Act, 1993) establishes Council's charter including Council's role as the custodian and trustee of public assets. Council is to effectively plan for, account for and manage the assets for which it is responsible.

2.1.1 Community Strategic Plan

Section 402 of the Act requires Council to develop a Community Strategic Plan that identifies the main priorities and aspirations for the future of the local government area.

The Community Strategic Plan, Coffs Harbour 2030, is divided into five themes:

- Learning and Prospering
- Looking after our Community
- Looking after our Environment
- Moving Around; and
- Places for Living.



This Recreation Asset Management Plan primarily focuses on strategies implemented by Council to achieve the objectives in the Looking after our Community and Places for Living themes.

Given the diversity of uses, an analysis of particular strategies Council implements via its open space will be left until section 3, when the particular functional categories of Open Space are examined.

2.1.2 Resourcing Strategy (including Asset Management Plan Summaries)

Section 403 of the Act requires Council to develop a Resourcing Strategy, including long term financial planning, workforce management planning and asset management planning for the provision of the resources required to implement the strategies established by the Community Strategic Plan that Council is responsible for.

It is important to note the inter-relationships between the three elements of the Resourcing Strategy: finances influence the human resources available and Council’s ability to undertake work on its assets, and vice versa.

The Resourcing Strategy then informs the Delivery Program (DP) and Operational Plan (OP) – Council’s 4 and 1 year budgets. The relationship between the relevant documents is shown in the figure below.



The asset management planning component of the Resourcing Strategy is made up of a Corporate **Asset Management Strategy (AMS)** as well as **Asset Management Plan (AMP) Summaries**.

Council’s **Asset Management Policy** (part of the AMS) defines Council’s commitment to:

- delivering community priorities for asset-related services within Council’s limited funds
- minimising the life-cycle cost to build, operate, maintain and renew these assets.

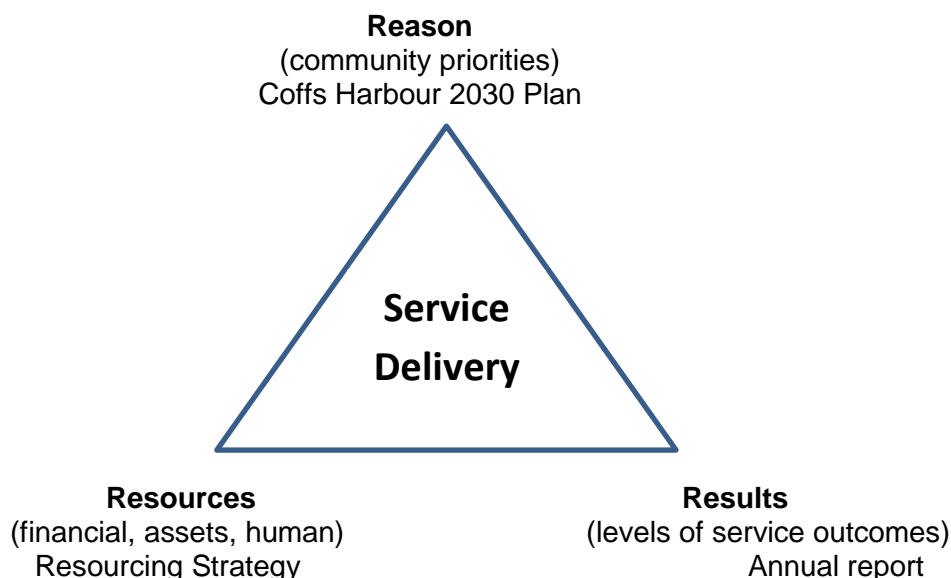
The Policy establishes the ‘3Rs’ framework as the basis of AMP summaries.

The '3Rs' define the asset-related service from the perspectives of:

- **Reason:** why do we provide the service? This defines standards (levels of service) with regards to community priorities and also compliance with legislation. Standards must be realistic given Council's limited 'resources'.
- **Resources:** what resources are we utilising to provide the service? This defines the physical assets themselves (those currently available and those required) as well as the financial and human resources, organisational structure and operational management systems that are utilised to provide the service.
- **Results:** what actual results are we achieving and how do we measure them? This examines whether the 'resources' utilised achieved 'results', the intended outcomes, the 'reason' Council delivers the service.

Fundamental to the concept of the 3Rs is that changes to one perspective must be considered in the light of the other two. For example, if Council considers that the 'reason' particular assets are provided needs to be made a higher priority (considering the Community Strategic Plan) then more 'resources' must be allocated (via the Resourcing Strategy) in order to achieve the desired 'results' (measured as higher levels of service and reported in the Annual Report).

The interplay between these perspectives and the role of particular documents in the whole is set out in the diagram below.



2.1.3 Delivery Program and Operational Plan

Given the long-lived nature of the majority of the assets for which Council is responsible, it is clearly essential that Council undertake asset management planning beyond the four-year horizon of the Delivery Program. Yet it is also important to note that it is in Council's Delivery Program that these perspectives come together.

Section 404 of the Act requires Council to have a program "detailing the principal activities to be undertaken by the council to implement the strategies established by the community strategic plan within the resources available under the resourcing strategy" and also requires that the General Manager ensure "that regular progress reports ... with respect to the principal activities detailed in its delivery program" (i.e. the results achieved) are provided. These reports inform Council's Annual Report.

2.1.4 Purpose of this Asset Management Plan

This Asset Management Plan (AMP) informs, and is informed by, the AMP Summaries adopted by Council as part of the Resourcing Strategy, which informs the Delivery Program.

The AMP provides the detailed underpinning of the AMP Summaries for consideration by Council, but then when Council adopts AMP Summaries (as part of the Resourcing Strategy) this policy decision informs the detailed operational implementation plans that are embodied in the AMP.

This AMP, then, firstly details the 'reason' Council delivers certain asset-related services by providing particular open space facility assets (with reference to the priorities identified in the Community Strategic Plan). This 'reason' analysed for each open space functional category will assist Council in determining the priority of this service relative to others.

Secondly, the 'resources' required to deliver this asset-related service (to provide the asset) is detailed:

- the physical assets Council needs now and into the future to implement this strategy
- the financial resources required to build, operate, maintain and renew these assets
- where critical, the human resources required for service delivery, and
- the organisational systems that go into managing this service delivery.

Finally, the 'results' that have been achieved in relation to these assets in the past are detailed, and service level outcomes and the means of measuring and reporting these are established for the future.

Of course, Council can change one perspective of the '3Rs' without impacting on the others if improvements can be identified. Examples include efficiencies generated by improved processes, productivity and adoption of new technology as well as improving strategies to minimise life-cycle costs.

An improvement plan is included in section 9, supported by corporate-wide improvements identified in the Asset Management Strategy. Council recognises that the Asset Management Policy objectives are yet to be fully realised and so the Strategy identifies:

- gaps between the current situation (how we manage assets) and the Policy vision
- actions to be taken to close the gaps, including resources and timeframes.

Before moving on, it is important to reinforce that this AMP is part of the Resourcing Strategy in that it is integrated with the 'sustainable case' of the Long Term Financial Plan. Any changes to funding will have direct impacts on levels of service. With less funding than proposed to be allocated in this Asset Management Plan, the current level of service will not be able to be provided.

2.2 Relationship with Council's Annual Financial Statements

Whilst not specifically noted in the diagram above, the companion document to the Annual Report is Council's Annual Financial Statements.

Asset-related information is critical to enable Council to give stakeholders a clear picture of Council's financial situation. The information contained in this Asset Management Plan aligns information reported in Council's Financial Statements in relation to those assets owned by Council.

Council is also the trustee of a considerable portfolio of assets, particularly those located on Crown Reserves and in the Coffs Coast Regional Park (both of which Council is involved with as either the sole or a joint trustee). Therefore, this AMP necessarily includes those assets for which Council is trustee in addition to those owned by Council.

Section 2.8 details how information relevant to the production of the asset-related information contained in Council's Annual Financial Statements is calculated.

2.3 Scope of this Plan

Coffs Harbour City Council is involved in the management of over 250 public reserves ranging from developed sites for sporting and play, to undeveloped natural settings in bushlands, foreshores, beaches and wetlands.

The contribution these areas of open space make to the quality of life for individuals and communities of Coffs Harbour was evaluated and reviewed in Council's Open Space Strategy (2010), supported by the Sports Facility Plan (2010), with a view to guiding the planning, development and management of these valuable public spaces over the next decade.

One of the key outcomes identified (KO6) was "Provide Sustainable and Cost Effective Management". The Strategy and Plan identified concerns over ageing infrastructure as particular concerns, but also the need for new infrastructure to meet the needs of our growing City.

This Recreation Asset Management Plan (likely to be revised as an "Open Space Facilities Asset Management Plan" in future, however naming conventions utilised in recent community consultation will be retained at this stage) describes how Council will plan for the maintenance, renewal and upgrade of facilities that enable us to enjoy our Open Space.

These facilities include:

- playgrounds
- jetties
- stairways
- fences and accessways
- footbridges
- BBQ and picnic facilities
- site (subsoil) drainage
- sportsground lighting

The following asset classes often enabling enjoyment of open space are not included in this Plan:

- Public toilets, amenities, club houses and swimming pools (all included in the Building Asset Management Plan)
- Footpaths, cycleways and footbridges on Council-owned land (all included in the Transport Asset Management Plan)
- Stormwater drainage infrastructure (included in the Stormwater Asset Management Plan)
- Water and Sewerage infrastructure (included in the Water and Sewerage Strategic Business Plans).

However, to maintain consistency with recent community consultation, the Coffs Harbour Jetty structure and boardwalks and walkways in the Coffs Coast Regional Park and State Parks are included in the forward works programs presented in this Plan. In future revisions, these assets will be moved to the Transport Asset Management Plan.

The enjoyment of open space is not just about the facilities provided. Non-asset related activities such as mowing, tree maintenance, BBQ cleaning and litter collection are critical. These are termed “operational” activities for the purposes of asset management i.e. they do not extend the life of infrastructure and are therefore not “maintenance”. Whilst it is acknowledged that such things as trees and turf are physical assets, the financial valuation of these is problematic – how much are the fig trees in Sawtell worth? – and not required under relevant accounting standards.

The plan to manage these operational activities so as to enable the enjoyment of public spaces is contained in:

- a) Operational Management Plan for Parks and Reserves
- b) Operational Management Plan for Sportsgrounds

These should be considered “companion documents” to this Asset Management Plan. Development of these are identified as ACTION 1 in the improvement plan.

2.3.1 Quantity and Function of Open Space Council is involved in managing

Council’s Open Space Strategy (4.2) categorises spaces based on:

1. Function (the primary purpose of the space)
2. Catchment (the likely origin of visitors or sphere of influence)
3. Landscape Setting (the characteristics of the land that will influence a visitor’s experience)

The following information from the Strategy sets out the functions of the spaces.

Table 10 from the Strategy gives a summary of the classification of the 894 Open Space land units categorised according to their function. Approximately 45% of the total area of Council's Open Space Network comprises flora and fauna conservation; much of this is comprised of the Coffs Coast Regional Park and Coffs Coast State Park. Sport represents approximately 12% and water-based recreation 11%, due to the extensive area of beach within the municipality. Social / family recreation (SFR) represents only 2% of the overall Open Space.

Table: Summary of Open Space Functions in Coffs Harbour by Area and Number of Sites

Function	Area (ha)	% of total area	Number of spaces
Access way/ Trail	19.6	0.7	274
Amenity Parklands	27.5	1.0	61
Buffer	14.1	0.5	38
Caravan Park	47.1	1.6	9
Cemetery/ Memorial/ Remembrance	34.6	1.2	7
Community Facility	1.8	0.1	8
Drainage/ Floodway	211.7	7.4	131
Flora/ Fauna Conservation	1294.9	45.1	135
None	0.8	0.0	2
Ornamental/ Botanic Garden	21.8	0.8	1
Play	13.1	0.5	38
Relaxation/Contemplation	6.8	0.2	6
Scenic Lookout	7.7	0.3	5
Showground	9.1	0.3	1
Social/ Family Recreation	49.0	1.7	27

Function	Area (ha)	% of total area	Number of spaces
Sport	354.3	12.3	45
Undeveloped Sport/Recreation	47.8	1.7	11
Water based Recreation	318.9	11.1	75
Wayside Stop	0.2	0.0	2

Of the 894 spaces, 274 are small access ways usually located between residential allotments to connect across cul-de-sacs and to link streets to Open Space. A total of 135 sites are primarily for flora and fauna conservation and 131 for drainage purposes. Some of the drainage sites along waterways also have a strong secondary function of flora and fauna conservation. There are 27 spaces for Social Family Recreation.

The majority of open space facility infrastructure assets that this Plan is focused on managing are located in the cemetery, ornamental, play, social, scenic, sport and water based recreation functional areas.

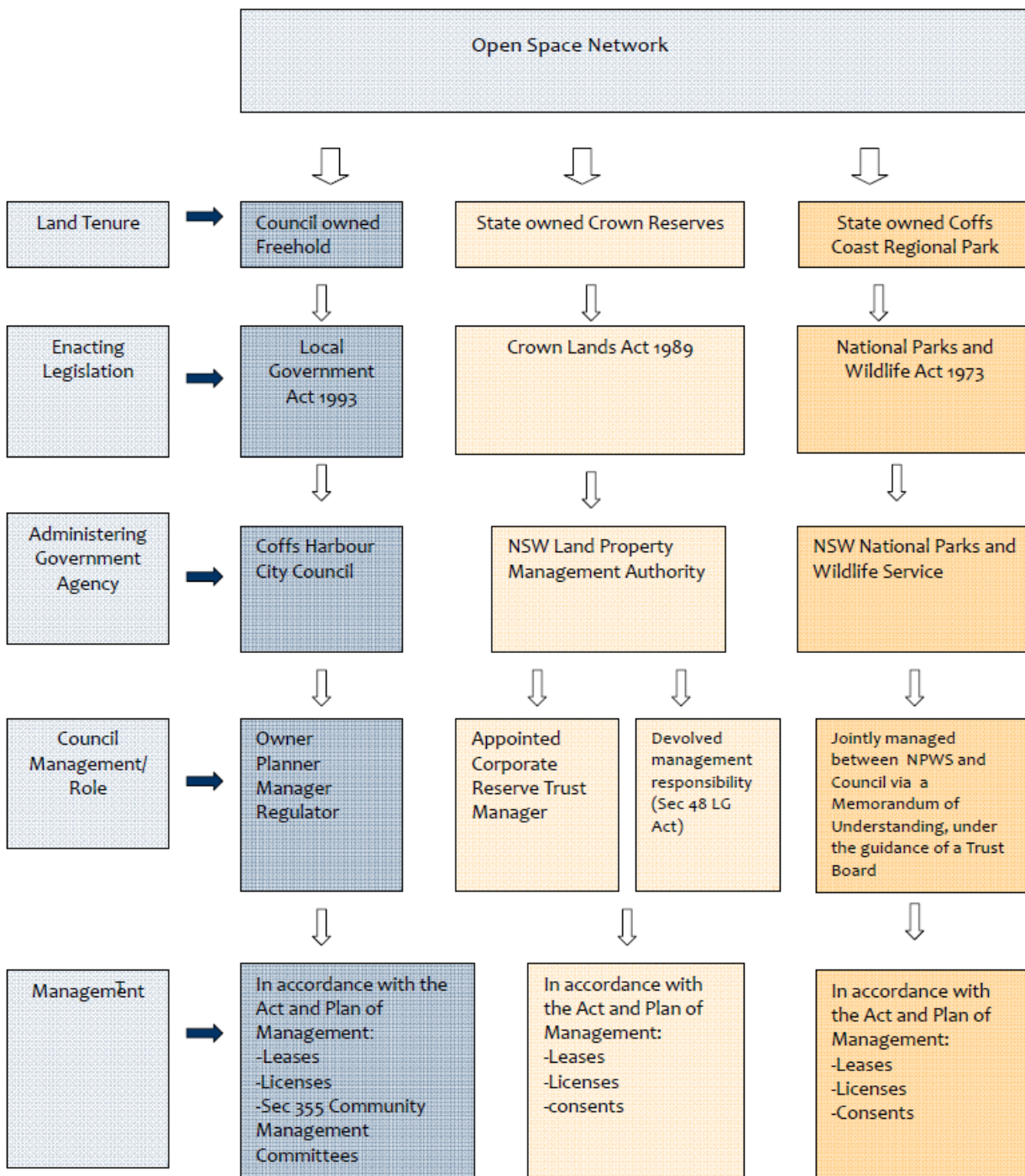
Note that a particular Sustainable Business Plan is developed for each of the four caravan parks Council manages, and that the Coffs Harbour Showground is managed by a Trust that does not include Council.

Catchment analysis of open space undertaken in the Strategy is particularly important as a means of prioritising resources based on levels of service, as discussed in section 2.4.

2.3.2 Land Management Framework

As noted in section 2.2 of the Open Space Strategy, Council has direct management involvement in a number of different land tenures that together form the Open Space Network. Figure 5 (from the Strategy) provides an overview of the current management framework.

Figure 5: Council's Open Space Network



2.3.3 Infrastructure facilities provided in Open Spaces

Council's charter (established in clause 8 of the NSW Government Act, 1993) includes the responsibility for Council:

“to bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible”

Council's annual financial reporting requirements (for example, the “condition of public works” reported in Special Schedule 7, discussed further in section 2.8) are limited to those assets on Council-owned freehold land.

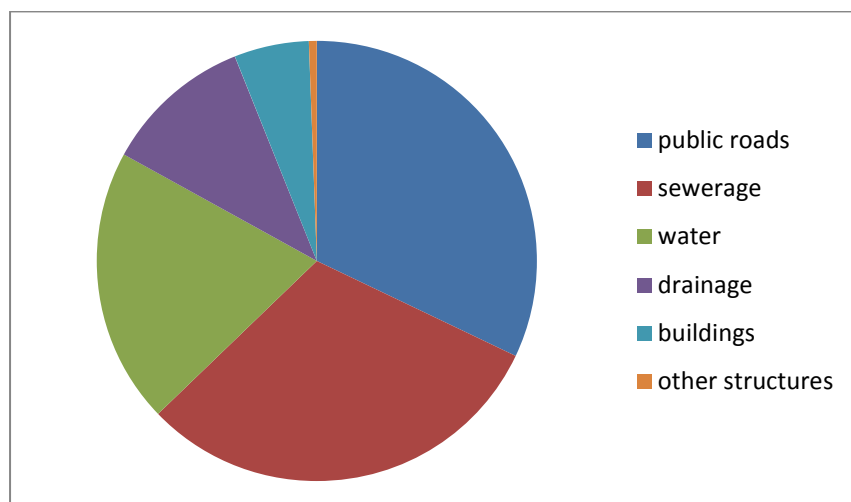
Assets for which Council is the trustee (state owned Crown Reserves) singly, or a joint trustee (Coffs Coast Regional Park) also require funding from Council.

The most notable example is the Coffs Harbour Jetty structure (located in the Coffs Coast State Park). As noted above, the Jetty will be incorporated into the Transport Asset Management Plan in future revisions however substantial open space facility assets – for example, playgrounds – will remain and must be effectively planned, accounted for and managed.

ACTION 2 in the improvement plan is to undertake a full gap analysis of asset data not currently available, and to develop a plan for collection of this, including specification of land tenure (because this is important for funding considerations).

The Coffs Harbour Jetty Dilapidation Survey (Ardill, Payne and Partners, 2006) in the appendix provides good information on that structure as discussed further in section 3.5.

The chart below presents assets in the “other structures” asset class as reported in Special Schedule 7, totalling just over \$11M. As discussed, this is an under-representation of the total value of “other structures”, however the total is still only estimated to be in the order of \$25M as set out on the table below, so the 'slice of the pie' is still very small in relation to other asset classes.



As noted in the introduction to this section, a number of important infrastructure assets (particularly toilets, amenities and footpaths) that are critical to the enjoyment of open space are covered in other Asset Management Plans (buildings, transport and stormwater drainage).

The table below provides a summary of the facilities included in this Plan, together with the estimated cost of replacement, where available.

Asset Category	Quantity	Estimated asset replacement value
Barriers		
Bollards	262 No.	\$21,963
Fences	30,449 m	\$1,228,694
Gates	64 No.	Not Available
Public Lighting	116 No.	\$174,000
Maintained Vegetation Areas		
Garden Beds	93,841 m2	Not Available
Mown Areas	4,970,742 m2	Not Available
Structures		
Retaining Walls	940 m	\$463,075
Shelters	102 No.	\$1,547,581
Outdoor Furniture		
BBQs	80 No.	\$473,900
Bike Racks	49 No.	\$122,500
Litter Bins	235 No.	Not Available
Seats	287 No.	\$518,600
Showers	30 No.	\$63,100
Table and Chairs	305 No.	\$1,135,510
Taps	108 No.	\$57,200
Playgrounds		
Playground Equipment	313 No.	\$6,555,000
Soft-fall Areas	9,299 m2	Not Available
Public Art		
Plaques	18 No.	\$9,000
Sculptures	11 No.	\$55,000
Sports Facilities		
Boat Ramps	7 No.	\$540,110
Skate Parks	4 No.	\$880,000
Street Trees	2780 No.	Not Available
Coffs Harbour Jetty Structure	1 No.	\$9,200,000
Sports facilities		
Lighting		Not Available
Subsoil drainage		Not Available
	Total	Over \$25,000,000

2.4 Asset Management Approach

The International Infrastructure Management Manual defines two approaches to asset management:

- 'core' asset management is a 'top down' approach where analysis is undertaken at the system or network level regarding the strategies for delivering agreed service levels.
- 'advanced' asset management is a 'bottom up' approach where information is gathered on individual assets to support the optimisation of activities and programs to meet agreed service levels.

Whilst Council has significantly increased its emphasis on Asset Management in recent years (as discussed further in the Asset Management Strategy) the organisational capacity arising from a clear asset-focused structure, systems and processes will take time to build and mature. Also, the information necessary to undertake 'advanced' asset management decision making will take time to gather and evaluate.

Yet much of the work has already been undertaken in the Open Space Strategy for an 'advanced' asset management approach.

As noted in section 2.3.1, Council's Open Space Strategy categorises spaces based on:

1. Function (the primary purpose of the space)
2. Catchment (the likely origin of visitors or sphere of influence)
3. Landscape Setting (the characteristics of the land that will influence a visitor's experience)

By separating spaces by function, comparisons between 'apples and oranges' are effectively clarified. Open space in each functional category can be managed consistently.

More importantly in terms of asset management, the Strategy establishes a system of classification of open space based on catchments and some basic levels of service objectives for different 'levels' in this hierarchy. This, then, enables 'advanced' asset management based on activities and programs to meet agreed service levels.

2.4.1 Open Space Hierarchy (Catchments)

Common sense says that the allocation of Council's limited resources for open space facilities performing the same function across the local government area should be based on usage.

The Open Space Hierarchy defined in the Strategy has three levels, known as catchments:

- a) local: spaces that service a relatively small local area and are within easy safe walking distance (400-500m "as the crow flies", i.e. the actual distance will be longer) of the majority of households within the neighbourhood
- b) district: spaces that serve a precinct or district, that are not necessarily within walking distance of all houses and attract visitors from throughout a precinct or district
- c) regional: spaces that attract visitors from across the City or beyond.

In preparing the Strategy, this classification scheme was applied to the existing Open Space network in the local government area (section 5) based on 12 precincts, namely:

- Boambee Valley
- Bonville
- Coffs Urban
- Far North Beaches
- Far North Rural
- Far West Hinterland
- Korora West
- North Rural
- Northern Beaches
- Sawtell /Toormina / Boambee
- South Rural
- Woolgoolga

Each precinct was then analysed in terms of the open space that is provided, including the functions of the spaces. This considers the other important dimension (other than usage) with regards to prioritising funds for open space facilities: equity of access.

The conclusions of this analysis were presented in section 5.4 of the Strategy. These were:

- There are insufficient parks performing a social family recreation function, particularly at the local level, outside of foreshore settings. Woolgoolga, Coffs Urban West, Emerald Beach, West Sandy Beach, Toormina and Boambee East are particularly poorly serviced in terms of local social family recreation Open Spaces. There is significant opportunity to increase the number of parks filling this function through upgrading play spaces that are below capacity, developing reserves that are currently undeveloped and adding additional facilities to sports reserves. Opportunities also exist within planned future residential areas.
- A number of residential areas have restricted access to local open space opportunities due to the presence of major physical barriers such as busy roads or waterways.
- Boambee East is particularly poorly served in play opportunities. In these areas there is limited or poor access to existing and/or additional open space and little scope to acquire new park land. There is opportunity in some areas to create expanded social family areas in adjacent neighbourhoods and improve connectivity.
- Northern Beach communities are not well served in relation to access to local sporting opportunities. There are opportunities to provide sports fields in conjunction with future development.
- There is poor connectivity between reserves and a lack of off road walkways and trails. Significant opportunities exist to improve connections between open spaces by improving the quality of links along drainage corridors as well as improving the qualities of the road network and pedestrian and bicycle connections into and between open spaces. Opportunities also exist within planned future residential areas.
- Coffs Harbour Urban Precinct has a large number of sites where the main function is drainage. These sites have the potential to provide a range of other functions including corridors for developing access ways and trails, and flora and fauna conservation.
- In some areas, facilities are ageing and/or of lower standard. There is significant opportunity to improve these facilities.
- There is a lack of shade within many reserves. There is significant opportunity to provide shade through tree planting and shade structures.

- There are access and Open Space opportunity issues for people who are mobility impaired or disabled. Significant scope exists to redress these problems through improved design when facilities are developed or upgraded.
- No sites have been identified for community horticulture/gardens. The demand for this Open Space type may increase in significance to the community as the population ages, housing densities increase, and new settlers arrive with a cultural interest in communal gardens. There is significant opportunity to provide Community Gardens within existing open space.
- Significant opportunities within the Crown Reserve System, travelling stock routes and unformed crown roads, administered by LPMA, for additional recreational usage.

In order to implement the outcomes of the Strategy and therefore to allocate its limited resources based on usage and equity of access, Council must begin by adopting an Open Space Hierarchy. ACTION 3 in the improvement plan is to develop a series of maps and lists of this hierarchy (this was not done specifically as part of the preparation of the Strategy, but rather was identified as a necessary action for the future).

2.4.2 Levels of Service Objectives

Once functional categories for open space, and levels within these based on catchment (usage and access) are defined, Council can then prepare levels of service objectives for each function and each level within that function.

For example, Council can define the minimum standard for a local park whose function is social and family recreation in terms of how far it is away from the majority of houses (access) and what play equipment is provided.

The actual provision of open space and the facilities in it can then be compared to the levels of service objectives and deficiencies identified.

From this, a program to address the deficiencies can be prepared – Appendix 1.

At this stage, Levels of Service Objectives have been taken from the Open Space Strategy or other information where available. These need to be reviewed by relevant staff (ACTION 4) for future revisions of this Plan. They will also form part of community consultation around levels of service in the review of the Community Strategic Plan in 2016 (refer Asset Management Strategy for more details).

2.4.3 Minimising Life Cycle Costs

The approach noted above (categorising open space facilities by function and by hierarchy within that category) effectively achieves Council's first commitment in the Asset Management Strategy, i.e. allocating Council's limited funds based on community priorities.

The second commitment in the Policy is the minimisation of life-cycle costs.

Currently, little formal information is available to assist in this regard for many open space facilities, and staff knowledge and experience must be relied upon to inform prioritisation.

Arguably the significant distinction in this regard is the Coffs Harbour Jetty. There is a clear need to invest in repair and renewal works if this structure is to be effectively managed. The details of this are set out in the Coffs Harbour Jetty Dilapidation Survey (an attachment to this Plan).

Preventative maintenance programs for other assets will be prepared over the coming year (identified as ACTION 5 in the improvement plan). Actual works priorities will be made based on the severity of the issue.

2.4.4 Prioritising Resource Allocation for Renewal / Upgrade based on the '3Rs'

A framework can now be defined within which it is possible to prioritise resources across the range of potential projects for the diverse array of open space facilities under Council's care and control.

An example of how this will work is provided on the following page. As a renewal and upgrade program is reviewed and enhanced, the assessment of individual projects in terms of the '3Rs' perspectives will be undertaken and included in the program recommended to Council for adoption.

It is important to note that it is not always possible to replace open space facilities 'like for like' because of changes in standards and functional usage, and also improvements in terms of life cycle cost issues (e.g. corrosion protection, vandal resistance).

More critically, new assets are required in some precincts to address identified deficiencies in service levels relative to other locations in the local government area.

The Open Space Strategy identified some open space and facilities that was under-utilised. Opportunities to dispose of such items are identified in each functional category however, it is important to note that further consultation with the community is required and, in the case of community land, a process for disposal is defined by legislation.

Over time, as ACTION 2 identified in the improvement plan related to collection of asset data across other functions are undertaken, renewal programs can be reviewed and refined.

Example of prioritisation of projects for Open Space Facilities

	Site	Function	Hierarchy / Catchment	Facility requiring work	Description of work	Reason (priority)	Resources	Result (LoS benefit)	Comment on LoS benefit
1	Golden Fields	Tennis Courts	Local	Lighting	Renewal + upgrade	Medium (local level)	\$5,000 (plus \$15,000 from club)	Medium	Existing lights are still satisfactory
2	Greenway Park	Social / Family recreation	District	BBQ & shelters	Renewal + upgrade (1 BBQ existing, add 1 more BBQ)	High (because it is a district level park)	\$30,000	Medium	Current structure is in poor condition BBQ needs replacing.
3	Jones Oval	Soccer Field	Local	Subsoil drainage	upgrade	Medium (high levels of usage, but local level in hierarchy)	\$25,000	High	This field is often out of use because of drainage issues
4	Edgar Floyd Park	Social / Family recreation	Local	Playground	Renewal	Medium (local level park)	\$70,000	High	Several items of equipment are rated condition 4 needing replacement

1. The allocation of priorities to various functions ('reasons') is ACTION 6 in the improvement plan.
2. Co-contributions need to be factored in because the assessment is based on the resources required from Council.
3. Results need to be measured in terms of levels of service outcomes and also minimising life-cycle costs.

2.4.5 Prioritising Resource Allocation for Maintenance based on the '3Rs'

A similar approach to that above is required for maintenance works. ACTION 1 in the improvement plan is to develop a Maintenance Management Plan for Parks and Reserves, and also for Sportsgrounds.

Currently, systems to manage maintenance requests are inadequate. This will be the first step in defining and implementing a new system.

2.5 Understanding Community Priorities for Service Provision

Council has undertaken a range of initiatives on the “road to financial sustainability”. These are discussed in detail in the Resourcing Strategy. Following is an overview of two processes that generated information on the priorities for service provision relating to open space since the preparation of the Open Space Strategy.

2.5.1 Open Space Strategy

In 2010, Council undertook an extensive process producing:

- Coffs Harbour City Council Open Space Strategy
- Coffs Harbour Sports Facility Plan

The Strategy, available on Council's website:

- Analysed demographics and social context
- Established a planning framework – management principles and a classification scheme
- Applied the classification scheme to all open space in the local government area, analysing it by precinct, function and landscape setting coming up with a series of conclusions about the supply of open space facilities
- Identified issues and key outcomes specifically:
 - Keep pace with the open space demands of a growing city
 - Improve community health and wellbeing
 - Promote social / family recreation
 - Provide equity and diversity of open space and opportunities
 - Protect biodiversity and habitats
 - Provide sustainable and cost effective management
 - Promote partnerships and community engagement
 - Planning for climate change
 - Optimisation of sporting opportunities

The Plan, also available on Council's website:

- Analysed broad sports participation trends
- Undertook a sports facility needs analysis of the 12 most popular sports (as well as undertaking a smaller scale assessment of other sports)
- Identified key developments for specific sites
- Established desired standards for provision
- Undertook a capital works prioritisation assessment

As noted earlier, however, Council has never formally weighed up the actions prioritised in the Strategy and Plan against other priorities and what the community is willing to pay generally.

2.5.2 Community Survey Regarding Levels of Service 2012

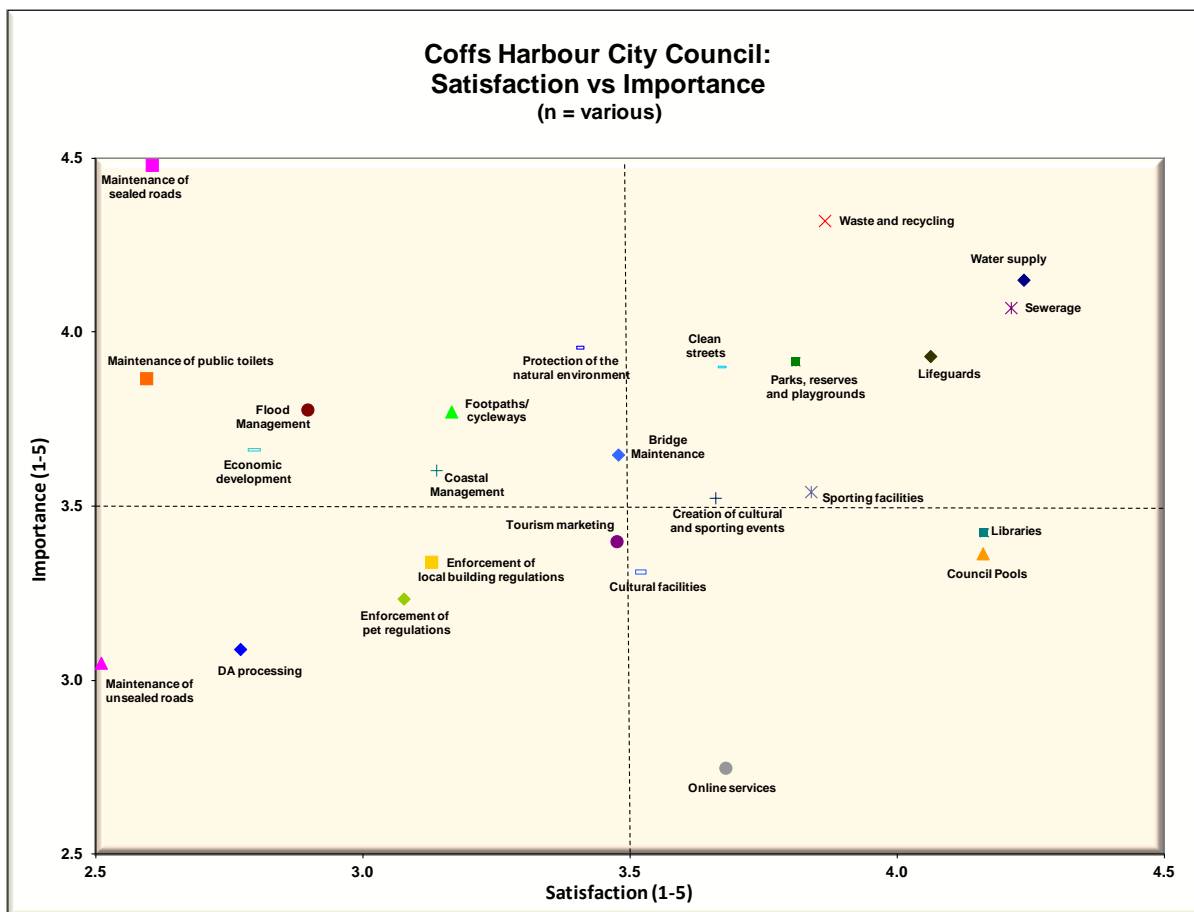
In early 2012, Council undertook a community survey regarding levels of service and asked the community to rate each of 26 external services with regards to:

- importance of the service
- satisfaction with current level of service delivered.

With respect to assets included in this Recreation Asset Management Plan, the following services were included:

- Parks, reserves and playgrounds
- Sporting facilities

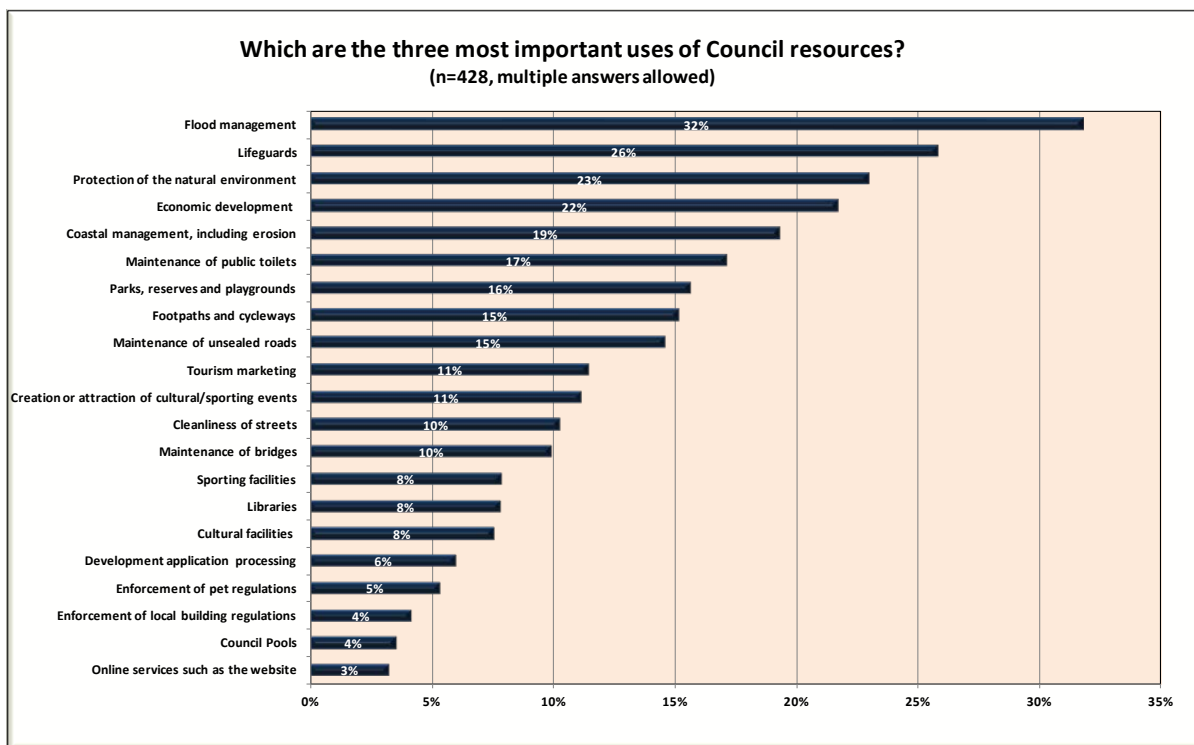
The responses from a community reference panel of 500 people (recruited to have statistical significance relative to the general community of the local government area based on demographics and geographical location) are included in figure 1 below.



Given both services are in the upper right quadrant, the conclusion could be drawn that the community is generally satisfied with the service provided, and that they value it. Parks, reserves and playgrounds are considered more important than sporting facilities. The community is equally satisfied with current levels of service.

16% of the community reference group considered parks, reserves and playgrounds to be in the top three most important services Council delivers (excluding the “known criticals” of roads, water, sewerage and waste) as shown in the chart below. In fact, this was rated 7th highest.

8% of the community reference group considered sporting facilities to be in the top three most important services.



This second chart is useful because drawing conclusions about community priorities from the first chart alone, i.e. the general community, misrepresents the value of the service to those who use it.

It would appear that perhaps more people use parks, reserves and playgrounds than sporting facilities.

2.5.3 Community Engagement Regarding Levels of Service 2013

In late 2013, Council undertook a community engagement process around levels of service (LoS) with the specific intention of achieving a financially sustainable financial position as discussed in the Resourcing Strategy under the “road to sustainability”.

The community was asked to provide feedback on LoS bearing in mind the costs of service delivery for a total of 24 services corresponding to the services defined in the 2012 Community Survey.

Respondents had to choose from a number of LoS options for each service. For each option there was:

- A description of what that LoS would “looked like” in a way that would be meaningful to the community
- A cost for the delivery of that LoS.

As part of the introduction to the “budget allocator” tool, Council’s unsustainable financial position was noted, and the fact that inadequate funding for maintenance and renewal of infrastructure (i.e. that current levels of service could not be maintained) was a key reason for this.

As such, respondents were only given two options with regards to infrastructure-related services:

1. Enhanced LoS
2. Sustainable LoS

The impact of adopting a sustainable LoS for infrastructure was that an additional \$6M funding was required.

With regards to operational services (such as toilet cleaning) respondents were given four options:

1. Increase LoS
2. Maintain current LoS
3. Mid-range decrease to LoS
4. Minimum LoS

If respondents wished to offset the impact on rates of the funding increase for infrastructure, it was possible to select the minimum LoS for all other services and avoid a Special Rate Variation.

Effectively, respondents were asked whether they wanted to maintain the current levels of service – and the consensus was that they did.

On the basis of this feedback, Council resolved to seek feedback from the community regarding a special rate variation to maintain current levels of service.

The following services are related to facilities covered in this RAM Plan:

- Jetty, Playgrounds and Other Structures
- Sports Ground and Amenities and C.ex International Stadium

Another related service (but focused on operations, not maintenance and renewal of infrastructure) was:

- Parks, Reserves and Cemeteries

Further details of this process are provided in the Resourcing Strategy. Responses to each service are discussed further in relation to the applicable functional categories in section 3.

2.6 Future Demand

2.6.1 Demand Drivers, Forecasts, Impacts and Response

The table below sets out the drivers for change in demand, the forecast impact of these on the provision of recreation asset-related services and what response is planned to address the change in demand.

Demand factor	Present position (2014)	Projection (2031)	Impact on services / how to meet demand
Population	Estimated Resident Population 72431	Projected Population 94,896	Impacts from population growth on particular functional categories is discussed in section 3. Clearly, those buildings serving the population at large will all experience a need to grow.
Demographics	Median Age 42 % Population older than 45 is 47%	Median Age 44 % Population older than 45 is 48%	The trend towards an aging population will place a higher demand on some services, perhaps libraries, however this needs to be considered in the context of other demand changes for specific functions – again, refer to section 3.
Level of service expectations	Expectations influenced by current services	Increasing expectations from new residents who come from areas with higher LoS	Council must be clear about funding limitations and inability to deliver higher LoS than that provided in other areas
Technology	Some technological opportunities identified and adopted.	Technology will be critical for effective asset management	Identify and pursue opportunities to utilise technology. Include in Improvement Plan.
New construction and maintenance techniques	Modern techniques used	Advancements	Identify and pursue opportunities to adopt new construction techniques.
Increasing Costs	Asset construction, maintenance and renewal costs increasing faster than revenues	Cost increases will continue. Revenue growth will remain restricted.	Better long-term planning. Focus on maximising the service that can be delivered within the funding limitations. Seek efficiency & effectiveness gains.
Environment and Climate Change	Current position is known	Future position is uncertain, but indications are that change is likely.	Coastal Zone Management Plan (2013) identifies infrastructure assets affected by coastal erosion and/or inundation hazards under a range of scenarios, assesses risks, costs to address these and actions to be taken.

2.6.2 Demand Management

Demand for new or enhanced services will be addressed through a combination of managing existing assets, upgrading existing assets and providing new assets based on the ability to fund the priorities identified.

Demand management practices are 'non-asset solutions', an important alternative to 'hard' infrastructure. These may include such things as policy changes, community education and insuring against risks of asset failures.

Pricing is a key opportunity for some services, however this must be balanced against community service obligations.

2.6.3 Planning for Growth

As noted in the table above, the residential population of Coffs Harbour is projected to grow at around 1.6% per annum to almost 100,000 by the year 2030.

Council's Our Living City Settlement Strategy (2008) identifies where this increased population will be accommodated and such growth is then enabled by the Coffs Harbour Local Environmental Plan (2013) prepared in accordance with the Environmental Planning and Assessment (EP&A) Act, 1979.

2.6.4 Developer Contributions

Under section 94 of the EP&A Act, Council is able to levy contributions from developers of land for the construction of community assets that service the land provided that it has prepared and adopted a section 94 contributions plan that:

- Identifies the land benefitting from the new community assets required to be constructed to service that land
- Identifies the costs of providing these assets
- Calculates the contribution required from each property towards these assets.

Further information is provided in Council's Development Control Plans.

A list of all section 94 contributions plans is provided on Council's website.

In relation to recreation assets, the key projects relate to playgrounds and sporting infrastructure.

2.7 Funding

There are a range of funding streams that can together contribute to addressing Council's challenges regarding funding of repair, renewal and upgrade of open space facilities.

2.7.1 Lease and Licensing Fees

The variety of uses of Council open spaces brings with it a variety of revenue streams from user charges. The terms of this use may vary from:

- Ground hire fees
- Licensing to use a reserve.

A review of ground hire fees and lease arrangements fits in with the development of a Leasing and Licensing Policy, an ACTION in the improvement plan for Buildings to enable staff to manage Council's open space assets on a consistent basis. The Policy will:

- ensure that any subsidisation of lease fees is done explicitly, understanding the market rate for the premises
- provide for a system of subsidisation of lease fees based on community benefit derived from the service and the alternative sources of funding available (in the case of sports facilities, this may be commercial opportunities such as tennis coaching).

Administering leases and licences of Council-controlled property (from road reserves to open space to carparks) is a considerable task, made far more complex because of a lack of standard documentation. This complexity directly relates to administration costs. Development of this is again an ACTION in the improvement plan for Buildings.

These actions will also free up staff time to manage Council property from an asset perspective, resulting in improved service delivery outcomes.

2.7.2 Open Space Facilities on Crown Reserves

Funds generated from Crown Reserves are generally available for Council, as trustee or trust manager, to spend within the reserve, including works on open space facilities. Of course, there are a variety of demands on these funds.

2.7.3 Open Space Facilities in Coffs Coast Regional Park

Council is a joint trustee of the Coffs Coast Regional Park as noted in section 2.3.1. The trust has a considerable amount of funds from its establishment, however the Trust Board has previously indicated the desire for Council to contribute to open space facility renewals and/or upgrades.

The MOU that underpins the relationship is currently being reviewed, and this is an issue that needs to be considered.

Discussion with Coffs Coast Regional Park Trust Board regarding development of asset management plans for assets in the Regional Park is ACTION 7 in the improvement plan.

2.7.4 Community Facilities Upgrade Program

A large number of open space facilities Council is now responsible for, particularly in sports grounds began as being constructed by or with significant contribution from the community.

In 2013, Council commenced a grants program allocating \$100,000 per year to community facilities upgrades.

The aim of the grants (from Council's perspective) is to leverage other funding sources so as to ease the burden on Council.

From the perspective of community groups, the grants are a great opportunity to access some funding for their facility, and even to utilise these in making grant applications to other bodies. This in effect gives Council access to wider sources of grant funds to assist with such work.

Where applicable, this program is referenced as a potential source of funding.

A number of clubs have applied to Community Infrastructure Upgrade Grant Program (refer section 2.7.4) offering matching funds. This appears to be a very successful program with significant promise for the future.

Whilst the opportunity to leverage additional funds from community groups is valuable, the overall priorities for renewal must also be considered.

2.8 Financial Valuation

As required by statutory guidelines, Council last revalued its assets in the 'other structures' asset class at fair value for the financial year ended 30 June 2011.

For subsequent years up until the next full revaluation, which must be undertaken every 5 years, Council will index these figures by the cost indices established by

In a sense, though, this is only the 'financial' side of asset reporting and even more work is required on the 'operational' side of asset management.

As noted earlier, these asset valuations did not include assets on Crown Reserves or the Regional Park.

On top of this, the difficulties with assessing additional funds required for upgrades noted earlier (for example, to address gaps with current provision relative to levels of service objectives) demonstrate the challenges ahead.

2.9 Project Estimation

In terms of project estimation, smaller projects will be estimated in-house by Council staff. Larger projects will be estimated by engaging the services of a professional quantity surveyor.

Yet the most difficult aspect, scoping up the works, again requires significant input from Council staff who are at present under-resourced. A review of resources and structure in the City Infrastructure Services directorate has addressed many issues, however responsibility for Open Space facilities is still not as clear as it needs to be.

This is but one example of the need for Council to invest more funds into the management of its assets (as part of the \$6.2M estimated to be required for infrastructure, \$0.2M was nominated for asset management).

2.10 Risk Management

Council has developed and implemented a Risk Management Framework in place to manage corporate risks. Risks associated with Open Space Facilities are noted in the table below.

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
Program Management	All	Deterioration or failure of assets	Forward planning for inspections, maintenance renewal not included in delivery program	Legal action, loss of services, reputation, loss of assets	Extreme	Frequent	2	Completion of Asset Management Plans	Extreme	Frequent	2
Assets	All	Infrastructure constructed not meeting community needs / fit for purpose / budget exceedence / time delays / failure to comply with legislation	Inadequate planning/project Management systems, training, role clarity, progress reporting, resourcing.	Infrastructure expectations of the community are not met, reputation damage, budget exceedences, prosecution under WHS / Environmental protection legislation	Major	Frequent	5	Project management systems in place	Major	Occasional	8
Asset/development assessment	All	Sub standard infrastructure assigned over to Council	State/Federal Government transfer of asset risk. Developer constructed asset does not meet standards	Council resources required to bring to standard. Potential litigation. Reputation damage.	Major	Frequent	5	Inspections undertaken throughout construction phases. Focus on critical stages. Limit span of control.	Major	Occasional	8
Roads & Bridges, Buildings, Footpaths and Cycleways, City Image, Recreational Services	Reputation	Insufficient maintenance to deliver an image of the City as clean, safe, good to visit	Insufficient funding of maintenance of assets, and also adequate renewals funding.	Reputation damage from poor city presentation. Tourism impacts. Commercial impacts.	Major	Continuous	3	Assets are placed in a hierarchy based on usage. Service levels cognisant of higher priorities in terms of city image.	Moderate	Continuous	6

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
Roads & Bridges, Buildings, Footpaths and Cycleways, City Image, Recreational Services	Operational	Loss of service levels	Increasing costs across all areas in City Works projects. Insufficient budget to complete required works.	Loss of services, eg, road maintenance, footpaths, bridges, tree maintenance and mowing on road reserves reduced.	Moderate	Continuous	6	Completion of Asset Management Plans. Awareness and planning for changes to legislation (eg Environmental) and changes to levels of service to infrastructure	Minor	Occasional	18
Community Facilities	Reputation	Closure of Council satellite community facilities, such as community halls	Service levels don't meet community expectations and facilities considered unsuitable by community. Lack of funding for maintenance & renewal.	Loss of reputation, minimal usage by community. Deterioration of asset. Closure facilities.	Moderate	Occasional	13	Minimal, generally reactive.	Moderate	Occasional	13
Property	Operational	Loss in property value, increased complaints, sick building, property closure	Lack of preventative maintenance, resourcing.	Increased claims & complaints, building/ facility closures, community disruption, business	Moderate	Continuous	6	Reactive Maintenance undertaken as required	Moderate	Continuous	6
Property	Operational	Loss of major building asset	Flood, fire, natural disaster,	Loss of business continuity if staffed premises	Extreme	Remote	7	WH&S inspections, fire regulations, insurers inspections,	Extreme	Improbable	11
Property	Legal	Leasing of Council property leads to litigation	Failure to adequately explore ongoing issues with lease e.g Agricultural Tenancies Act	Litigation	Extreme	Occasional	4	Seek advice prior to entering into contracts	Extreme	Occasional	4
Property	Financial	Leasing of Council property leads to litigation	Failure to adequately explore ongoing issues with lease e.g Agricultural Tenancies Act	Litigation	Extreme	Occasional	4	Seek advice prior to entering into contracts	Extreme	Occasional	4

Service	Risk Category	Risks	Likely causes	Consequences and Impacts	Consequence	Likelihood	Inherent Risk Rating	Existing Risk Treatments	Consequence	Likelihood	Residual Risk
Finance	Financial	Increased financial deficit	Inaccurate long term financial plan	Reduces potential to secure special rate variations, unable to demonstrate fiscal responsibility; breach of IPART	Extreme	Occasional	4	Part of annual IPART requirements, LTFFP	Extreme	Remote	7
Governance	Financial	Uninsured or under insured loss of a critical assets.	Failure to advise insurer to insure asset/s. Insured value less than replacement value.	Significant unaccounted financial loss. Business disruption. Negative publicity.	Extreme	Occasional	4	All insurance schedules reviewed annually prior to renewal. Risk coordinator monitoring contracts and asset acquisitions with managers. Property Manager reviews property/valuation schedule annually. Property insurer undertakes independent valuations bi-annually.	Extreme	Improbable	11

Other risks will be addressed by the development of Operational Management Plans (ACTION 1) which will include asset inspections.

2.10.1 Legislative requirements

Council has obligations under a range of legislation as set out below.

Legislation	Requirement
Civil Liability (Personal Responsibility) Act 2002	<p>Minimising the risks to those using its assets via the establishment of systems to identify, prioritise and repair maintenance defects in its assets.</p> <p>The only defence available to Council (in defending public liability claims) is that Council was unable to undertake a particular repair that resulted in an injury because of inadequate resources. In such cases, Council must demonstrate that it has prioritised its limited resources for the repair of such defects based on the level of risk.</p> <p>Funding for maintenance of recreational assets overall has been prioritised relative to other services as part of the formulation of Council’s Resourcing Strategy and Delivery Program, having regard to the life cycle costs of providing the infrastructure.</p> <p>The maintenance response levels of service contained are the means by which Council will prioritise the repair of maintenance defects that present a risk to those using Council’s recreational assets.</p>
Environmental Planning and Assessment Act 1979	<p>An Act to institute a system of environmental planning and assessment for the State of New South Wales. Among other requirements the Act outlines the requirement for the preparation of Local Environmental Plans (LEP), Development Control Plans (DCP), Environmental Impact Assessments (EIA) and Environmental Impact Statements.</p>
<p>Work Health and Safety Act, 2011</p> <p>Workers Compensation Act, 1987</p> <p>Workplace Injury Management and Workers Compensation Act, 1998</p>	<p>Sets out roles and responsibilities to secure the health, safety and welfare of persons at work and covering injury management, emphasizing rehabilitation of workers particularly for return to work. Council is to provide a safe working environment and supply equipment to ensure safety.</p>
Threatened Species Conservation Act 1995	<p>An Act to conserve threatened species, populations and ecological communities of animals and plants.</p>
Protection of the Environment Operations Act 1997	<p>Council is required to exercise due diligence to avoid environmental impact and among others are required to develop operations emergency plans and due diligence plans to ensure that procedures are in place to prevent or minimise pollution.</p>
Road Transport (Safety and Traffic Management) Act 1999	<p>Facilitates the adoption of nationally consistent road rules in NSW, the Australian Road Rules. It also makes provision for safety and traffic management on roads and road related areas including alcohol and other drug use, speeding and other dangerous driving, traffic control devices and vehicle safety accidents.</p>
Disability Discrimination Act 1992	<p>The Federal Disability Discrimination Act 1992 (D.D.A.) provides protection for everyone in Australia against discrimination based on disability. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people.</p>
Native Vegetation Act 2003	<p>This Act regulates the clearing of native vegetation on all land in NSW, except for excluded land listed in Schedule 1 of the Act. The Act outlines what landowners can and cannot do in clearing native vegetation.</p>

3. Planning for and Management of Each Open Space Function

The following sections consider the functional categories of open space that generally have facilities such as those required to be managed in this Asset Management Plan:

1. Cemetery / memorial / remembrance,
2. Ornamental / botanic garden,
3. Play,
4. Social / family recreation,
5. Scenic lookout,
6. Sport and
7. Water based recreation

The Coffs Harbour Jetty is considered separately outside of this categorisation framework, but on the same basis.

Each of these open space functions is considered in the following terms:

- A) strategy/ies in the Community Strategic Plan that the building category enables Council to implement (the service Council is delivering)
- B) scope of open space facilities within this category (quantity, replacement value, condition) where this is available including a separation in terms of ownership / trusteeship
- C) information regarding customer perception of the service (to assist Council in prioritisation of resources between categories) e.g. usage numbers, feedback from the general community consultation or other surveys
- D) service descriptions of each level in the hierarchy of spaces in this function, including a description of current level of service and level of service objectives defined in the Open Space Strategy
- E) analysis of drivers of and forecast future demand including details of any proposed acquisition projects(e.g. section 94)
- F) funding sources including lease income and ground hire fees
- G) opportunities for disposal of open space delivering relatively low benefit or under-utilised
- H) evaluation of renewal and upgrade priorities in terms of the '3Rs' including details of valuation / project estimation where available

3.1 Cemetery / memorial / remembrance

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
LC 1.4 Promote a caring, inclusive and cohesive community

B. Scope

Council maintains two active cemeteries:

- a) Karangi Lawn Cemetery
- b) Woolgoolga Lawn Cemetery

In addition to two cemeteries now largely in maintenance phase:

- a) Coffs Harbour Historic Cemetery
- b) Corindi Cemetery

The privately operated Hogbin Drive Crematorium delivers the same service for cremations only.

A list of facilities included in these spaces has not yet been prepared.

C. Information regarding customer perception of the service

Analysis of customer requests will be undertaken.

Council's cemeteries are maintained to a high standard, as is expected from these facilities.

D. Service descriptions of each level in the hierarchy (current and objectives)

To provide facilities which are well presented, functional and structurally sound. Given that sites are of Historic interest, to encourage interpretation or access for casual visitor use.

E. Drivers of and forecast future demand

To be determined. Demand must be considered in the light of numbers of people opting to use the Crematorium facilities.

F. Funding

Cemetery operations are funded by burial charges however these make up only a portion of the full cost of the facilities. Ordinary rates revenues make up the shortfall.

Setting of fees is a commercial issue in part, given that Council will have certain fixed costs in association with operating the cemetery and there is an alternative (the Crematorium).

Funding of new road infrastructure (noted below as required in the near future) will need to be from Ordinary rates.

G. Opportunities for disposal

Nil.

H. Renewal and upgrade priorities in terms of the '3Rs'

The only upgrade required presently is development of a new section at the Karangī Cemetery. In terms of facilities, this will include irrigation, headstone beams, etc.

3.2 Ornamental / botanic garden

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community
LC 1.1 Build pride and identity in Coffs Harbour as a community and a place

Objective - LC 4 We have many opportunities to enjoy life together
LC 4.3 Support activities and events that help us celebrate our diversity
LC 4.4 Develop inclusive community, sporting and recreational events and activities

Objective - LE 1 We share our skills and knowledge to care for our environment
LE 1.1 Identify and promote the region's unique environmental values
LE 1.2 Develop programs to actively engage communities on environmental issues and solutions
LE 1.3 Promote connections to the environment through learning in the environment

Objective - PL 2 Our public spaces are enjoyed by all our people
PL 2.2 Provide public spaces and facilities that are accessible and safe for all

B. Scope

The Coffs Harbour Regional Botanic Gardens is located on Coff Street within the Coffs Coast State Park.

The gardens include a variety of spaces including ornamental, Japanese garden, natives, event spaces and more.

A list of facilities included in these spaces has not yet been prepared.

C. Information regarding customer perception of the service

Visitor numbers in recent years to be provided.

Informal feedback regarding any perceived deficiencies in the current level of service currently is primarily around resourcing of operational issues (e.g. tree maintenance)

D. Service descriptions of each level in the hierarchy (current and objectives)

The gardens are recognised as a high-value asset for the community and their presentation is commensurate with this status.

Council's objective is to work with the Friends of the Botanic Gardens to maintain the high standards currently delivered.

E. Drivers of and forecast future demand

To be determined.

F. Funding

Funds for the maintenance of the gardens come from revenues from the Coffs Coast State Park Trust (particularly revenues from Coffs Coast Holiday Parks), ordinary rates and funds raised by the Friends of the Botanic Gardens.

G. Opportunities for disposal

None identified.

H. Renewal and upgrade priorities in terms of the '3Rs'

Glass house requires renewal.

Some facilities remain to be built to complete the Japanese Garden as per the Masterplan.

3.3 Play and Social / Family Recreation

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 2 We lead healthy lives
LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together
LC 4.4 Develop inclusive community, sporting and recreational events and activities

Objective - PL 2 Our public spaces are enjoyed by all our people
PL 2.1 Develop the harbour and foreshores as the focal point for our Local Government Area
PL 2.2 Provide public spaces and facilities that are accessible and safe for all
PL 2.3 Provide safe and accessible play spaces for our children within each community

B. Scope

The Open Space Strategy identified 55 parks maintained by Council that were classified with the primary function of either play or social / family recreation.

The distinction was made because ideally, playgrounds are only one of the activities undertaken in social / family recreation spaces, however some spaces are simply too small for other activities (e.g. kicking a ball around). This issue is discussed further in part (d) below.

The other primary types of assets that are provided in social/family recreation spaces often include BBQ and picnic facilities.

The scope of these assets is summarised in the table below. Note that information is available on the last two columns, but was not able to be reported in time for the production of this report.

Asset Category	Quantity	Estimated asset replacement value	Current Condition	Estimated cost to bring up to satisfactory condition standard (\$'000s)
Barriers				
Bollards	262 No.	\$21,963		
Fences	30,449 m	\$1,228,694		
Gates	64 No.	Not Available		
Public Lighting	116 No.	\$174,000		
Structures				
Retaining Walls	940 m	\$463,075		
Shelters	102 No.	\$1,547,581		
Outdoor Furniture				
BBQs	80 No.	\$473,900		
Bike Racks	49 No.	\$122,500		
Litter Bins	235 No.	Not Available		
Seats	287 No.	\$518,600		
Showers	30 No.	\$63,100		
Table and Chairs	305 No.	\$1,135,510		
Taps	108 No.	\$57,200		
Playgrounds				
Playground Equipment	313 No.	\$6,555,000		
Soft-fall Areas	9,299 m2	Not Available		

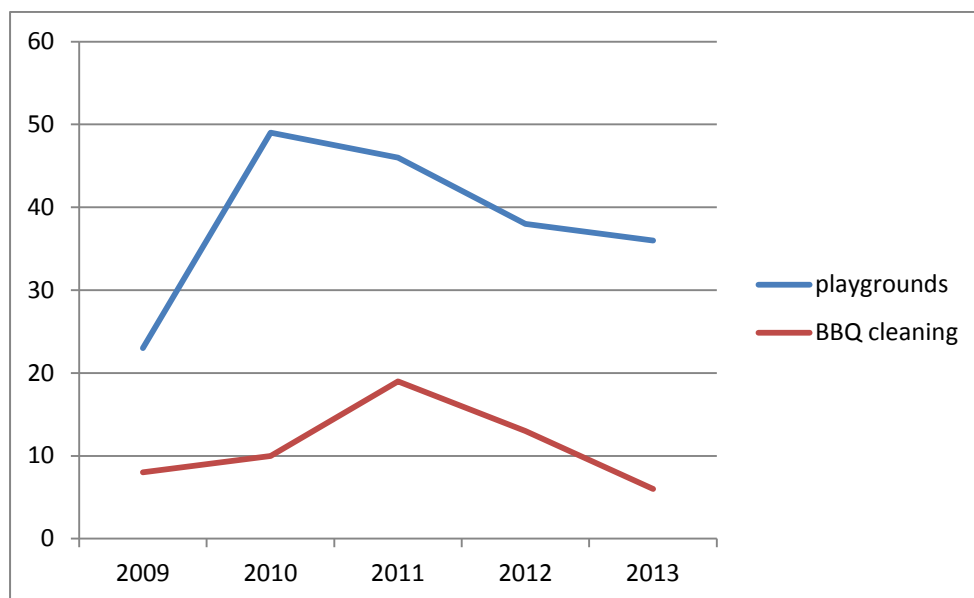
As can be seen, playgrounds make up a significant portion of open space facility assets. In summary, 62% of our playgrounds (we have in excess of 300 items across 55 playgrounds) are in excess of 10 years old, 13% over 20 years which is past the normal life expectancy of such equipment meaning that over the next few years we will have a large portion needing replacement. The value of play equipment requiring immediate replacement is estimated at over \$200,000.

Due to limited funds, Council staff have been forced to remove play equipment that was no longer functional, but could not be replaced.

There are extensive amounts of BBQs, shelters, tables, fences, bollards, etc. that have been beyond budgets to repair and renew – again, items have often simply been removed rather than renewed.

C. Information regarding customer perception of the service

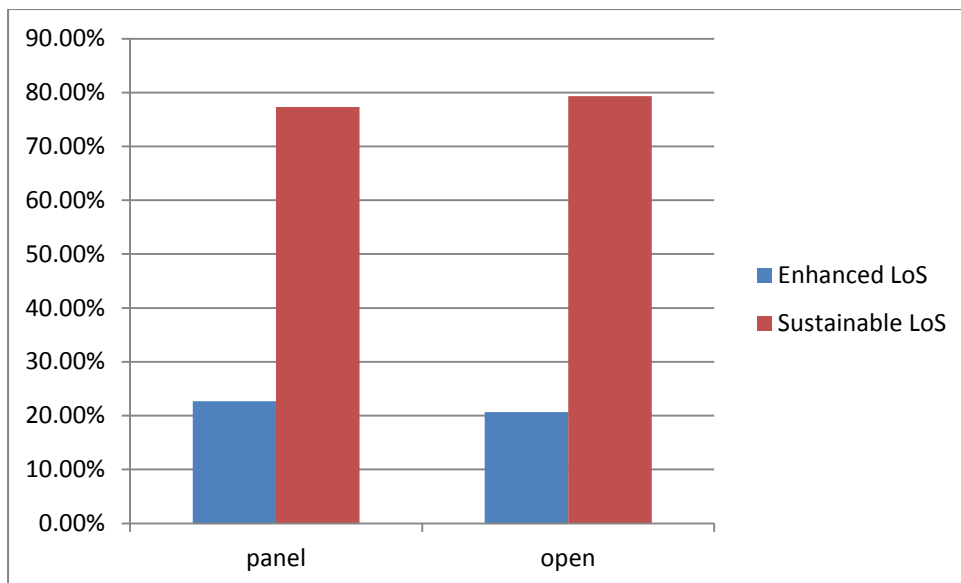
Historical information on customer requests regarding playgrounds and BBQ cleaning (the only categories specifically available) is presented in the chart below.



ACTION 7 in the improvement plan is to review the customer request categories.

As noted earlier, feedback from the 2012 Community Survey suggests that the community is relatively happy with the current level of service being provided by Council in relation to parks, reserves and playgrounds (satisfaction was 3.8 / 5, 8th highest of all services, as shown on the first graph) they also consider it very important that this service level be maintained (importance was 3.92 / 5, the 7th highest of all services, as shown on the first graph). 16% of the community identified this as one of the 3 most important uses of Council’s resources apart from the “known criticals”.

Feedback from the 2013 Community Engagement regarding Levels of Service for the Coffs Harbour Jetty, Playgrounds and other structures is presented in the graph below. Unfortunately, the inclusion of the Jetty means that desired levels of service particularly for play, social/family recreation facilities is not clear.



Enhanced LOS	1110000	In addition to works set out in sustainable LoS, funding would enable renewal of more of the backlog of aged facilities (use comments to tell us your priorities)
Sustainable LOS	1010000	Ongoing replacement of structural members in Jetty structure sufficient to keep up with deterioration, replacement (rather than removal) of ageing / damaged playground equipment in our 55 playgrounds; repair and replacement of BBQs, shelters, tables, fences, etc.
Current Budget	180000	Unsustainable.

The number of people selecting an “enhanced” level of service (a little over 20%) was higher than many other services. This arguably accords with the 16% who consider this one of the most important uses of Council’s resources

D. Service descriptions of each level in the hierarchy (current and objectives)

The following is from the Open Space Strategy. As noted, a review of the current situation relative to these objectives must be undertaken, and is noted as ACTION 6 in the improvement plan.

FUNCTION		PLAY		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
Location and distribution	<ul style="list-style-type: none"> • Classification to only be used for existing play spaces. • Future play functions will be provided in SFR (See provisions under SFR area). • One in each hinterland village within a SFR area and within 500m of all residence in urban areas. 	<ul style="list-style-type: none"> • Classification to only be used for existing play spaces. • Future play functions will be provided in SFR (See provisions under SFR area). • One in each precinct to include play equipment /opportunity to cater to children with a disability within a SFR area. 	<ul style="list-style-type: none"> • Classification to only be used for existing play spaces. • Future play functions will be provided in SFR (See provisions under SFR area). • One major accessible place space in the City in a SFR area. 	
Quality and design	<ul style="list-style-type: none"> • A diversity of play settings, activities and equipment to be incorporated into each SFR area. In addition provide some specific play settings in more remote settings, especially un-manicured natural area. • Play spaces should include a natural landscape including a variety of flora, natural materials. • Access to all three types of play; physical / gross motor activities, social / dramatic, creative / cognitive play provided by equipment and landscape features. 	<ul style="list-style-type: none"> • Range of play settings varies from park to park in each precinct and overall. • Where multiple sites across the precinct: provide equitably distributed range of opportunities. • Two or more seats for every playground. • Access and parking areas for prams and persons with a disability. 	<ul style="list-style-type: none"> • May be a secondary function of a larger park with special natural or other qualities or on a prominent location with safe access. • Caters for a wide range of activities / age groups. • A number of seats for adults. Shade & shelter. • Adjacent picnic area and accessible toilets. • All areas and amenities and substantial play areas accessible 	

FUNCTION		PLAY		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
	<ul style="list-style-type: none"> ● Playgrounds provided should complement the play opportunities available in private open space and in the neighbourhood generally. ● Each playground should be designed to target a specified age group, and provide shade & shelter. Locate multi age facilities together not separately. ● Provision for adults including seating and shade. ● New playgrounds to include a range of play activities within each playground accessible to children and adults with disabilities. Two or more seats for every playground. Access and parking areas for prams. ● No BBQ or toilets or water points. 	<ul style="list-style-type: none"> ● Shade, constructed shelter. ● Access to toilets (may be already in the reserve for picnic or sports facilities). 	to persons with a disability.	
Maintenance	<ul style="list-style-type: none"> ● As per Parks Maintenance Schedule (refer below) 	<ul style="list-style-type: none"> ● As per Parks Maintenance Schedule. (refer below) 	<ul style="list-style-type: none"> ● As per Parks Maintenance Schedule. (refer below) 	
Fit for purpose	<ul style="list-style-type: none"> ● As for SFR. 	<ul style="list-style-type: none"> ● As for SFR. 	<ul style="list-style-type: none"> ● As for SFR. 	

FUNCTION		SOCIAL /FAMILY RECREATION		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
Location and distribution	<ul style="list-style-type: none"> ● One SFR to serve each hinterland village. ● In urban areas provide within 500 e of every household (without having to cross a major road / railway or other major physical barrier). ● Not on encumbered land. ● Absolute minimum size of one hectare and minimum dimensions of 70m in any direction. 	<ul style="list-style-type: none"> ● One in each urban precinct/Sub Precinct plus areas outside 500m catchment or several with different landscape setting types to create diversity. ● Not on encumbered land. ● Absolute minimum size of 2 hectares and minimum dimensions of 70m in any direction. 	<ul style="list-style-type: none"> ● Provide in each activity centre (i.e. Jetty Foreshores in Coffs Harbour). ● Not on encumbered land. ● Served by a shared path or off-road trail. ● May be in form of plaza or ornamental garden. 	
Quality and design	<ul style="list-style-type: none"> ● Includes areas for co-operative play and games, some props and range of surfaces, kick about space, loose materials/contact with nature, equipment for exercise, areas with places to hide and retreats from activity, screened from boisterous play. ● Incorporation of natural features for play. ● Mix of 2 to 3 recreation activity areas. ● Shade (either mature trees/ or structure), seating, paths. Caters to a range of age groups. At least families, children and older adults. No BBQ or toilets. 	<ul style="list-style-type: none"> ● Meeting place; shade and shelter, seating and drinking water, access to nature, all accessible to people with a disability. ● Some areas to have picnic/ BBQ, toilets, additional facilities might include skate facilities, free access tennis & basketball courts etc. ● Some to have irrigated green lawns, formed path (not necessarily sealed) and lights and rubbish collection system. ● Mix of 4 or more recreation activity areas catering for broad cross sections of the community. 	<ul style="list-style-type: none"> ● Significant shade and shelter, seating, lighting BBQ, public toilets. Fully accessible to people with disability, formed paths. Possibly access to refreshments and other commercial services. ● Entrance and access Paths as well as internal trail networks. ● Incorporation of natural features for play. ● Inclusive of people with disabilities. ● Provisions under “Play” apply. ● Onsite carparking. Bus pull through and parking. ● Integration with existing walkways / 	

FUNCTION		SOCIAL /FAMILY RECREATION		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
	<ul style="list-style-type: none"> • Generally no lighting or water points. • Carparking on road. • Integration with existing walkways / cycleways and link to off road trail networks. 	<ul style="list-style-type: none"> • Incorporation of natural features for play. • Inclusive of people with disabilities. • Carparking provided in addition to on road parking. • Provisions under “Play” apply. • Preferably minimum size two hectares. Provision of toilets (may be in conjunction with sporting fields). • Integration with existing walkways / cycleways and link to off road trail networks. 	<p>cycleways and link to off road trail networks where possible.</p>	
Maintenance	<ul style="list-style-type: none"> • To be determined. (refer below) 	<ul style="list-style-type: none"> • To be determined. (refer below) 	<ul style="list-style-type: none"> • To be determined. (refer below) 	
Fit for purpose	<ul style="list-style-type: none"> • There should be sufficient area above the 1 in 5 flood event to situate facilities. • There should be sufficient area free of significant vegetation constraints to develop activity nodes. • Prefer road frontage and minimum 2 access points. 	<ul style="list-style-type: none"> • As for Local. 	<ul style="list-style-type: none"> • As for Local. 	

Maintaining current facilities in a safe condition is the fundamental concern.

Council identifies defects requiring maintenance and repair via regular asset inspections in accordance with **AS/NZS 4486.1: Playgrounds and playground equipment Part 1: Development, installation, inspection, maintenance and operation.**

Staff carrying out inspections and maintenance are trained in this Standard.

The target inspection cycles are set out in the table below.

Playground classification	Level 1 (visual)	Level 2 (mechanical “push/pull”)
Local	Bi-monthly	Bi-monthly
District	Bi-monthly	Bi-monthly
Regional (Brelsford Park)	Daily	Bi-monthly

In addition to undertaking regular inspections, Council responds to Customer Requests regarding maintenance issues.

E. Drivers of and forecast future demand

The Open Space Strategy (section 3) considered demand changes in terms of population and demographics across each precinct in detail.

F. Funding

Funding of these facilities comes from ordinary rates and, in the case of assets in Crown Reserves and Regional Park, from funds generated in these areas.

Where new facilities are identified as benefitting new development and these are included in section 94 plans, funding can also come from developer contributions. Details of section 94 plans are included on Council’s website. Particular acquisition projects are noted in part H.

G. Opportunities for disposal

The Open Space Strategy recommended that Council

- increase the number of social / family recreation spaces
- Rationalise the number of playgrounds through removal of play spaces where play needs are serviced by other spaces.

An additional appendix will be included in the Asset Management Plan summary identifying spaces for disposal, to be approved by Council.

H. Renewal and upgrade priorities in terms of the ‘3Rs’

Appendix 1 in the Recreation Asset Management Plan sets out the program for renewal. The priority is play equipment.

3.4 Sport

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LP 2 We have a strong and diverse economy

LP 2.2 Encourage the provision of facilities and services which attract, create and support career opportunities for young people

Objective - LC 1 Coffs Harbour is a strong, safe and adaptable community

LC 1.1 Build pride and identity in Coffs Harbour as a community and a place

LC 1.4 Promote a caring, inclusive and cohesive community

LC 1.6 Promote opportunities for all to fulfill their potential

Objective - LC 2 We lead healthy lives

LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together

LC 4.4 Develop inclusive community, sporting and recreational events and activities

B. Scope

The Coffs Harbour City Council Sports Facility Plan (2010) identifies just over 150 sports facilities in the local government area that are managed in a variety of ways, but all of which Council has some responsibility for infrastructure provision.

These are presented in the table below (table 4 from the Plan), classified based on sport and planning precinct.

Planning Precinct	AFL Ovals	Athletics	Baseball	Basketball	Cricket	Hockey	Netball	Rugby League	Rugby Union	Soccer	Softball	Tennis
Far Northern Beaches	-	-	-	-	1	-	-	-	-	2	-	2
Woolgoolga	1	1	1	-	4	-	8	2	-	2	-	6
Northern Beaches	-	-	-	-	-	-	-	-	-	-	-	1
Coffs Harbour Urban	2	1	2	3	9	1	21	2	1	9	-	23
Korora West / Moonee West	-	-	-	-	-	-	-	-	-	-	-	-
Middle Boambee	-	-	-	-	-	-	-	-	-	1	-	-
Sawtell / Toormina / Boambee East	1	1	1	-	5	-	6	2	2	2	-	12
Bonville	-	-	-	-	-	-	-	-	-	-	-	-
Far North Rural	-	-	-	-	-	-	-	-	-	-	-	-
North Rural	-	-	-	-	3	-	-	-	-	2	-	4
South Rural	-	-	-	-	-	-	-	2	-	1	-	2
Far West Hinterland	-	-	-	-	-	-	-	-	-	-	-	2
Total	4	3	4	3	22	1	35	8	3	19	0	52

The most important facilities provided at these sports grounds (apart from amenities, which form part of the Buildings Asset Management Plan, and carparking, which forms part of the Transport Asset Management Plan) are subsoil drainage and lighting.

Sportsgrounds are often located in low-lying areas, and can often become boggy after rain without subsoil drainage. Lighting is necessary to enable training in winter, etc.

As noted in section 2, one of Council’s biggest challenges in managing these assets is the lack of information. This is ACTION 2 in the improvement plan is to collect better asset information. In particular, an expert assessment of all wooden light poles will be undertaken during 2014.

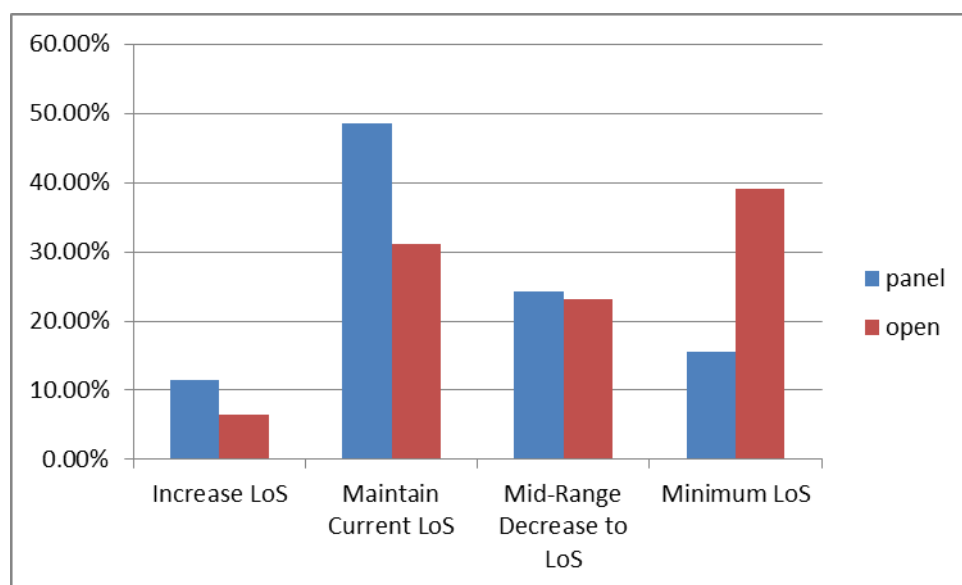
A list of facilities included in these spaces has not yet been prepared, however renewal priorities based on staff knowledge are presented in part H.

C. Information regarding customer perception of the service

Extensive customer information was collected during the preparation of the Open Space Strategy and Sports Facility Plan.

Feedback from the 2012 Community Survey suggests that the community is relatively happy with the current level of service being provided by Council in relation to sporting facilities (satisfaction was 3.8 / 5, 7th highest of all services, as shown on the first graph) they also consider it moderately important that this service level be maintained relative to other services (importance was 3.54 / 5, the 15th highest of all services, as shown on the first graph). 8% of the community identified this as one of the 3 most important uses of Council’s resources apart from the “known criticals”.

Feedback from the 2013 Community Engagement regarding Levels of Service for Sports Grounds and Amenities and CeX International Stadium is presented in the graph below. Unfortunately, the inclusion of the Stadium means that desired levels of service particularly for lower standard sporting facilities is not clear.



Increase LOS	1540000	Increased maintenance of sports grounds and amenities, minor upgrade of some infrastructure (use comments section to tell us
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		where), including C.ex Coffs International Stadium
Maintain LOS	1400000	Continue current levels of maintenance of our sports grounds and amenities; including C.ex Coffs International Stadium (which has an economic impact of over \$8M into the local community in its current form)
Mid-range decrease LOS	1300000	Increase in ground fees, reduction in standards of sports grounds and amenities; reduction in the standard and reputation of C.ex Coffs International Stadium impacting local economy by \$2 -\$4M p.a. as a result of attracting fewer sporting events
Decrease LOS to minimum	1150000	Significant increase in ground fees, which may impact community ability to pay for sport, which would lead to closure of some grounds/amenities; significantly lowering the standard and reputation of C.ex Coffs International Stadium impacting local economy by up to \$8M p.a. as a result of its inability to attract sporting events

The number of people selecting an “enhanced” level of service (a little over 10%) was lower than a number of other services. This arguably accords with the 8% who consider this one of the most important uses of Council’s resources.

D. Service descriptions of each level in the hierarchy (current and objectives)

The current level of service varies significantly between spaces. The table in part H notes key deficiencies relative to the level of service objectives i.e. sites where upgraded facilities are required based on staff knowledge.

An analysis of ground closures due to boggy conditions is related to subsoil drainage, but more importantly rain and is therefore arguably not clear.

The table below presents the core levels of service and guidelines for provision by catchment of Sporting facilities as presented in the Open Space Strategy. Further needs analysis is provided in the Sports Facility Plan. Most relevant to this Asset Management Plan are issues around lighting and subsoil drainage, however no specific level of service objectives are available.

FUNCTION		SPORT		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
Location and distribution	<ul style="list-style-type: none"> Local recreation field to provide space for informal use and social games. Generally one outdoor grassed playing field, and free access full sized hard court for multiple activities within 1000m of each household in an urban area or at 	<ul style="list-style-type: none"> Not to be provided on encumbered land. Sufficient land to accommodate a core range of competition sports in one major sports reserve (i.e. minimum two playing fields) in addition to support building/pavilion and car park and ancillary space offering pleasant landscape settings for non sporting recreation, opportunities. Served by an off-road trail. 	<ul style="list-style-type: none"> Not to be provided on encumbered land. At some distance from houses to limit impact from noise, car parking and lights. Prominent site served by public transport. Possibly provided in association with an indoor centre. 	

FUNCTION		SPORT		
CATCHMENT	LOCAL	DISTRICT	REGIONAL	
	<p>every primary school/ one in every hinterland village.</p>	<ul style="list-style-type: none"> • New sporting facilities where possible co-located with new schools. • Prominent site but safe to access for children 10yrs and over. • Provide on public transport route. • May also fulfill the social/family recreation function for urban residents within 500m. 	<ul style="list-style-type: none"> • The codes / range of sports provided should be based on ABS, ERASS, local participation data, and local demand. • Infrastructure generally provided in part by other stakeholders. 	
Quality and Design	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	
Maintenance	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	<ul style="list-style-type: none"> • Refer to Sports Facility Plan. 	
Fit for Purpose	<ul style="list-style-type: none"> • Existing vegetation/topography not to limit capacity for development for sports activities. • Size and shape complements use for social games (prefer large round rather than long thin). 	<ul style="list-style-type: none"> • Minimal residential constraints to providing floodlighting for night training/competition. • Sufficient capacity for playing surfaces above the 1:5 flood events. Support structures above the 1:100 flood event. 	<ul style="list-style-type: none"> • As for District. 	

E. Drivers of and forecast future demand

The Sports Facility Plan analyses demand changes for 12 main sports, and also in terms of population and demographics across each precinct in detail.

F. Funding

Ordinary rates, ground hire fees, fundraising / grants by user groups.

Council has established an annual Community Facilities Grants Program that offers \$100,000 per annum to projects with a community benefit where groups are able to provide

up to half of the funds. This is an important means of leveraging contributions from groups, but also opens up significant grant opportunities, since these often require matching funds.

G. Opportunities for disposal

Potential sporting facilities to dispose of will be identified and included in future revisions of this document. As noted in the Open Space Strategy, some of these may have potential to be developed for alternative functions.

H. Renewal and upgrade priorities in terms of the ‘3Rs’

The Sports Facility Plan nominates a substantial program of facility upgrades which are beyond Council’s capacity to fund. Further analysis is required prior to determining a program of renewals and upgrades of sports facilities across the board (there are higher priorities in other asset categories, and these form the bulk of the program currently developed). However, the following potential projects have been identified based on currently available information.

UPGRADE (U) OR RENEWAL (R)?	VENUE	PROJECT	APPROX VALUE
	Playing surfaces upgrades		
R	Vost Park Netball Courts (leased)	Reseal of netball courts x 9	\$150,000
R	Woolgoolga Netball Courts	Playing surface upgrade	\$166,000
U	Woolgoolga Sportsground (leased)	Subsurface drainage	\$160,000
U	Fitzroy Oval	Subsurface drainage	\$165,000
R	Toormina Criterium Cycling Track	Reseal and reroute Criterium Cycling Track	\$195,000
U	Geoff King Motors Park (leased)	Subsurface drainage Stage 1. Drain the two League fields	\$220,000
U	Sawtell Toormina Sport and Recreation Club (leased)	Subsurface drainage Stage 1. League and rugby main fields	\$220,000
R	Centennial Oval	Subsurface drainage old and failing	\$160,000
R	Forsyth Park	Subsurface drainage old and failing	\$240,000
R	Northern Hockey Precinct	Subsurface drainage old and failing	\$320,000
R	Toormina Oval	Subsurface drainage old and failing	\$120,000
	Lighting projects		

R	York Street Oval	Lighting of 2 fields (Min 1 field, ideally 2)	\$325,000
U	Toormina Oval	lighting of field # 2	\$170,000
U	Forsyth Park	Lighting of fields	\$200,000
U	Richardson Park	Lighting of fields	\$190,000
U	Floodlighting Oval no. 2 at Coffs Coast Sport and Leisure Park		
R	Forsyth Park	Replace lighting on 2 fields	\$250,000

One of the most critical pieces of information to be gathered with regards to sporting facilities will be the condition assessment of light poles which is to be undertaken during 2014. This is ACTION 8 identified in the improvement plan.

3.5 Water based recreation

A. Delivers the following strategies from Coffs Harbour 2030 Community Strategic Plan

Objective - LC 2 We lead healthy lives
LC 2.1 Promote healthy living

Objective - LC 4 We have many opportunities to enjoy life together
LC 4.4 Develop inclusive community, sporting and recreational events and activities

Objective - PL 2 Our public spaces are enjoyed by all our people
PL 2.1 Develop the harbour and foreshores as the focal point for our Local Government Area
PL 2.2 Provide public spaces and facilities that are accessible and safe for all

B. Scope

In terms of infrastructure value, the Coffs Harbour Jetty Structure is by far the largest in this Recreation Asset Management Plan. The Jetty is an iconic structure for Coffs Harbour, and arguably a symbol of the need for effective asset management across all of Council’s assets.

For details of the structure, which is estimated to have a replacement value of \$9.2M, refer to the Dilapidation Report, an attachment to the Recreation AMP Summary.

Council is responsible for 8 boat ramps, including:

- Coffs Harbour
- Woolgoolga
- Arrawarra
- Sawtell
- Emerald Beach
- Edgar Street
- Hogbin Drive (off Fred Hanson Bridge)
- Sandy Beach

Asset Category	Quantity	Estimated asset replacement value	Current Condition	Estimated cost to bring up to satisfactory
Boat Ramps	7 No	\$540,110	TBA	TBA

Water based recreation areas also includes access ways, jetties and stairs – some of the key assets identified for renewal in Appendix 1 of the Recreation Asset Management Plan.

A key part of water based recreation assets is the Solitary Islands Coastal Walkway, which stretches some 60km.

Further work is required to gather this information into this categorisation format, and to collate condition data.

C. Information regarding customer perception of the service

Various forums have identified the Jetty Foreshores as a key priority for the community in terms of Council resources.

Community feedback regarding Coffs Harbour Boat Ramp makes it clear that current levels of service are not acceptable.

D. Service descriptions of each level in the hierarchy (current and objectives)

The Jetty structure must be well presented, safe, and permit access by maintenance and emergency vehicles. A water line for fire hydrants is provided.

In terms of boat ramps: varies between sites. Of critical note, the Coffs Harbour Boat Ramp presents safety issues in all but calm conditions, something that a working group made up of Council officers and Boat users is aiming to address.

Emerald Beach, Hogbin and Edgar Street ramps all have problems with siltation and require repairs.

Accessways, stairs and jetties vary greatly also.

Safe and trafficable access to load and unload boats.

Based on usage, the facilities at Coffs Harbour and Arrawarra are arguably the highest priority, followed by Sawtell and Woolgoolga and then the remainder.

E. Drivers of and forecast future demand

The revitalisation of the Jetty Foreshores will certainly increase visitation to the Coffs Harbour Jetty, which is already arguably the key tourist icon for the area.

To be determined. Boat use figures. Beach visitation.

F. Funding

Ordinary rates fund works on the Jetty structure – there are no funds available from the Coffs Coast State Park.

Ordinary rates. Roads and Maritime Services provide grants (Better Boating Program funded by fishing licenses) for upgrades to facilities.

The NSW Government has committed up to \$1M to undertake upgrade works to the Coffs Harbour Boat Ramp.

Charging for the use of Coffs Harbour Boat Ramp in particular is an option to explore, depending on the need to fund further upgrade works.

Funds also possibly available from State and Regional Parks.

G. Opportunities for disposal

The Open Space Strategy recommends rationalising the number of accessways for environmental reasons. This will lead to asset disposals (accessways).

A number of the minor boat ramps only receive limited use. Prior to undertaking significant works, consideration should be given to disposal.

H. Renewal and upgrade priorities in terms of the '3Rs'

As part of the handover of the structure from the NSW Government, a report was commissioned establishing the future maintenance and renewal requirements.

Refer: Coffs Harbour Jetty Dilapidation Survey, Ardill, Payne and Partners, 2006.

Section 3.1 identifies a pile replacement program, which has been utilised to develop a program for replacements as set out in the table below.

Year	Piles to replace	Unit cost (\$)	Total Cost (\$000's)
2014 (was 2012, but no funds)	48	20,100 each	965
2017	70	20,100 each	1,407

The Coffs Harbour Boat ramp is the highest priority among boat ramps, as noted above.

Funding has also been received to undertake upgrade works at Arrawarra boatramp. This project will be completed in 2014.

Other priorities relate to accessways, stairs and minor jetties. These structures are noted in Appendix 1.

4. Renewal and Upgrade Priorities for Open Space Facilities

Appendix 1 of this Recreation Asset Management Plan presents the proposed open space facility renewal and upgrade program. This list will be refined as information is gathered in accordance with actions identified in this Plan.

The figures align with those within the relevant programs in the “sustainable case” of the Long Term Financial Plan.

5. Asset Management Practices

5.1 Asset Tasks and Duties

The Asset Tasks and Duties Procedure describes the key processes associated with Asset Management generally.

5.2 Service Level Agreement

A Service Level Agreement has been prepared setting out the roles, responsibilities and key processes between branches in the City Infrastructure Services division.

5.3 Monthly Reporting

Monthly reporting systems for reporting of maintenance accomplishment and cost are to be developed for reporting to Infrastructure Program Management Branch. ACTION 9 in the Improvement Plan.

These reports will be reviewed by the Manager, who is responsible for reporting on progress in the implementation of Council's Delivery Program regarding open space facility assets to Council as part of normal corporate (six monthly) reporting processes.

5.4 Standards

Relevant Australian Standards.

5.5 Works Orders

The attached flowchart details the Works Order process utilised for capital (renewal/upgrade) works. This process ensures:

- Works are accurately scoped and estimated prior to commencement
- Details of asset creation (asset category, quantities and cost) is collected to enable updating of Council's asset register
- Details of each asset disposed of (by asset ID) is recorded.

Current status of works orders is an agenda item at Asset Accounting Team Meetings.

5.6 Internal Stakeholders and Structure

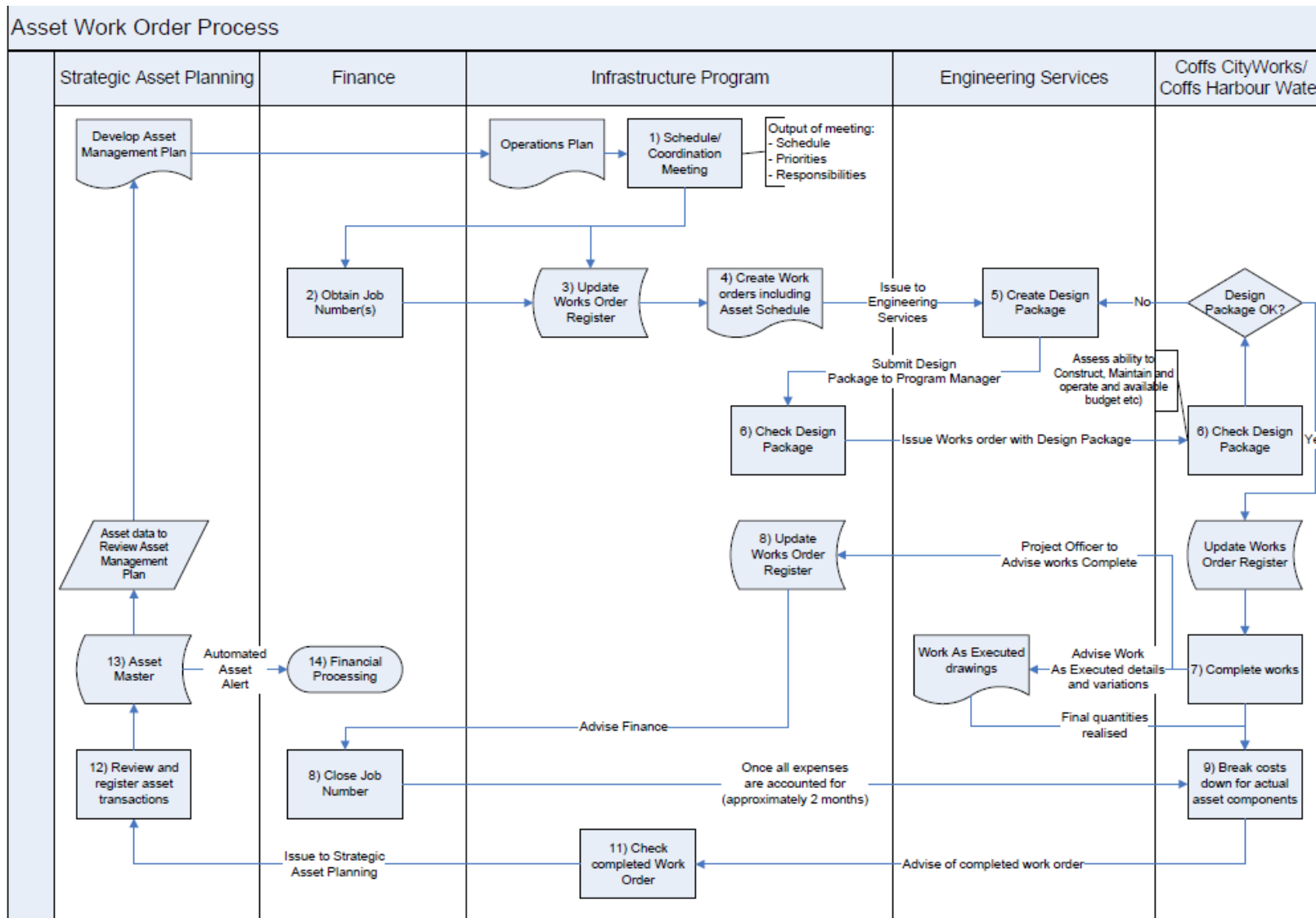
Within Council's Corporate Business directorate, the Finance division has the largest involvement in the management of assets terms of satisfying statutory obligations regarding asset-related reporting. Council's Corporate Information Systems division provides services in relation to the Asset Management Software systems utilised, and also the Geographical Information System that forms the foundation of much of the asset-related data.

Within Council's City Planning directorate, the Sustainable Planning division has involvement in terms of understanding the infrastructure needs of future growth areas and demand from growth generally. The Development Assessment division is responsible in relation to new developments (where Council is the approval authority for developments) for ensuring that Council's requirements regarding the provision of community assets to be acquired by Council as part of a development are met.

Primary responsibility for management of assets rests with the City Infrastructure Services directorate, which is structured into three basic functions:

- Strategic Asset Planning (developing strategies regarding what assets we have and what we need in future to deliver the required level of service as determined by Council)
- Infrastructure Program Management (ensuring Council obtains value for money from internal and external service providers delivering infrastructure-related services)
- Internal Service Providers deliver a range of services including:
 - Engineering Services (investigation and design of new and renewed assets as well as assessment of infrastructure-related issues arising from development applications)
 - CityWorks (operations, maintenance, renewal and construction of new assets)
 - Environmental Laboratory (testing for water, sewage and other purposes)

The roles and responsibilities of each group are best understood in the context of the Asset Management Practices performed. These are discussed in section 8.



6. Monitoring and Review

The Recreation Asset Management Plan Summary, part of Council's Resourcing Strategy and the document that informs Council's Delivery Program, establishes the following measures for monitoring and review of the provision of Council open space facilities.

Given the limited information available, arguably the most important measures will be focused on the actions identified in the Improvement Plan.

Measure	Target
Customer Requests regarding Operational Activities	Decreasing
Action of adopted renewal / upgrade program	Completed
Condition of Open Space Facilities over time	Increasing

7. Improvement Plan

The improvement actions identified throughout the Plan are summarised in the table below.

Action	Section	Details	Who	When
1	2.3	Development of Operational Management Plan for Parks and Reserves Development of Operational Management Plan for Sportsgrounds	Manager Recreation Services Manager Sports Unit	February 2015
2	2.3.3	Undertake gap analysis of open space facilities data and develop plan for collection, including specification of land tenure.	Manager Strategic Asset Planning	September 2014
3	2.4.1	Develop maps and lists of open spaces based on hierarchy / catchment for consideration by Council and adoption as an appendix of the Recreation Asset Management Plan	Open Space Technical Officer	May 2014
4	2.4.2	Relevant staff to review levels of service objectives for areas of responsibility	Supervisors / managers	September 2014
5	2.4.3	Develop preventative maintenance plan for open space facilities for incorporation into this Plan.	Manager Recreation Services, Manager Sport	February 2015
6	2.4.4	Develop a means of prioritising between various open space functions (the 'reason') in the 3Rs evaluation	Managers	September 2014
7	2.7.3	Discussion with Coffs Coast Regional Park Trust Board regarding development of Asset Management Plans for Open Space Facilities located in the Park.	Director City Infrastructure Services	September 2014
8	3.3	Review Customer Request classification system	Manager Customer Service	September 2014
9	5	Establish monthly reporting system from Operational areas	Manager Infrastructure Program	May 2014

As this RAM Plan is reviewed and improved, formal performance measures will be developed.

Appendices

Appendix 1 - Proposed Program for Rehabilitation, Renewal, Creation and Upgrade

year	available funding with a SRV ('000)	recreational services proposed capital works (see sheet one for details)					total
		fences & accessways	playgrounds	jetties	stairs	footbridges	
1	260	160	90	10			260
2	520	360	120	26	16		522
3	800			800			800
4	800			800			800
5	800			800			800
6	800	580			41	180	801
7	800	720				80	800
8	800	80		350		370	800
9	800			800			800
10	800			800			800
total		1900	210	4386	57	630	

note: without the SRV none of these capital works could be undertaken without grants or another funding source

playgrounds

PLAYGROUND LOCATION	UNIT CATEGORY	COND	AMENED REPLACE COST
PET PORPOISE POOL PARK PLYGRND	OTHER ITEMS	4	2000
PET PORPOISE POOL PARK PLYGRND	OTHER ITEMS	4	1200
PET PORPOISE POOL PARK PLYGRND	OTHER ITEMS	4	25000
PET PORPOISE POOL PARK PLYGRND	SPRING RIDE	4	3250
PLATEAU PARK PLYGRND	CLIMBER	4	3000
PLATEAU PARK PLYGRND	SLIDE	4	3000
PLATEAU PARK PLYGRND	CLIMBER	4	3000
PLATEAU PARK PLYGRND	CLIMBER	4	2500
PLATEAU PARK PLYGRND	SWINGS	4	3500
PLATEAU PARK PLYGRND	OTHER ITEMS	4	1200
PLATEAU PARK PLYGRND	SPRING RIDE	4	3000
PLATEAU PARK PLYGRND	SPRING RIDE	4	3000
PLATEAU PARK PLYGRND	SPRING RIDE	4	3000
JANE CRCT PLAY GROUND	SLIDE	4	3000
JANE CRCT PLAY GROUND	OTHER ITEMS	4	1200
JANE CRCT PLAY GROUND	SPRING RIDE	4	3000
ARGYL & KURRAJONG PLYGROUND	SLIDE	4	3000
MYUNA PL PLAYGROUND	BRIDGE/ TUNNEL	4	2500
WILLS-DUNN PLAYGROUND	CLIMBER	4	3000
WILLS-DUNN PLAYGROUND	SLIDE	4	3000
POLWARTH PLAYGROUND	NOVELTY PANEL	4	1200
POLWARTH PLAYGROUND	NOVELTY PANEL	4	1200
CORAMBA PLAYGROUND	CLIMBER	4	3000
CORAMBA PLAYGROUND	OTHER ITEMS	4	25000
CORAMBA PLAYGROUND	BRIDGE/ TUNNEL	4	3500
CORAMBA PLAYGROUND	OTHER ITEMS	4	2000
JETTYFSHR JNR PLAYGROUND	OTHER ITEMS	4	10000
JETTYFSHR JNR PLAYGROUND	SPRING RIDE	4	3250
COFFS CREEK RESERVE	CLIMBER	4	3000
COFFS CREEK PLY GRND	CLIMBER	4	3000
COFFS CREEK PLY GRND	CLIMBER	4	1500
BORROWDALE PLAYGROUND	SPINNER	4	8000
AMAROO PLAYGROUND	SEE SAW	4	10000
SANDY BEACH PLAYGROUND	SPRING RIDE	REMOVED	3000
ELOUERA DRIVE PLYGRND	SWINGS	4	3500
EMERALD BCH PLAYGROUND	SLIDE	4	3000
EMERALD BCH PLAYGROUND	CLIMBER	4	3000
BORONIA PARK	SEE SAW	4	10000
LALAGULI PARK	SPRING RIDE	4	3000
LALAGULI PARK	SPRING RIDE	4	3000
playground next to caravan park	SWINGS x2	4	7000
POLWARTH PLYGRND	SPRING RIDE	REMOVED	3000
BORONIA PARK	SHADE SAIL POSTS	4	12000
JETTYFSHR JNR PLAYGROUND			4000
hills beach			4500
hills beach			2500
			211,500

year

year 1

year2

jetties

Description	Condition Index	Renewal Cost \$	cumulative renewal cost \$	with srv	without srv
JETTY - PORPOISE POOL	5	8,400	8,400	year 1	no works can be undertaken on jetties without grants or other funding sources
JETTY - COFFS CREEK WALK	5	1,960	10,360		
JETTY - SALTWATER PARK	5	13,200	23,560	year 2	
JETTY - MELITTAS AVENUE	5	13,200	36,760		
COFFS HARBOUR JETTY stage 1	4.5	2,400,000	2,436,760	years 3,4,5	
JETTY - COFFS CREEK VIEW PLATFORM	5	12,000	2,448,760		
JETTY - BOTANIC GARDEN LAKE - 379906	5	3,600	2,452,360		
VIEWING PLATFORM - BOARDWALK LOOP - 379907	5	5,400	2,457,760		
VIEWING PLATFORM - BOTANIC GARDEN BIRD HID	5	5,400	2,463,160		
VIEWING PLATFORM - BOTANIC GARDEN BAND ST	5	5,400	2,468,560		
VIEWING PLATFORM - "TRACKS" VPLATFORM SAW	5	5,400	2,473,960		
VIEWING PLATFORM - SAWTELL SURF CLUB - 37988	5	5,400	2,479,360		
VIEWING PLATFORM - 22ND AVENUE (SAWTELL) V	5	5,400	2,484,760		
VIEWING PLATFORM - 22ND AVENUE SOUTH (SAW	5	5,400	2,490,160		
VIEWING PLATFORM - WLGLGA LKE C'VAN PRK BCH	5	3,160	2,493,320		
VIEWING PLATFORM - SAPPHIRE BEACH ESTATE	5	50,240	2,543,560		
JETTY - ROTHSAY REACH	5	10,800	2,554,360		
COFFS HARBOUR JETTY stage 2	4.5	1,830,000	4,384,360	years 8,9,10	
		4,384,360			

stairs

Asset Name	Description	Condition Index	Renewal Cost \$	cumulative renewal cost \$	with srv
380037	WOOLGLGA LKE C'VAN PRK BEACH STAIRS	4.5	16,000	16,000	year 2
380022	BOAMBEE CK RAILWAY STAIRS STHERN SIDE NO. 2	5	5,190	21,190	year 6
380023	BOAMBEE CK RAILWAY STAIRS NTHRN SIDE	5	30,000	51,190	"
380021	BOAMBEE CK RAILWAY STAIRS stHERN SIDE NO. 1	5	5,500	56,690	"
			56,690		

footbridges

Category	Asset Num	Description	Condition Ind	Replaceme	cumulative renewal cost \$	with srv
Foot Bridges	101354	Melalauca Ave	5	176,122	176,122	year 6
Foot Bridges	101326	Korff Street	5	80,000	256,122	year7
Foot Bridges	101348	Park Beach Pl	5	40,000	296,122	year 8
Foot Bridges	102024	Boambee Cree	5	189,070	485,192	
Foot Bridges	101538	PINE BRUSH F	5	145,700	630,892	
				630,892		

without srv
no works can be undertaken on rec services assets without grants or other funding sources

recreational services fencing and structural safety defects

Primary Location	Location Description	Sub Location	Comments	available \$
Sawtell	Between 35 & 37 Bonville Waters Dr	Storm drain safety fence between 35 & 37 Bonville Waters Dr	Condition 5. Replace existing rotten storm water drain safety fenc.Approx 20m once around drain.	20,000 year 1 160k
Sawtell	Rear 16 to 28 Tom Albert Pl to Dolmans Pt boat launch area	Storm water drain safety fence rear 21 & 23 Cunningham St Bonville	Condition 5 Rebuild collapsed safety fence around drain with 8-2400x100mm dia cca treated timber rails & 4-2 hole 1800x125mm dia	5,000
Sawtell	Boronia Park to Eighteenth Ave	Boronia Park bbqs	BBQ's need removing as Concrete cracked. One door rusted will not open. One door rusted falls off hinges. condition 5 . Needs immediate removal dangerous.	20,000
Mullaway	E of 57 The Boulevard to N head Darkum Creek	Mullaway bbq	BBQ VANDALISED REQUIRES REPLACEMENT RAISED HOT PLATE RUSTED DOOR ONLY HALF OF PLATE COOKS CONDITION 5	10,000
Woolgoolga	E end of Hearnese Lake Road, Carpark & lakeside track	4WD beach access Hearnese Lake	Condition 4 A) Remove old broken boards from board & chain beach access B) replace approx 12/2400 x 95 x 45mm treated hardwood timber slats, 24/90x8mm dia gal cup head bolts, nuts & washers (48) to suit. treated hardwood. Note: use machine-	10,000
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Timber slats beach access opp 41 Ocean Pde.	Condition 4. A) Remove obvious broken and or rotten protracting slats. B) Bobcat to lift & shake board & chain out of sand. Assess no of 1800x70x30 mm hard wood timber slats required. Estimate = 35.	2,000
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys HdInd	Beach access N Park Beach Surf Club	Condition 5. Management planning & design team to explore options of access after storm damage. (see photo's). Has been fenced off.	30,000
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Board & chain beach access opp Vincent St, Park Beach	Condition 4. Replace 329 -1800 x 75 x 40mm hardwood timber slats, 94 lm gal chain, 658-65mm dia x 65mm gal bolts x nuts. Plant = bobcat to remove old board & chain + reshape access.	15,000
Sawtell	Boronia Park to Eighteenth Ave	Board & chain on 6ch access opp 23 Park St Swtll.	Condition 4. A) Approx 75m board & chain buried, misaligned broken req retrieval & realign &/or replacement. B)Management team req to plan,design & org platform/stairs for access onto beach.	30,000
Sawtell	Boronia Park to Eighteenth Ave	Board & chain bch access off Wonga park.	Condition 4. Approx 41 lm/246- hwd timber slats 1800x70x35mm need replacing(some missing,broken , old or buried). Replace approx 82 Lm of gal chain. 492/75mmx10mm dia gal cup head bolts, washers & nuts.	25,000
Sawtell	Boronia Park to Eighteenth Ave	Slats bch access cnr 21st/22nd ave	condition 5 1) shake out & expose slats. 2)Clear lomandra & grasses off lwr sect 3) Replace approx 150-1800x70x40mm hwd timber slats + 300-65mmx8mm dia cup head bolts & nuts.	18,000 year 2 360 k
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Beach access opposite 22-29 Ocean Pde.	Condition 5. Replace approx 50m of board & chain.Approx 340 -1800x75x40 hardwood timber boards. Dig,shake & retrieve board & chains from sand & encroaching veg. Small tracked bobcat would be	15,000
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Board & chain beach access opp 39 Ocean Pde	Condition 4. Replace approx 200- 1800x70x30mm hardwood timber boards,400 gal cup head gal bolts. Dig and shake out board and chain to retrieve from sand and encroaching vegetation.	10,000
Coffs Harbour	Coffs Crrek reserve N of Coffs Creek to Macauleys HdInd	N beach access board and chain Macauleys car park.	Condition 5. Replace 10 m of 1800x70x30 hwd timber board and chain. Approx 70 boards, 140- 65 mm X 8mm dia gal cup head bolts. Check existing chain. Note: erosion approaching access req approx 1 cubic m	3,000
Coffs Harbour	Coffs Crrek reserve N of Coffs Creek to Macauleys HdInd	SEpedestrian beach access Park Bch surf club car park	Condition 4. Lift & replace approx 25m of board & chain. Apprc 175 -1800x70x30 hardwood timber boards. 50m gal chain, 350 gal cup head bolts. In the mean time remove broken & rotting boards.	8,000
Coffs Harbour	SE of 28 Breakers Way to Crest of MaCauleys HdInd	Board and chain Bch Access main Cntr Diggers car park.	Condition 4 Lift approx 14m of rotting & broken board & chain. Replace approx 98 -1800 x 70 x 40mm hwd timber slats. 196 65mm, 10mm dia gal cup head bolts.	5,000
Mullaway	E of 57 The Boulevard to N head Darkum Creek	Beach access adj 30 The Boulevard, Mullaway.	Condition 4. Heavy erosion, sand slips causing slats to fail. Very temp fix with sandbags, boards, posts and stakes. Inspection required with tech team to explore and plan options for both temp repairs and longer term solution i e stairs and or ramp.	80,000
Mullaway	E of 57 The Boulevard to N head Darkum Creek	Middle beach access track and steps off Mullaway Bch carpark	Condition 5. Uneven, eroded, requires stairs and ramp to be designed, costed and built. Discuss closing and redirecting pedestrians to northern access until solution found.	60,000
Arararra Headland	Adj 17 First Ave around the headland to opp 1 to 11Third Ave	Board and chain beach access opp 23 Third Ave Arararra Head	Board & chain condition 4, partially buried, rotting timber slats. Shake chain and boards free of sand by hand or tracked bobcat. Renew approx 400 - 1200x70x35 dar hardwood timber slats & 800 4.6 gal Cuphead bolts 165mm long, 8mm dia + nuts, chain ok.	15,000
Woolgoolga	Beach dunal system S side Woopi HdInd .6 Km S	Board + chain beach access E and market st Woopi	Condition 4. Initial action remove broken slats. Lift boards and chain out of sand, assess qty timber hardwood slats 1800x75x40mm, 100 mm x 8mm din gal cup head bolts.. 80 m length at approx 7 slats per mtr. Possible Regional Park funding?	25,000
Woolgoolga	E of Woolgoolga treatment Works	Beach access E woopi Sports fields High St slats at E end	Remove broken, rotten and jagged slats as initial safety action. Approx 70m of board and chain deteriorated to Condition 4 (deterioration affects the fabric of asset requiring major reconstructional refurbishment).	21,000
Emerald Beach	E of 117 Fiddaman Rd to 41 Ocean View Cr	Emerald beach boat ramp	Condition 5. boat ramp cracked and steel exposed. needs replacement	50,000
Toormina	Rd side Sawtell Fire Station to Hi Tech Dr	Boatramp Hi Tech Dr	Condition 5. concrete tiles missing, roots causing unevenness, erosion gullies & collapse through surface & edges. Options + plan, design & costing required.	120,000 year 6 580 k
Coffs Harbour	Between Porpoise Pool & Creek	Bollards at Edgar st boat ramp & Creek walk.	Condition 4. Replace 8-1500x250-300 mm dia bollards that are rotting with timber hwd bollards & galcollar,similar to surrounding bollards(see photo).	2,000
Coffs Harbour	Res S end Jetty Bch to Jetty car park entrnce	Bollards in centre Car Park Jetty foreshores	Condition 4. Approx 103- 1200x300 mm dia hardwood timber are rotting, disintegrating or missing from around perimeter of Carpark. Discuss replacement options & action.	24,000

Attachment 10B

Woolgoolga	Woolgoolga Back Beach South St to Willis Creek	Woolgoolga back beach (any treatment works) carpark	Condition 4. A) Import approx 35 cu mtr aggregate roadbase. B) Machine- grader, roller, water tanker.	5,000	
Mullaway	E of 57 The Boulevard to N head Darkum Creek	Carpark surface E end Darkum Headland Drive	Condition 4. Grade & seal eroded carpark/turnaround area. Requires site assessment, plan + quote from Works engineers.	4,000	
Sandy Beach	Opp 2 to 114 Sandy Beach Dr	Seal on Carpark surface opp Sandy Beach Shop.	Condition 4. Approx 1220 sq m of carpark requires hotmix re seal. Management team to assess.	37,000	
Coffs Harbour	Saltwater Park to N end Nana Lane	Saltwater Carpark & driveway	Condition 4: Approx 250 sq mtr of carpark requires machine grading, rolling & hotmix re seal. The 68 lm of road in requires the pot holes filling with the Jet patcher	8,000	
Toormina	Rear 22 Hobbs Cr to 2 Tate Cl	Fence in res opp 20 -1 Graff Ave	Condition 5. Replace missing timber post & log fence. Approx 13 m. Remove remaining old posts.	1,000	
Boambee East	Rear 37 Ibis Dr & rear 200 Linden Ave to Shaws Cl	Pig wire + plain 3 strnd wire fnc res sw side Spoonbill Lke	Condition 5. Mgmt team to discuss need to A)Remove existing overgrown, broken & tangled approx 300 lm of fencing NE + W Side of regenerated veg area. B) Prune vegetation off fence along Linden Ave frontage + re wire (approx 80 lm)	12,000	
Coramba	Adj 11 to 21 Thrower Ave	Headwall fence in Thrower A Res, Coramba	Condition 5. A) Prune vegetation off collapsing, rotten timber fence. B) remove existing fence remains & replace with pencil round timber post & rail. 6/1800x150mm dia 2 hole post, 10/2400x125mm dia cca pencil round rails.	3,000	
Coramba	CWA Park Coramba	Picket fence around CWA Park, Coramba.	Condition 4. A) Remove all pickets off rails & replace approx 2/1800, 2/2350, 11/2400, 9 /2450, 2/2530-90x40mm dar hardwood timber rails. Also replace 1/1800x110x85 hardwood timber fence post. B) salvage, sand & repaint fence pickets ,order 180/900x70x20	30,000	
Coffs Harbour	Adj 19 Scarba to 2 Eugourie Cl	Fence Between 5 Gundagai St and bridge.	Condition 4 hard wood post and twin rail fence. Remove fence and replace with CCA bollards or post and rail, incorporate slip rail.	3,000	
Sandy Beach	Opp 2 to 114 Sandy Beach Dr	Sandy Beach Road Reserve/Roadside post and rail fence.	Condition 5 rating. Fence deterioration is such to render fence unserviceable. Explore replacement options. Remove components as they become detached and or broken. Posts rotten or missing as are rails.	80,000	
Coffs Harbour	SE of 28 Breakers Way to Crest of Macauleys HdLnd	Fence between 2 beach access Bay Dr, Charlesworth Bay.	Cond 5 Remove old wire, star pickets and shade cloth. Install 1x 2000mmx200mm dia straining post near pump station. String 2x75m gal wire. Ram approx. 40 Star pickets in place and secure wires to them. Will have to hand prune some vegetation regrowth.	3,000	
Arararra Headland	E of 10 Third Ave to 61 The Boulevard	Ocean View Headland NE timber fence on w/way edge drop off	Very poor condition 4 . temp fix replace 16 gal 120 mm X 10mm cup head bolts. Then replace whole fence (see attachment details)	4,000	
Korora	N Head creek at Opal Cove to S bndry Moonee Nature Res	Footbridge rear 56 Warrawee St.	A) Condition 4. Bridge deck uneven & twisted, very slippery, no hand rail. Req lifting, bedding logs either end, re decking with FRP mesh, hand rails construed. Mgmt, planning & design team to investigate. B) Initial action scrub algae off slippery deck.	15,000	
Woolgoolga	Adj 17 Boundary St to rear 8 Ganderton St	footbridge rear 3 Pacific st woopi, nr garage doors	Condition 5. Replace deteriorated timber planks with 2-2500mm hardwood timber bearer logs at least 300 mm dia & a sheet of composite fibre micro mesh at least 1200 x200mm.	4,000	
Coffs Harbour	Rear 19 Fleming Cl to 2 Cornish St	Timber footbridge N end Thompsons Rd Dog Park	Condition 4 : A) Source 6 -3000 x 200 x 100 hardwood recycled timber bridge sleepers from bridge gang & re deck Footbridge. Note: when deck off assess bedding logs for soundness.	20,000	
Sawtell	Boambee rail bridge & approaches	Boambee rail footbridge guard rail & stauncions W side.	Condition 5. 75m length of bridge safety rails & stanchions heavily rushed + corroded. Requires engineer to inspect & provide replacement options.	100,000	
Sawtell	Boambee rail bridge & approaches	Boambee rail footbridge deck board.	Condition 4 Tradesman-Bridge Carpenter to replace 1-1600 x 180 x 75 mm hardwood timber deck board.	10,000	
Sawtell	Boambee rail bridge & approaches	Step risers Boambee rail footbridge	Condition 4. Remove existing 2 rusted and jagged steel step risers with angle grinder, cold chisel and lump hammer. Replace with timber 2 boards , approx -1480 x 80 x 20 mm OR leave off.	10,000	
Woolgoolga	Rear 32 Melaleuca Ave	Foot bridge rails and posts between Melaleuca Ave & Lake Rd	Cond 4. Replace 28-2500 x 70 x 70mm hwd timber rails, 21-1400 x 100 x 75 hwd timber posts, 480m plain fence wire. 105- 120mm x 10mm dia gal cup head bolts, washers & nuts. Deck Timbers continually coming loose due to rotting sap wood on log bearers.	11,000	
Coramba	Adj 11 to 21 Thrower Ave	Timber fence park adj 11 Thrower Ave, Coramba.	Condition 5. Replace approx 45 lm of 2 railed hardwood painted timber fence which is rotten & collapsing	14,000	
Coffs Harbour	Res S end Jetty Beach to Jetty car park entrnce	Park light pole, opp bottle bank Jetty foreshores, adj path	Condition 4. Tradesman - electrician & fabricator to replace existing pole. Note over 33% of circumference ground level rusted through.	5,000	
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Coffs Creek Reserve	Condition 4. The grassed area on the inland side of the creeks retaining wall has sunken. Repairs are required to the wall to prevent this from happening. Management to decide on repair method and funding. Note: Retaining boards both missing & undermined.	200,000	year 7 720 k
Sawtell	Rear 2 Eighteenth Ave to 144 First Ave	Retaining wall E side Boambee Headland Carrpark	Condition 4. Approx 23 lm (in total)of block retaining wall needs rebuilding. Approx 155-300x230x130mm rumble face blocks (see phto for profile) need to be purchased. Key in & rebuild into existing wall.	35,000	
Woolgoolga	Woopi roundabout S/W cnr	Garden retaining log wall Apex Park adj Hubbard St	Condition 4 : req major refurbishment. Replace approx 23m rotten hardwood log retaining/feature wall. Explore Suitable alternatives?	1,000	

Safety Beach	Rear 28 Ocean Dr to Rear 24 Lake view Ave S	Sealed w/way E end Ssafely Beach Dr to rear 18 Ocean Dr, Safety	Condition 4. A) Remove 85m broken edge boards, herbicide & machine broom path. B) Replace 77/4800x100x20 mm timber edge boards, 385 timber pegs. c) Reseal approx 259 sq m bitumen path.	10,000
Toormina	Between 10 & 12 Anderson St to Hobbs Cr	Bitumen path between 1 & 9 Hamey Cl.	Condition 4. Dig up & replace 12m of breaking up bitumen path way in Plateau Park. condition 5 for 5m sect between 2 trees. Sweep remaining path of debris & assess need for reseal.	2,000
Toormina	Rear 22 Hobbs Cr to 2 Tate Cl	Walkway in res opp 14 Graff ave.	Condition 4. A) Remove broken Fence post stump. B) Lift The replace approx 50m of 140 mm x 40 mm edge boards. with bitumen hotmix. or Remove old bitumen & lay concrete path.	3,000
Woolgoolga	E end of Hearnese Lake Rd, Carpark & lakeside track	Hearnese Lake unsealed shared walkway /road	Condition 4. Grade & spread approx 30 cubic mtr of road base. Plant required, note grader likely to be to big. Maybe backhoe, roller & water cart.	5,000
Sawtell	Sawtell Caravan Park to Dolmans Point	w/way just s Sawtell Caravan Park steps to Creek Walk to Micks Retreat	Condition 4. Management,Planing & design team to address track erosion to 1m wide or less. Possible need for boardwalk?	25,000
Sawtell	Sawtell Caravan Park to Dolmans Point	Micks Retreat to Caravan Park Walkway just below Caravan Park.	Condition 4. Management/design team to plan & organise step & |or platform for eroded sect.	5,000
Safety Beach	Rear 28 Ocean Dr to Rear 24 Lake View Ave S	Sealed walkway rear 12-20 ocean Dr, Safety Beach.	Condition 4. Approx 200m of edge boards broken or failing. Replace with 44-4500x100x30 mm treated timber edgeboard & 176-300x50x25mm pegs. Assess quantity of hotmix to repair edges & pot holes after edge boards installed (4 cubic mtr ?).	14,000
Woolgoolga	E of Lake Rd from Hofmeier 560 m N	Picnic shelter + table N end picnic area Lake Rd, Opp Footbridge	Condition 4. Shelter & picnic table components to replace: 4/3000x290x60 mm treated hwd timber table top & seat boards. 2/1450 x 125 x 50 mm hwd timber seat bearers. 30 /180x 10 mm stainless steel bolts. 12 gal triple lock roof truss fastners.	10,000
Woolgoolga	E of Lake Rd from Hofmeier 560 m N	S picnic shelter & table, Lake Rd picnic area opp house	Condition 4. Repair & replace components to shelter. 4/3000x290x60 treated timber hwd boards for tabletop & seats. 2/1450x125x50 mm hwd seat support bearers. 30/180 x 10 mm Stainless steel bolts & nuts. 12 rafter to bearer truss triple lock fastners.	10,000
Woolgoolga	E of Lake Rd from Hofmeier 560 m N	N picnic Shltr, N picnic area, E side Lake Rd Woopi.	Cond 4: Replace 4/3000x290x60 mm treated hwd timber tabletop & bench boards. 2/1450x125x50 mm hwd timber seat bearers. 30/180 x10mm dia ss bolts. 12 gal triple lock roof truss fastners.	10,000
Coffs Harbour	Coffs Creek reserve N of Coffs Creek to Macauleys Headland	Trusses s shelter Coffs Creek Res Park Beach.	Condition 4. Tradesman- Carpenter to replace missing & heavily corroded truss triple L fastners (16). Also check truss gang nail plates & replace as nessesary.	1,000
Sawtell	Boronia Park to Eighteenth Ave	Roof truss brackets Boronia Park Picnic shelter	Condition 4: Tradesman- Carpenter to A) replace all rusted & disintegrating triple lock roof truss fasteners. B) Inspect & replace any compromised gang nail plates on roof trusses.	1,000
Sawtell	Rear 4 & 6 East St	Picnic shelter N end Lyle Rose Park	Condition 4, Roof bearer to pier anchor bracket nuts & bolts heavily corroded or missing. Tradesman- carpenter to investigate & replace.	2,000
Coffs Harbour	Res S end Jetty Beach to Jetty car park entrance	Support posts main s shelter Jetty foreshores	Condition 4. A) Make safe by acro prop + safety fence shelter off. B) Tradesman = Carpenter assess rest of shelter & report on repairs required + quote. C) Carry out necessary repairs	80,000
Woolgoolga	Lake Rd N end adj Lake	Picnic shelter adj Woolgoolga Mens Club amenities Woolgoolga	Condition 5 (Substantial deterioration req substantial maintenance) Roof truss framework req replacement + main support posts. Needs assessment and quote from Carpenter. May need full replacement?	30,000
Safety Beach	Rear 28 Ocean Dr to Rear 24 Lake view Ave S	Beach access stairs rear 28 Ocean Dr Safety Beach	Condition 4. A) Remove unstable posts & rails at bottom of stairs. B) Management team assess & plan for alternative above ground stair structure to replace current unstable and deteriorating stairs.	25,000
Sapphire Beach	Rear 41 to 52 Warrawee St	Steps to Campbells Beach, Betwn 12 & 14 Eloura Ave Sapphire	Condition 4. Failing or missing risers + treads. Exposed pegs. Approx 31m lousy avg 1500m, wide. requires tech and management team site visit to discuss options . Initial safety measure cut raised pegs Lower, secure or replace loose rotting Ones.	40,000
Safety Beach	Rear 28 Ocean Dr to Rear 24 Lake View Ave S	Stairs to beach rear 20 Ocean Dr Safety Beach.	Condition 4. Risers and bank retaining boards rotting and collapsing. Total rebuild above ground design required. Decision req management and tech team. Note: 2 alternative beach access are approx 100-150m to N out S so could close access. Management deci	25,000
Mullaway	E of 57 The Boulevard to N head Darkum Creek	Beach steps N side Darkum HdlnD via Darkum Headland Drive	Condition 4. Timber & earth steps failing. Replace risers with 20 -2000 x 200 x 50 mm treated timber. Stake with 35mm dia steel pipe & Gal bracket, backfill with roadbase, (see photo).Not a Council Constructed or sanctioned walkway.	5,000
Korora	E of 24 Links Ave to 28 Breakers Way	Stairs to beach rear 19 Kotara Pl Korora	condition 4 . Handrail has sections missing and remaining rail broken rusting. Earth and board steps eroded, uneven + some failing. Note: this is not a council constructed or sanctioned stairway.	80,000
Woolgoolga	Lake Rd N end adj Lake	Table and stumps nr NW most bin old mens club Woopi Lake	Condition 5. Remove & replace remnants of old picnic setting	5,000
Coffs Harbour	Showground E side	3 picric tables E side showground Creek Walk.	Management team to determine if showground creek walk still open. IF NOT: Remove 3 tables. Or use 1 Condition 4 table to repair remaing 2.	3,000
Coffs Harbour	N Wall, Yacht Club, Beach, Corrabirra Pt	Picnic setting, steel frame, adj N wall carpark.	Condition 4. Remove table + seat combo due to rusting & disintegrating frame.	5,000

Attachment 10B

Woolgoolga	Sth Centenary Dr to Creek	Approaches to footbridge 300m N of Woolgoolga sportsground on tra	Condition 4. Management planning team to explore options to repair heavily eroded section of track either side of footbridge.	40,000
Woolgoolga	Sth Centenary Dr to Creek	Woolgoolga Lake wlk 80m N sportsground boardwalk	Condition 4. heavily eroded w/way management planning, team to explore options i.e. possible 45m board walk section.	35,000
Korora	Rear 18 to 24 Daintree Dr	Unsealed coastal walk rear 26-28 Daintree Dr, Korora	Condition 4. 28m of 270m unsealed w/way severely eroded. Requires boardwalk over severest sect off end of pavers. Management planning, co-ordinating & design team to investigate options. Possible need for "uneven surface" sign in the interim?	24,000 year 8 180 k
Safety Beach	Rear 28 Ocean Dr to Rear 24 Lake view Ave S	Lake walk rear retaining wall N side Woolgoolga Lake.	Condition 5. Management team required to assess options ie boardwalk construction or close this section & divert users or other? Note: Foot bridge isolated by compromised track either side.	152,000
Coffs Harbour	N side of Coffs Creek rear of 5 to 30 Honeyeater Way	Coffs creek walkway from honeyeater way.	Condition 5, 13 boards@ 4800x 75x30 treated timber edge boards. 52 hardwood timber pegs. 7.2 cubic mtr road base compacted.	4,000
Sawtell	Boronia Park to Eighteenth Ave	Viewing Platform Beach access Park St	Condition 4: A) Install missing safety rail N end hardwood timber rail 2230 x 100 x 50 mm. B) sister bolt 6/100 x 100 mm treated hardwood posts of various length to existing posts & refit rails to inside the posts.	2,000
Arrawarra Headland	E of 10 Third Ave to 61 The Boulevarde	Timber viewing platform & ramp to beach Mullawara	Condition 4. Repl 2 miss timber safety rails 200 x 90 x 40mm. 7 hardwood ramp slip boards 1500 x 80 x 50, Rusting bolts 16/10mm dia x 180mm ss & 40/12mm dia x 200 ss cup head bolts. 18/75 x 50 ss angle brackets replce rusted ones under ramp. loose board.	4,000
				1,895,000

Attachment 10C

Coffs Harbour City Council

Transport Asset Management Plan

2014 to 2024



Document Control

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1	November 2010	First edition	C Smith	
2	December 2011	“First Cut” Asset management plan for all General Fund assets (mostly involving the addition of other asset classes)	Morrison Low	B Lawson
3	January 2014	“Second Cut” Transport-specific Asset Management Plan. Format change, community consultation and modelling of proposed maintenance and renewal strategies added.	B Lawson	B Lawson

This document relies heavily upon the guidance of the International Infrastructure Management Manual, 2011 and also acknowledges the community of interest shared with other NSW Councils managing assets on behalf of their community.

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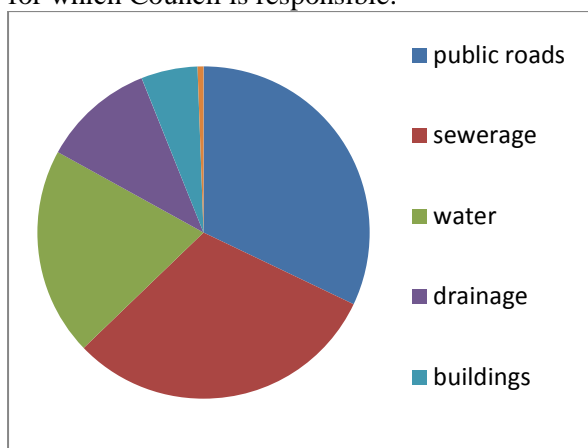
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1. Executive Summary

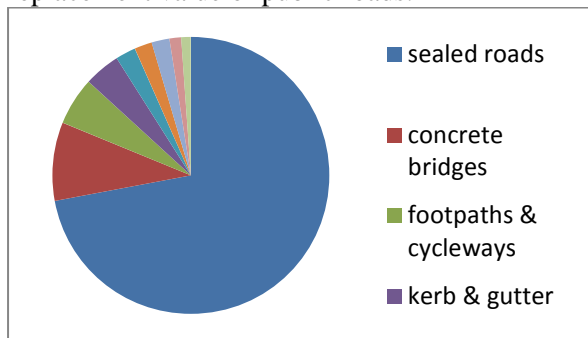
The NSW Local Government Act, 1993 establishes Coffs Harbour City Council as the “custodian and trustee” of a diverse array of public assets, including roads.

The Roads Act, 1993 establishes Council as the roads authority for all public roads within the Coffs Harbour City Local Government Area (LGA) with the exception of the Pacific Highway.

Public roads make up almost one third of the total \$2B replacement value of public assets for which Council is responsible.



Council’s 704km of sealed roads make up almost three quarters of the \$627M replacement value of public roads.



Given that sealed roads are the majority of the asset value, they are also the focus of challenges around service provision not only in terms of funding, but also satisfying community expectations.

Feedback from the 2012 Community Survey clearly identified sealed road maintenance as *the* most important service Council provides, yet it (along with unsealed road and public toilet maintenance) were rated lower in terms of satisfaction than any other services.

Council’s annual financial statements tell the story with regards to the financial challenge of improving the delivery of transport asset-related services:

- \$4.8M is spent on maintenance, but \$5.8M is required to maintain them to a satisfactory standard.
- \$3.2M is spent on asset renewal, but they are depreciating at a rate of \$14.9M each year. \$66.8M is estimated to be required to address the ‘backlog’ and bring assets up to a satisfactory condition.

In 2013, in recognition of its limited resources, Council undertook community engagement regarding levels of service. Participants were able to understand the impacts of their choices on the average residential rate bill.

In the case of transport assets, an additional \$3.2M was required to maintain current levels of service.

The consensus from a statistically significant reference panel was that the services Council provides are valued, and the community is willing to pay to maintain them.

This Transport Asset Management Plan (TAM Plan) has been prepared to describe how Council plans to deliver current levels of service now and into the future in the most cost effective way.

Given the long-lived nature of these assets, decisions made today can make a big difference for future generations. The adoption of this TAM Plan represents responsible custodianship by Council.

When Coffs Harbour 2030, the Community Strategic Plan, is reviewed in 2016 following the election by the incoming Council, the levels of service and priorities for funding provided for the programs described herein will be reviewed.

As the information upon which this TAM Plan is based and the organisational structures and systems that support it are refined and mature, the picture will become clearer. An improvement plan is included to guide these efforts, and should be read in conjunction with Council’s Asset Management Strategy.

2. Introduction

2.1 Background

Council's Charter (section 8 of the Local Government Act, 1993) establishes Council's charter including Council's role as the custodian and trustee of public assets. Council is to effectively plan for, account for and manage the assets for which it is responsible.

2.1.1 Community Strategic Plan

Section 402 of the Act requires Council to develop a Community Strategic Plan that identifies the main priorities and aspirations for the future of the local government area.

The Community Strategic Plan, Coffs Harbour 2030, is divided into five themes:

- Learning and Prospering
- Looking after our Community
- Looking after our Environment
- Moving Around; and
- Places for Living.

Whilst the Transport Asset Management Plan arguably underpins many other objectives and strategies within the other themes, obviously the achievement of the vision, objectives and strategies under the "Moving Around" theme is the primary focus.

Moving Around



Vision - We make best use of an excellent, environmentally friendly public transport system. Many of us walk and cycle from place to place. We are well connected to each other and services.

Objective - MA 1 We have an integrated, accessible and environmentally-friendly mixed mode transport system servicing the region

Strategy	Role	External Stakeholders	
MA 1.1 Plan for new transport infrastructure	<ul style="list-style-type: none"> • Provider • Facilitator • Advocate 	<ul style="list-style-type: none"> • Public transport providers • Roads and Maritime Services • Federal Government • Transport NSW 	<ul style="list-style-type: none"> • Australian Rail Track Corporation • Department of Planning and Infrastructure (NSW)
MA 1.2 Improve the effectiveness of the existing transport system	<ul style="list-style-type: none"> • Provider • Facilitator • Advocate 	<ul style="list-style-type: none"> • Public transport providers • Roads and Maritime Services • Airlines • Transport NSW 	<ul style="list-style-type: none"> • Australian Rail Track Corporation • Department of Planning and Infrastructure (NSW)
MA 1.3 Promote increased public transport, pedestrian and cycle usage and reduced car usage	<ul style="list-style-type: none"> • Provider • Facilitator 	<ul style="list-style-type: none"> • Public transport providers • Roads and Maritime Services • Business Leaders • Transport NSW 	<ul style="list-style-type: none"> • Department of Planning and Infrastructure (NSW) • Federal Government
MA 1.4 Integrate cycle way and footpath networks including linking schools, shops and public transport	<ul style="list-style-type: none"> • Provider 	<ul style="list-style-type: none"> • Roads and Maritime Services 	<ul style="list-style-type: none"> • Transport NSW

Objective - MA 2 We have a system of well-maintained and safe roads for all users

Strategy	Role	External Stakeholders	
MA 2.1 Ensure adequate maintenance and renewal of roads, footpaths and cycleways	<ul style="list-style-type: none"> • Provider 	<ul style="list-style-type: none"> • Roads and Maritime Services • Transport NSW 	<ul style="list-style-type: none"> • Department of Infrastructure and Transport (Federal)
MA 2.2 Facilitate safe traffic, bicycle and pedestrian movement	<ul style="list-style-type: none"> • Provider 	<ul style="list-style-type: none"> • Roads and Maritime Services • Transport NSW 	<ul style="list-style-type: none"> • Department of Planning and Infrastructure (NSW)
MA 2.3 Reduce the impact of the highway on our community	<ul style="list-style-type: none"> • Facilitator • Advocate 	<ul style="list-style-type: none"> • Roads and Maritime Services • Australian Rail Track Corporation • Transport NSW 	<ul style="list-style-type: none"> • Department of Trade and Investment (NSW) • Railcorp

2.1.2 Resourcing Strategy

Section 403 of the Act requires Council to develop a Resourcing Strategy, including long term financial planning, workforce management planning and asset management planning for the provision of the resources required to implement the strategies established by the community strategic plan that the council is responsible for.

The Resourcing Strategy then informs the Delivery Program (DP) and Operational Plan (OP) – Council’s 4 and 1 year budgets. The relationship between the relevant documents is shown in the figure below.



It is important to note that this Asset Management Plan has been prepared to **integrate** with the “sustainable case” for the Long Term Financial Plan (LTFP). Should the resources allocated in the LTFP, DP and OP change, this Plan must be revised to define what levels of service can be provided, and how lifecycle costs associated with delivering this level of service are to be minimised.

With less funding than proposed to be allocated in this Asset Management Plan, the current level of service will not be able to be provided.

Council’s Asset Management Policy is included in the Asset Management Strategy (part of the Resourcing Strategy) and formalises Council’s commitment to asset management.

Council recognises that the Policy vision is yet to be fully realised and so the Strategy identifies:

- gaps between the current situation (how we manage assets) and the Policy vision
- actions to be taken to close the gaps, including resources and timeframes

2.1.3 Relationship with Council’s Annual Financial Statements

Whilst not specifically noted in the diagram above, information in the Annual Report is supplemented by Council’s Annual Financial Statements. Asset-related information is critical to enable Council to give stakeholders a clear picture of Council’s financial situation. The information contained in this Asset Management Plan aligns information reported in Council’s Financial Statements. Section 5.1.5 details how information relevant to the production of the statements is calculated.

2.2 Purpose of the Transport Asset Management Plan

This Transport Asset Management (TAM) Plan describes how the resources allocated by Council will be utilised to deliver the proposed levels of service for transport assets in the most cost effective way.

Key elements of the plan are:

2. Background and description of the assets covered by the Plan
3. Levels of service to be provided
4. Future demand requirements, particularly for growth, and how these will be addressed
5. Lifecycle management plan for sealed roads, specifically:
 - Information and assumptions on the asset
 - maintenance levels of service
 - renewal programs
 - new asset acquisition and construction
 - risk management
6. Lifecycle management plan for other transport assets
7. Financial summary
 - Where limited resources will be spent (as per lifecycle management plan)
 - Sources of funding
8. Asset management practices (systems and processes to manage assets)
9. Monitoring and review
10. Improvement plan

Appendices to the TAM Plan provide specific details on maintenance and capital (new and replacement) programs.

2.3 Asset Management Approach

The International Infrastructure Management Manual defines two approaches to asset management:

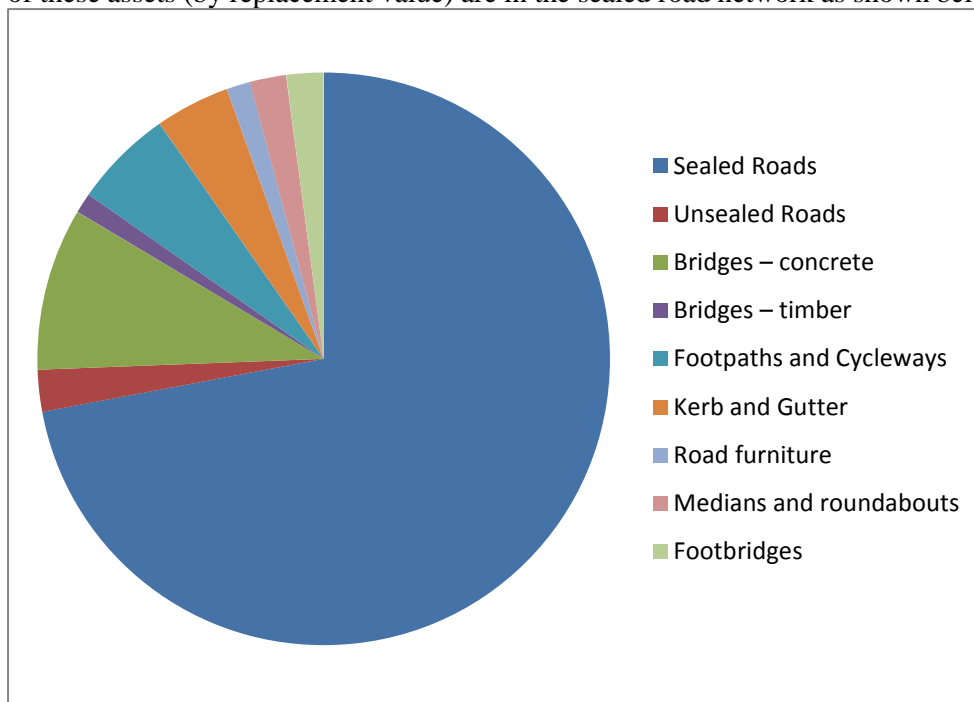
- ‘core’ asset management is a ‘top down’ approach where analysis is undertaken at the system or network level regarding the strategies for delivering agreed service levels.
- ‘advanced’ asset management is a ‘bottom up’ approach where information is gathered on individual assets to support the optimisation of activities and programs to meet agreed service levels.

Whilst Council has significantly increased its emphasis on Asset Management in recent years (as discussed further in the Asset Management Strategy) the organisational capacity arising from a clear asset-focused structure, systems and processes will take time to build and mature. Also, the information necessary to enable ‘advanced’ asset management decision making will take time to gather and evaluate.

The focus at this stage is on the ‘big ticket’ items – a ‘core’ asset management approach. With respect to transport assets, this is particularly the sealed road network, where there is a clear need to take action to improve current maintenance and renewal activities in order to maintain current levels of service and reduce the long-term (lifecycle) costs of providing the asset.

2.4 Scope of this Plan

This TAM Plan covers all transport assets under the care and control of Council. By far the majority of these assets (by replacement value) are in the sealed road network as shown below.



The quantities and replacement value of each transport asset category are set out in the table below.

Asset Category	Quantity	Total Replacement Value (\$M)
Sealed Roads ¹	704km	451,810
Unsealed Roads	128 km	14,789
Bridges – concrete	102 No	57,521
Bridges – timber	69 No	7,081
Footpaths and Cycleways	150 km	35,131
Kerb and Gutter	540 km	26,413
Road furniture		8,443
Signs and fixtures	2,300 No	
Bus shelters	60 No	
Guardrail and barriers	15,290 m	
Medians and roundabouts ²	35 No	12,846
Footbridges and boardwalks	183 No	13,166
Total replacement value of transport assets		627,200

1. sealed roads includes Airport runway, taxiway, carpark etc. however these assets are separately funded by revenues from Airport operations as set out in section 7. Both ground level and multi-storey carparks are included in sealed roads in accordance with accounting definitions.

2. whilst roundabouts are reported separately herein in accordance with Special Schedule 7 of the annual financial statements, the maintenance and renewal of these is considered together with sealed roads (given that the assets are the same).

2.4.1 Road Ownership and Classification

The Roads Act, 1993 establishes Council as the roads authority for all public roads (i.e. land dedicated as public road, in Council’s ownership) within the Coffs Harbour City Local Government Area (LGA) other than freeways, crown roads and roads for which some other public authority such as Roads and Maritime Services (RMS) have been declared the roads authority.

The Pacific Highway is declared a freeway from the southern boundary of the LGA to Englands Road, and classified as a state road (where RMS is the road authority) from here through the city to Sapphire. The Sapphire to Woolgoolga project to the north (currently nearing completion) will also a declared freeway.

The significance of the upgrades in terms of this TAM Plan is that Council will become the road authority for those portions of the old highway (i.e. the road assets currently classified as state road and managed by NSW Roads and Maritime Services) that remain in use under the terms of a handover agreement.

Issues surrounding the Pacific Highway are further discussed in section 4.3.2.

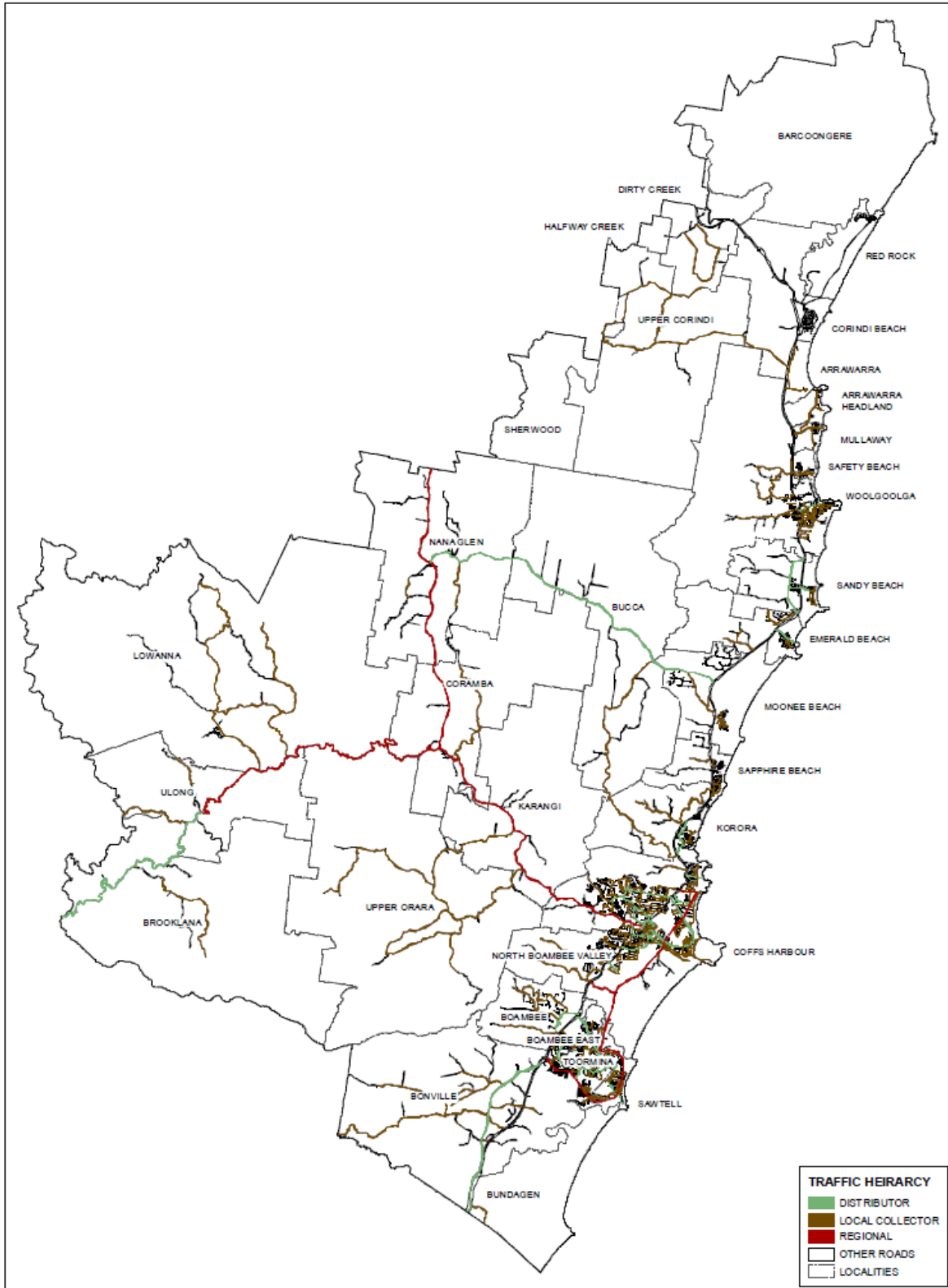
There are a number of roads classified as regional roads in the LGA where Council is the road authority. Under the terms of the Regional Roads Block Grant program Council receives funding assistance from RMS as detailed in section 7.


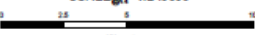

2.4.2 Road Asset Hierarchy

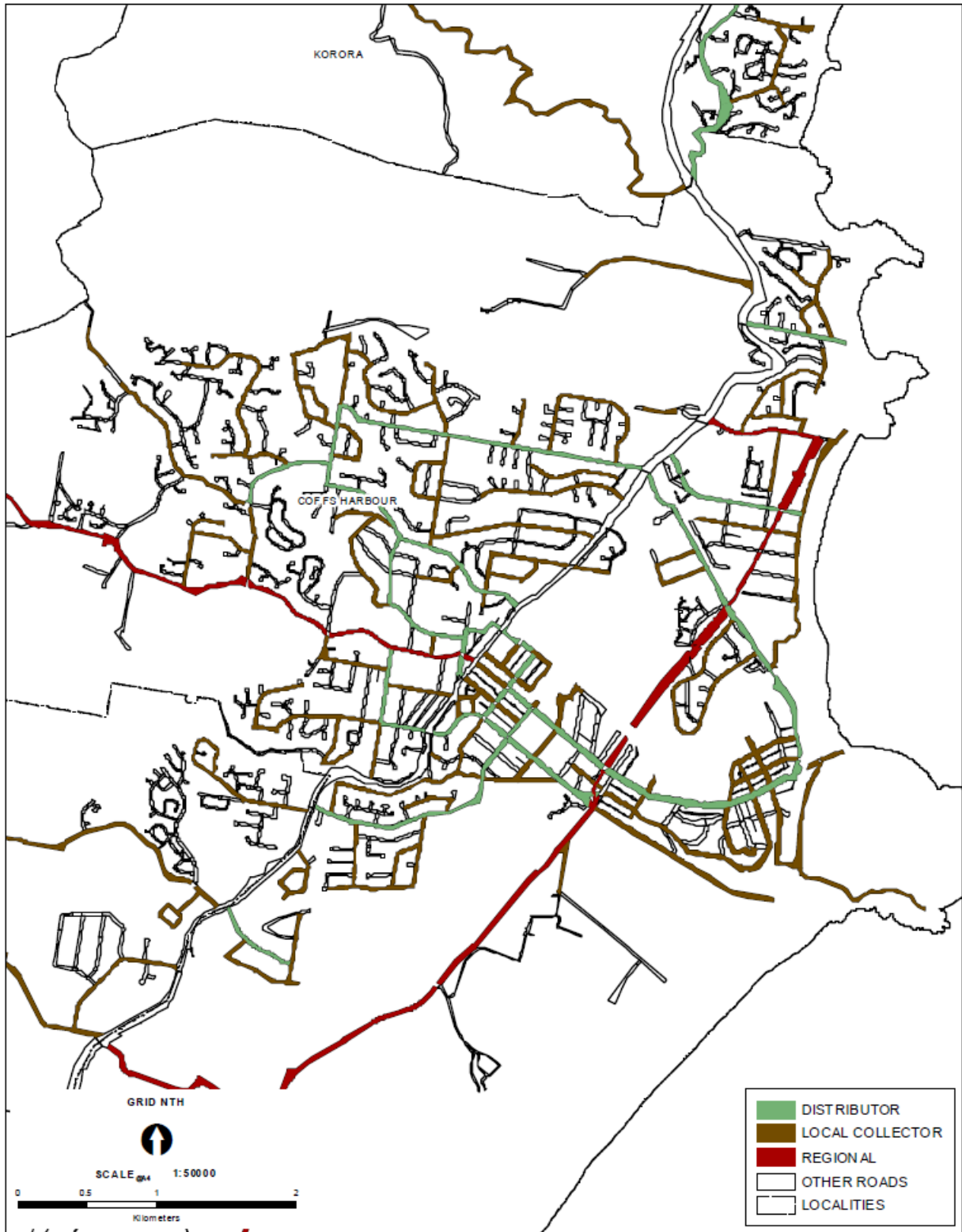
In order for Council to prioritise its limited resources, a road asset hierarchy has been developed (in accordance with AusSpec Guidelines). The lengths of road in each class of the hierarchy are set out below.

Road Hierarchy	Length (km)
Regional Roads	70
Distributor Roads	81
Collector Roads	293
Local Roads	
Sealed	258
Unsealed	128
Unmade	24

The following maps provide an overview of the road assets under Council control.



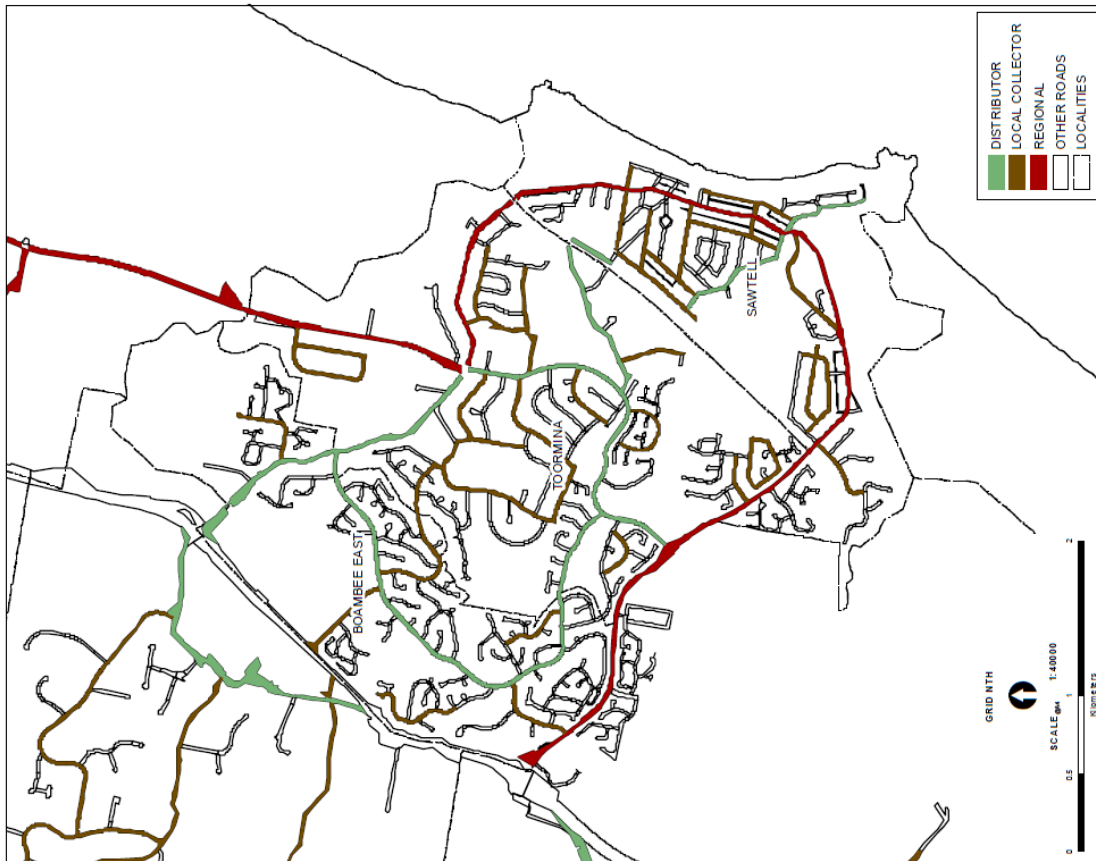
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Coffs Harbour LGA Road Network

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Last Modified: 5/02/2014



Coffs Harbour LGA Road Network

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Coffs Harbour LGA Road Network

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2.5 Internal Stakeholders and Structure

Within Council's Corporate Business directorate, the Finance division has the largest involvement in the management of assets terms of satisfying statutory obligations regarding asset-related reporting. Council's Corporate Information Systems division provides services in relation to the Asset Management Software systems utilised, and also the Geographical Information System that forms the foundation of much of the asset-related data.

Within Council's City Planning directorate, the Sustainable Planning division has involvement in terms of understanding the infrastructure needs of future growth areas and demand from growth generally. The Development Assessment division is responsible in relation to new developments (where Council is the approval authority for developments) for ensuring that Council's requirements regarding the provision of community assets to be acquired by Council as part of a development are met.

Primary responsibility for management of assets rests with the City Infrastructure Services directorate, which is structured into three basic functions:

- Strategic Asset Planning (developing strategies regarding what assets we have and what we need in future to deliver the required level of service as determined by Council)
- Infrastructure Program Management (ensuring Council obtains value for money from internal and external service providers delivering infrastructure-related services)
- Internal Service Providers deliver a range of services including:
 - Engineering Services (investigation and design of new and renewed assets as well as assessment of infrastructure-related issues arising from development applications)
 - CityWorks (operations, maintenance, renewal and construction of new assets)
 - Environmental Laboratory (testing for water, sewage and other purposes)

The roles and responsibilities of each group are best understood in the context of the Asset Management Practices performed. These are discussed in section 8.

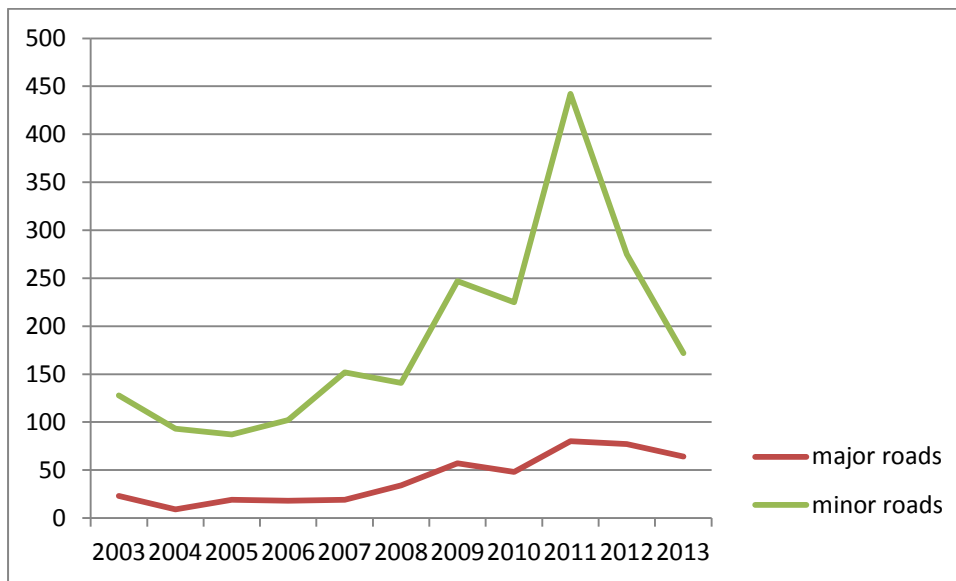
3. Levels of Service

3.1 Customer research and expectations

3.1.1 Customer Requests

Customer requests are the most basic means by which failure to meet expectations with regards to services delivered via transport assets can be measured.

The following chart details the number of customer requests regarding transport assets over the past ten years. It would appear that the general trend is that requests are increasing. The spike in 2011 is due to a wet year with sustained rainfall, meaning deterioration of pavements was higher than normal and resources for maintenance inadequate.



	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
major roads	23	9	19	18	19	34	57	48	80	77	64
minor roads	128	93	87	102	152	141	247	225	442	275	172
Total	151	102	106	120	171	175	304	273	522	352	236

3.1.2 Community Survey regarding Levels of Service 2012

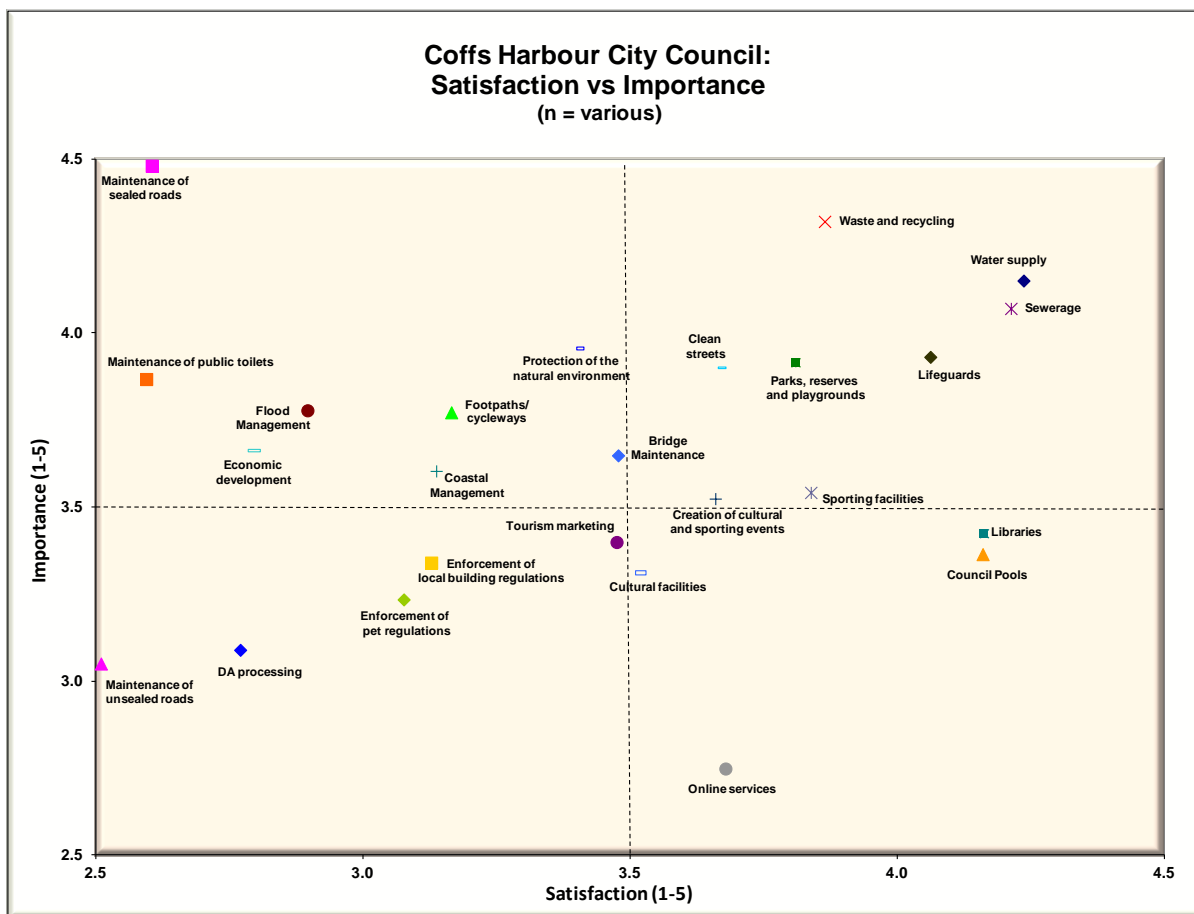
In early 2012, Council undertook a community survey regarding levels of service and asked the community to rate each of 26 external services with regards to:

- importance of the service
- satisfaction with current level of service delivered.

Further information can be found in the Resourcing Strategy. With respect to assets included in this Transport Asset Management Plan, the following services were included:

- maintenance of sealed roads
- maintenance of unsealed roads
- maintenance of bridges
- footpaths and cycleways
- cleanliness of streets

The responses for each of these services is included in figure 1 below.



The ‘gap’ between importance and satisfaction for the maintenance of sealed roads service was higher than for any other service Council provides, indicating that Council should consider devoting more resources towards delivering this service in order to close the gap.

With respect to other services covered by this AMP, footpaths and cycleways was arguably the next priority – understandable given our ageing population and identified needs to connect a number of portions of the network.

Bridge maintenance was arguably the next priority – although perhaps this needs to be taken in context: with the exception of structures in very poor condition (e.g. poor ride quality), bridges are generally seen to be providing the service they are designed for so long as they are not load limited (which very few of Council’s bridges are).

The low priority score for unsealed roads arguably reflects the fact that the majority of the population of the local government area reside in urban areas and many do not travel on unsealed roads. The low satisfaction rating arguably reflects the fact that those who do are unsatisfied with the service being provided.

It would appear that current levels of service for street cleaning are considered adequate relative to other services.

3.1.3 Community Engagement Regarding Levels of Service 2013

In late 2013, Council undertook a community engagement process around levels of service (LoS) with the specific intention of achieving a financially sustainable financial position as discussed in the Resourcing Strategy under the “road to sustainability”.

The community was asked to provide feedback on LoS bearing in mind the costs of service delivery for a total of 24 services corresponding to the services defined in the 2012 Community Survey.

The following services are related to this TAM Plan:

- Roads and Bridges
- Footpaths and Cycleways
- Public Toilets, Street Cleaning and Litter Bins (in relation to street cleaning)

Respondents had to choose from a number of LoS options for each service. For each option there was:

- A description of what that LoS would “looked like” in a way that would be meaningful to the community
- A cost for the delivery of that LoS.

As part of the introduction to the “budget allocator” tool, Council’s unsustainable financial position was noted, and the fact that inadequate funding for maintenance and renewal of infrastructure (i.e. that current levels of service could not be maintained) was a key reason for this.

As such, respondents were only given two options with regards to infrastructure-related services:

1. Enhanced LoS
2. Sustainable LoS

The impact of adopting a sustainable LoS for infrastructure was that an additional \$6M funding was required.

With regards to operational services (such as street cleaning) respondents were given four options:

1. Increase LoS
2. Maintain current LoS
3. Mid-range decrease to LoS
4. Minimum LoS

If respondents wished to offset the impact on rates of the funding increase for infrastructure, it was possible to select the minimum LoS for all other services and avoid a Special Rate Variation.

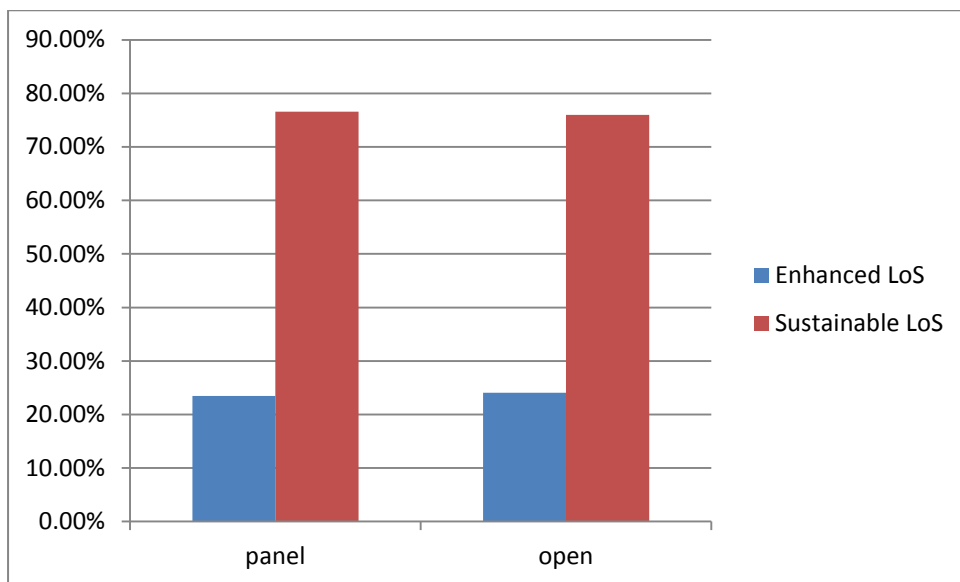
Effectively, respondents were asked whether they wanted to maintain the current levels of service – and the consensus was that they did.

On the basis of this feedback, Council resolved to seek feedback from the community regarding a special rate variation to maintain current levels of service.

Further details of this process are provided in the Resourcing Strategy.

The information relevant to services contained in this TAM Plan is presented on the following pages.

Roads and Bridges

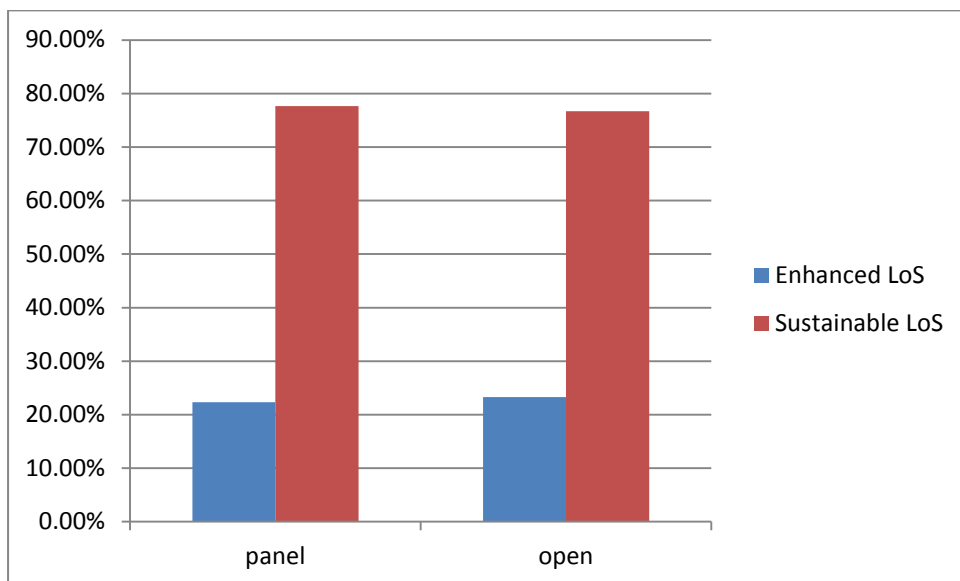


Option	Funding required (\$)	LoS description
Enhanced LOS	11,040,000	In addition to sustainable LOS, address more of the backlog of outstanding work (failed roads, kerb, carparks, etc.) (use comments to tell us your priorities)
Sustainable LOS	10,840,000	Each year: renewal of 6-7km of failed road pavements (total road length 820km) and better road maintenance (patching potholes, etc.), replace 2-3 of our 170 bridges, 750m of failed kerb and gutter (total kerb length 540km), replace worn out signs and guardrail, renew 2-3 of our 57 carparks
Current Budget	7,630,000	Unsustainable

Summary of comments

- Safety issue, high priority
- Various areas noted as needing kerb and gutter, footpaths
- Need better maintenance practices, not fix it and come back again
- Lower standards to save money

Footpaths and Cycleways



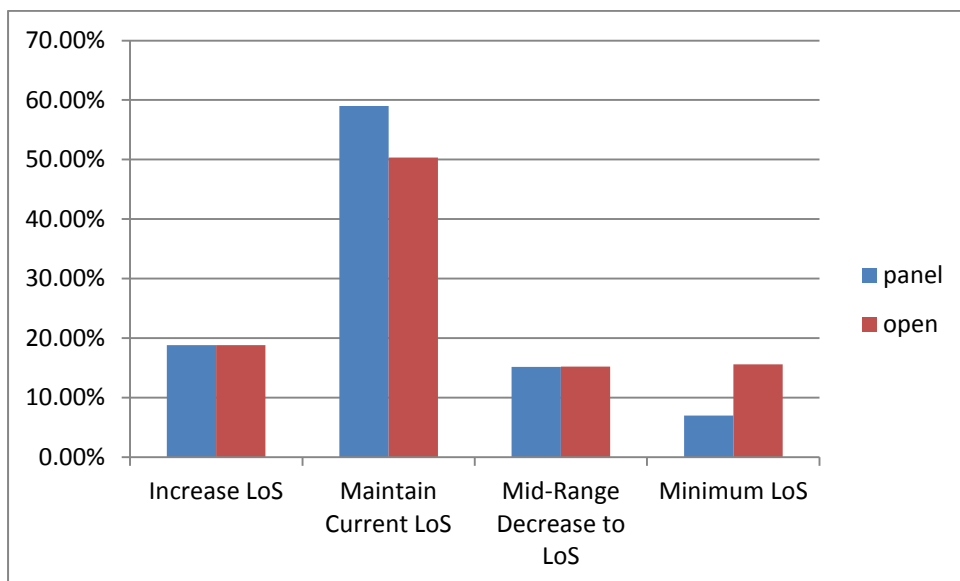
Option	Funding required (\$)	LoS description
Enhanced LOS	480,000	In addition to sustainable LOS, address more of the backlog of outstanding work (damaged footpath) and recommence construction of new footpaths and cycleways in high use / high priority areas (use comments section to make suggestions)
Sustainable LOS	430,000	Each year: repair and renewal of 1km of our 150km of footpaths and cycleways
Current Budget	330,000	Unsustainable

Summary of comments

- Safety issue, high priority
- Various areas noted as needing kerb and gutter, footpaths
- Need better maintenance practices, not fix it and come back again
- Lower standards to save money
- Footpaths and cycleways encourage sustainable transport modes and will attract tourists
- There are more options for cyclists but footpaths are important for accessibility for and ageing population

Public Toilets, Street Cleaning and Litter Bins

Note: only street cleaning is relevant to this TAM Plan



Option	Funding required (\$)	LoS description
Increase LOS	1,300,000	High-use toilets cleaned three times daily (more in peak periods), low use toilets cleaned daily, pressure clean all toilets 3 times/year, "attention to detail" clean weekly, annual pressure washing of footpaths in CBD and town centres, add extra litter bins in priority locations (use comments section to tell us your priorities)
Maintain LOS	1,200,000	High-use toilets cleaned three times daily, low use toilets cleaned once daily, CBD and town centres cleaned of litter and objectionable material, emptying of litter bins in streets and parks
Mid-range decrease LOS	1,080,000	High-use toilets cleaned three times daily, low use toilets cleaned once every 3 days (currently daily), consider demolition of 3 low-use toilets, reduce cleaning efforts in CBD and town centres increasing litter and objectionable material on streets and paths, reduce number of litter bins (tell us your priorities)
Decrease LOS to minimum	960,000	High-use toilets cleaned twice daily (currently 3), low use toilets cleaned once every 3 days (currently daily), 3 low-use toilets demolished, cleaning efforts in CBD and town centres cut by a third, increasing litter and objectionable material on streets and paths, significantly reduce number of litter bins (tell us your priorities)

Summary of comments

- Support as the service is valued, good for tourism, etc.
- Need to increase prosecution of 'litter bugs'
- Comfortable with demolition of low use toilets

3.2 Legislative requirements

Council has obligations under a range of legislation as set out below.

Legislation	Requirement
<p>Civil Liability (Personal Responsibility) Act 2002</p>	<p>minimising the risks to those using its assets via the establishment of systems to identify, prioritise and repair maintenance defects in its assets.</p> <p>The only defence available to Council (in defending public liability claims) is that Council was unable to undertake a particular repair that resulted in an injury because of inadequate resources. In such cases, Council must demonstrate that it has prioritised its limited resources for the repair of such defects based on the level of risk.</p> <p>Funding for maintenance of transport assets overall has been prioritised relative to other services as part of the formulation of Council’s Resourcing Strategy and Delivery Program, having regard to the life cycle costs of providing the infrastructure.</p> <p>The maintenance response levels of service contained are the means by which Council will prioritise the repair of maintenance defects that present a risk to those using Council’s transport assets.</p>
<p>Environmental Planning and Assessment Act 1979</p>	<p>An Act to institute a system of environmental planning and assessment for the State of New South Wales. Among other requirements the Act outlines the requirement for the preparation of Local Environmental Plans (LEP), Development Control Plans (DCP), Environmental Impact Assessments (EIA) and Environmental Impact Statements.</p>
<p>Work Health and Safety Act, 2011</p> <p>Workers Compensation Act, 1987</p> <p>Workplace Injury Management and Workers Compensation Act, 1998</p>	<p>Sets out roles and responsibilities to secure the health, safety and welfare of persons at work and covering injury management, emphasizing rehabilitation of workers particularly for return to work. Council is to provide a safe working environment and supply equipment to ensure safety.</p>
<p>Threatened Species Conservation Act 1995</p>	<p>An Act to conserve threatened species, populations and ecological communities of animals and plants.</p>
<p>Protection of the Environment Operations Act 1997</p>	<p>Council is required to exercise due diligence to avoid environmental impact and among others are required to develop operations emergency plans and due diligence plans to ensure that procedures are in place to prevent or minimise pollution.</p>
<p>Road Transport (Safety and Traffic Management) Act 1999</p>	<p>Facilitates the adoption of nationally consistent road rules in NSW, the Australian Road Rules. It also makes provision for safety and traffic management on roads and road related areas including alcohol and other drug use, speeding and other dangerous driving, traffic control devices and vehicle safety accidents.</p>
<p>Road Transport (General) Act 2005</p>	<p>Provides for the administration and enforcement of road transport legislation. It provides for the review of decisions made under road transport legislation. It makes provision for the use of vehicles on roads and road related areas and also with respect to written off and</p>

Legislation	Requirement
	wrecked vehicles.
Roads Act 1993	Sets out rights of members of the public to pass along public roads, establishes procedures for opening and closing a public road, and provides for the classification of roads. It also provides for declaration of the RTA and other public authorities as roads authorities for both classified and unclassified roads, and confers certain functions (in particular, the function of carrying out roadwork) on the RTA and other roads authorities. Finally it provides for distribution of functions conferred by this Act between the RTA and other roads authorities, and regulates the carrying out of various activities on public roads.
Disability Discrimination Act 1992	The Federal Disability Discrimination Act 1992 (D.D.A.) provides protection for everyone in Australia against discrimination based on disability. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people.
Native Vegetation Act 2003	This Act regulates the clearing of native vegetation on all land in NSW, except for excluded land listed in Schedule 1 of the Act. The Act outlines what landowners can and cannot do in clearing native vegetation.
Australian Standard AS 1742	Australian Standard 1742 which refers to a variety of road and traffic issues.
NSW Road Rules 2008	Road rules that are based on the Australian Road Rules so as to ensure that the road rules applicable in this State are substantially uniform with road rules applicable elsewhere in Australia.

3.3 Current levels of service

Levels of service (LoS) must be considered from three perspectives:

- Customer LoS – how users of the asset experience the service being delivered (may include qualitative e.g. user confidence and quantitative e.g. travel speed measures)
- Technical LoS – generally quantitative measures of what service was delivered (such as roughness and surface condition of roads, response times to defects)
- LoS standards – the ‘norm’ Council adopts as the service to be delivered (which will include both customer and technical LoS)

3.3.1 Customer Levels of Service

Both the 2012 community survey and 2013 community engagement measured satisfaction with current community LoS (refer section 3.1), albeit that the measures of this LoS were unstated.

As noted in ACTION 1 in the Asset Management Strategy, customer LoS standards will be developed to enable community engagement regarding these in conjunction with the review of the Community Strategic Plan following the 2016 Local Government elections.

For roads, these are likely to include anecdotal measures such as ride quality and the number of potholes. The Customer Request statistics detailed in section 3.1.1 are a very basic measure of some of these.

3.3.2 Technical Levels of Service – Maintenance

As discussed further in section 8, Council has implemented the *Reflect* Maintenance Management System to manage the inspection, prioritisation and repair of maintenance defects.

The draft Maintenance Response Levels of Service in the TAM Plan Summary have been utilised as technical levels of service in the implementation of the system as a ‘first cut’.

As noted in ACTION 1 of the Improvement Plan (section 9), the next stage of this project is to evaluate the capacity for Council to achieve these maintenance response levels of service and under what circumstances (e.g. as noted in the draft, resources and asset condition simply do not permit the achievement of these in periods of wet weather).

It is then proposed that the maintenance response levels of service will be recommended to Council for adoption as part of an updated TAM Plan.

It is important to note that they will remain contingent upon weather, however, since in periods of wet weather roads deteriorate rapidly and in Coffs Harbour’s situation resources are often required at such times to respond to flood events.

3.3.3 Technical Levels of Service – Capital Works Prioritisation

The condition rating of assets (discussed in section 5.1.4) provides another opportunity to define levels of service. Whilst potholes can be repaired, for example, within a certain timeframe (i.e. by undertaking maintenance works) the road itself will remain rough (poor ride quality) unless rehabilitation or renewal works are undertaken.

For the purposes of community engagement regarding levels of service in 2013, the technical level of service adopted was the maintenance (i.e. holding steady) of current asset condition on average across the network i.e. renewing enough assets to keep pace with deterioration. This LoS has been adopted to produce the renewal strategies set out in section 5.4.

3.4 Desired levels of service

The desired levels of service were gauged in feedback from the 2012 Community Survey regarding Levels of Service.

Maintenance of unsealed roads was the only service where satisfaction, measured on a scale of 1 (unsatisfied) to 5 (satisfied) was less than half (2.5), scoring 2.48.

Maintenance of sealed roads scored only slightly higher (2.61), with footpaths and cycleways (3.17), bridges (3.48) and cleanliness of streets (3.67) scoring higher.

The location of the maintenance of sealed roads service figure 3.1.2-A (top left, high importance / low satisfaction) indicates it is a priority for increased funding.

Yet the desired level of service must be considered in the context of willingness to pay.

As noted in section 3.1.3, the “sustainable LoS” was the lowest-cost option that could be chosen in the 2013 Community Engagement regarding Levels of Service. Unsurprisingly, the majority of respondents chose this option. However it is interesting to note that a significant number of respondents (over 23 and 24% for roads and bridges, 22 and 23% for footpaths and cycleways from the panel and open responses respectively) chose an enhanced level of service despite the increased costs associated with this LoS.

The desired LoS is taken to be the current LoS when the costs of service delivery are considered.

3.5 Review of levels of service and adoption of LoS Standards

As noted in section 3.3.2, plans are in place to review technical LoS for maintenance which will then be presented to Council for adoption as a LoS standard.

As noted in section 3.3.1, plans are also in place to review community LoS standards in conjunction with the review of the Community Strategic Plan.

4. Future Demand

4.1 Demand drivers, forecasts, impacts and response

The table below sets out the drivers for change in demand, the forecast impact of these on the provision of transport asset-related services and what response is planned to address the change in demand.

Demand factor	Present position (2014)	Projection (2031)	Impact on services / how to meet demand
Population	Estimated Resident Population 72431	Projected Population 94,896	Infrastructure needs have been assessed for and plans are in place for those areas identified to grow in population or experience growing demand from population growth. Refer section 4.3.
Demographics	Median Age 42 % Population older than 45 is 47%	Median Age 44 % Population older than 45 is 48%	The trend towards an aging population will place a higher demand on some infrastructure assets e.g. footpaths. Pedestrian Access and Mobility Plan (PAMP) have been developed, but often dependent upon grant funding.
Level of service expectations	Some areas have lower LoS e.g. no kerb or footpath due to lower development standards in the past	Increasing expectations from new residents who come from areas with higher LoS	Council must be clear about funding limitations and inability to deliver higher LoS e.g. no extension of footpaths, no new kerb and gutter.
Transportation Changes	Environmental responsibility, rising fuel prices and increasing traffic	Increased use of public transport, bicycles and accessible footpath networks	Council to advocate for integrated transport system with a reduced reliance on the use of private motor vehicles. Development of Bike Plan (due for completion 2014) to identify priorities for new cycleways.
Higher Mass Limit (HML) vehicles	HML vehicles are permitted only with Council's concurrence	As technology improves, more HML vehicles may be used	Possible re-evaluation of design parameters. Currently no obligation on council to approve HML access.
Technology	Some technological opportunities identified and adopted.	Technology will be critical for effective asset management	Identify and pursue opportunities to utilise technology. Include in Improvement Plan.
New construction techniques	Modern techniques used	Advancements	Identify and pursue opportunities to adopt new construction techniques.
Increasing Costs	Asset construction, maintenance and renewal costs increasing faster than revenues	Cost increases will continue. Revenue growth will remain restricted.	Better long-term planning. Focus on maximising the service that can be delivered within the funding limitations. Seek efficiency & effectiveness gains.
Environment and Climate Change	Current position is known	Future position is uncertain, but indications are that change is likely.	Coastal Zone Management Plan (2013) identifies infrastructure assets affected by coastal erosion and/or inundation hazards under a range of scenarios, assesses risks, costs to address these and actions to be taken.

4.2 Demand Management Plan

Demand for new or enhanced services will be addressed through a combination of managing existing assets, upgrading existing assets and providing new assets based on the ability to fund the priorities identified.

Demand management practices are ‘non-asset solutions’, an important alternative to ‘hard’ infrastructure. These may include such things as policy changes, community education and insuring against risks of asset failures.

The CBD is arguably the highest priority for exploration of demand management options for transport assets. The development of a CBD Master Plan in 2013 included a Traffic Study.

A number of new transport assets were identified as priorities under the plan, to be funded via the CBD Special Rate Variation. Whilst the provision of a lift and stairs to increase use of the upper levels of the Castle Street multi-storey carpark is from one perspective an “asset-based” solution, from another it is a means of promoting better use of an existing asset, and thus a good example of demand management in action. Note that because the Castle Street carpark is classified as a building asset, it is included in the Buildings Asset Management Plan, despite it being one of Council’s critical assets associated with transport.

A number of other non-asset based solutions were also identified in the parking strategy as well as ways to increase pedestrian and cycle transport. As noted in the table above, promoting more sustainable modes of transport is a critical demand management strategy.

4.3 Planning for Growth

As noted in the table above, the residential population of Coffs Harbour is projected to grow at around 1.6% per annum to almost 100,000 by the year 2030.

Council's Our Living City Settlement Strategy (2008) identifies where this increased population will be accommodated and such growth is then enabled by the Coffs Harbour Local Environmental Plan (2013) prepared in accordance with the Environmental Planning and Assessment (EP&A) Act, 1979.

4.3.1 Developer Contributions

Under section 94 of the EP&A Act, Council is able to levy contributions from developers of land for the construction of community assets that service the land provided that it has prepared and adopted a section 94 contributions plan that:

- Identifies the land benefitting from the new community assets required to be constructed to service that land
- Identifies the costs of providing these assets
- Calculates the contribution required from each property towards these assets.

Further information is provided in Council's Development Control Plans.

A list of all section 94 contributions plans is provided on Council's website.

In relation to transport assets impacting the City generally, the most critical section 94 contributions plan impacting transport services on a broad scale is the Coffs Harbour Road Network Contributions Plan. The plan will be revised to include a number of 'bottlenecks' on Hogbin Drive, the road carrying the highest traffic volume in the LGA other than the Pacific Highway. As the city grows, the augmentation of these locations will become more critical. It is unlikely that sufficient funding will be available from the contributions plans alone, and that Council will need to consider funding from another source as well as seeking grant funds where opportunities become available.

4.3.2 Pacific Highway

Whilst Council is not the road authority for the Pacific Highway (see section 2.4.1) in the longer term the road authority for the "old" sections will be handed over to Council, including the portion through the city (between Englands Road and Sapphire). According to current advice from RMS, the bypass will not commence until funding negotiations between State and Federal Governments are agreed.

Even beyond the construction of the bypass, the road will remain the most important transport link in the LGA and as such, Council has an advocacy role regarding improvements to the road, particularly upgrades to intersections with Council's own road network that are 'bottlenecks'.

Three actions in the Improvement Plan relevant to this issue are (ACTION 2) the continued advocacy for the commencement of the Coffs Harbour bypass and (ACTION 3) seeking a commitment from RMS for ongoing monitoring of peak hour traffic flows and consideration of implementation of peak hour clearways if required; and (ACTION 4) RMS to undertake traffic modelling of options such as provision of service roads and revised controls at critical intersections, with a view to formulating a program of works to improve traffic flows. This network simulation model should be updated and consultation undertaken on Pacific Highway traffic management and land-use options for the short, medium and long term.

5. Lifecycle Management Plan for Sealed Roads

As noted in section 2.3, the management of sealed road assets have been identified as a priority given that they represent almost three quarters of the total value of transport assets.

The lifecycles of the two key components of sealed roads (pavements and surfaces) are intrinsically linked. It is vitally important to recognise that the premature failure of road pavements (the largest value and longest lived component of sealed roads) is often related to the failure of road surfacing (the purpose of which, as well as providing a smooth surface, is to keep water out – the strength of many gravel pavements is far less wet than dry). Thus, an appropriate renewal program of sealed road surfaces can significantly extend the life of sealed road pavements.

Similarly, whilst maintenance and renewal programs for sealed roads are distinct operations, the way in which roads are maintained can significantly extend the useful life of the road pavement and thus delay the need for the significant costs involved in renewal. Put another way, a dollar invested in preventative maintenance can save many more by delaying the costs of renewal and achieving the full design life of the asset.

Managing the asset throughout all phases of the lifecycle – design, construction, operations, maintenance, renewal and disposal – is fundamental to minimising life cycle costs. Whilst these phases are considered separately in what follows, it is important to remember that these must be considered holistically in formulating an optimised lifecycle management plan.

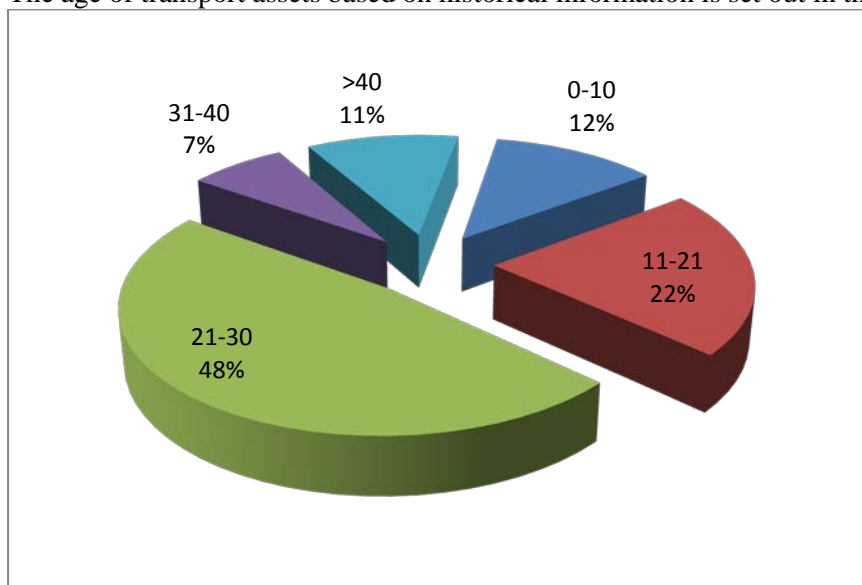
To aid with the preparation of this TAM Plan, an independent report from Moloney Asset Management Systems (the source of Council’s condition assessment methodology) was commissioned. The strategies contained in this Plan align with those recommended by the Moloney assessment.

5.1 Background Data

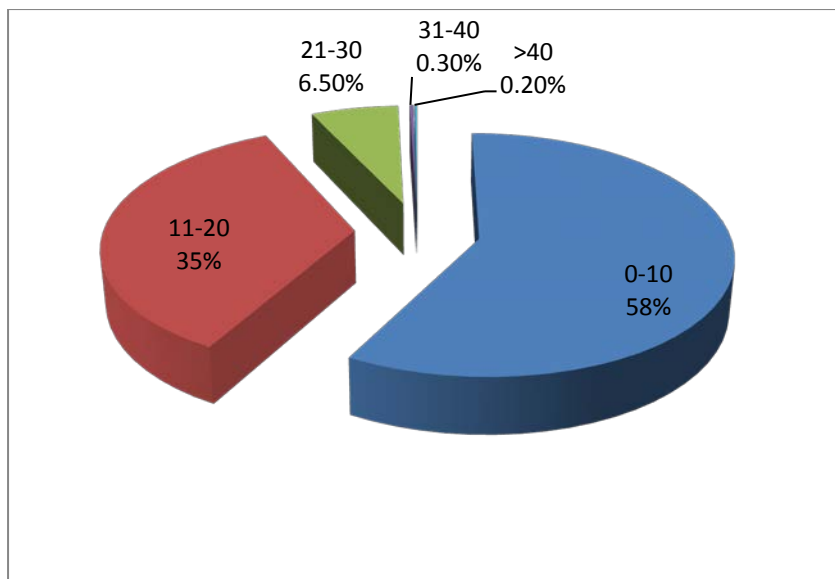
The scope of sealed road assets under Council’s care and control was set out in section 2.4.

5.1.1 Age

The age of transport assets based on historical information is set out in the figure below.



Road pavements



Sealed surfaces

5.1.2 General Characteristics of the Sealed Road Network

Whilst roads classified as distributor and collector roads under Council's road hierarchy are generally built to relevant design standards, many local roads associated with development have been built to minimal standards in previous years in terms of pavement depths, road widths, drainage, etc.

As a consequence, in addition to the higher level of service expectations from residents (i.e. the desire for upgraded asset-related services), these roads present a future liability in terms of maintaining current levels of service. Strengthening of pavements by providing deeper gravel depths will be required. The addition of agents such as lime has limited benefits given that the underlying subgrade materials are poor, and cannot form part of the pavement.

A related problem is that local gravels of Argillite have often been utilised for road pavement materials. This breaks down over time, and many road pavements are deteriorating as a result. In this case, the addition of additives such as lime can strengthen the pavement.

One of the most important factors in the management of the sealed road network is the climate in Coffs Harbour. With a mean average rainfall of just over 1.7m per year, water ingress, which weakens the pavement and speeds up deterioration, is a key issue. It was well said that the three rules of road design are drainage, drainage and drainage.

5.1.3 Asset Capacity and Performance

The problems noted above with regards to lower design standards is an issue in terms of asset capacity and performance.

The current (inadequate) levels of funding for maintenance and renewal of the sealed road network is a fundamental barrier to optimising performance of assets in terms of ensuring assets reach (or exceed) their design life and thus minimising lifecycle costs.

Because maintenance programs are reactive rather than proactive, opportunities to improve performance (by extending the life of assets, the time to renewal) have not been realised.

Capacity issues associated with increasing demand due to population growth were discussed in section 4.3.

5.1.4 Asset Condition

The condition of sealed road pavements and surfacing is generally assessed every 2 to 3 years, with the most recent inspection being completed in 2011. The development of an asset condition inspection schedule is ACTION 3 in the Asset Management Strategy.

Unfortunately, surveys before 2011 did not separately rate the condition of pavements and surfaces, so it is impossible to compare “apples with apples” and so understand the deterioration over time.

The latest survey was delayed due to resourcing issues, but is due for completion in 2014. As discussed in section 5.1.6 deterioration of the network over the period between surveys will be assessed at this time, as per ACTION 5 of the Improvement Plan.

Certainly, more regular inspections of assets in poor condition are important to gauge deterioration (i.e drop in condition) and identify assets that should receive top priority for renewal. This process is further discussed in section 5.4.

Condition assessment methodology

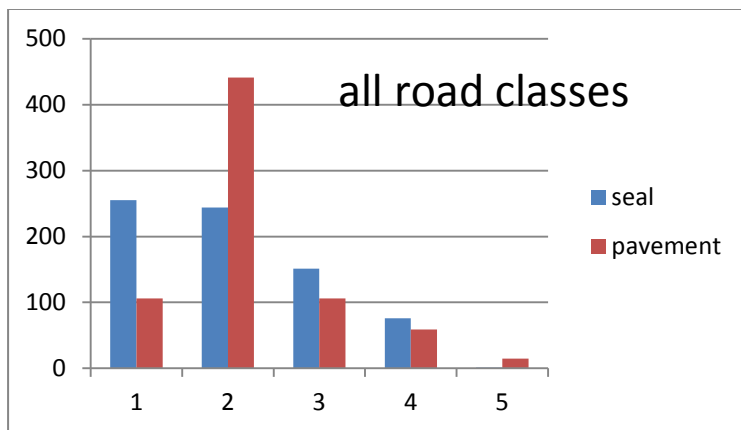
Council uses the Moloney condition assessment system, which rates pavements and surfacing on a scale of 1 to 10 (1 being good, 10 being poor). This is converted to the 1 to 5 scale utilised for the reporting of asset condition in Special Schedule 7 as follows:

Moloney	SS7
0 -> 1	1
2 -> 3	2
4 -> 5	3
6 -> 7	4
8 -> 10	5

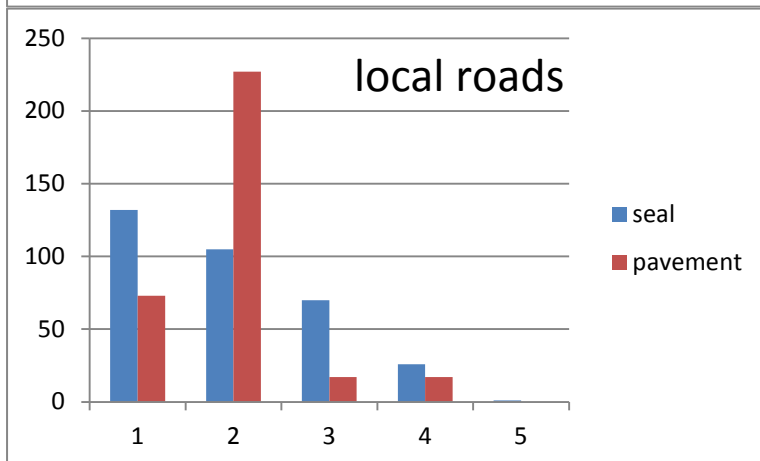
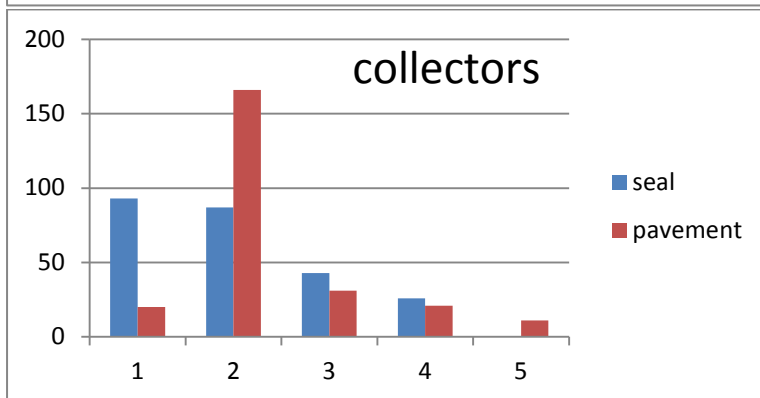
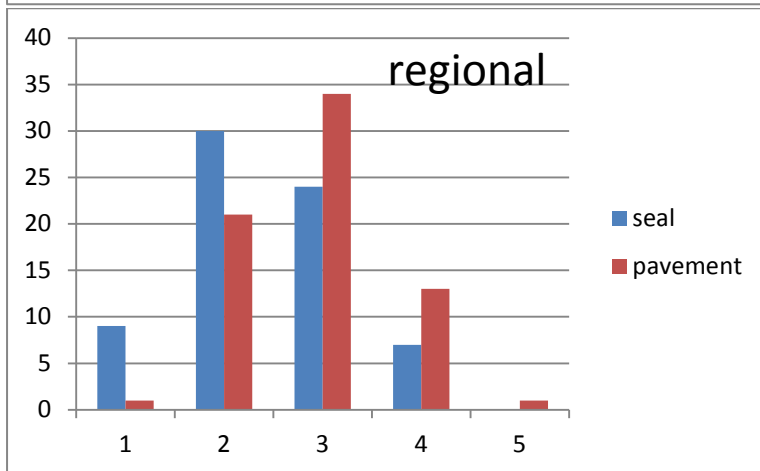
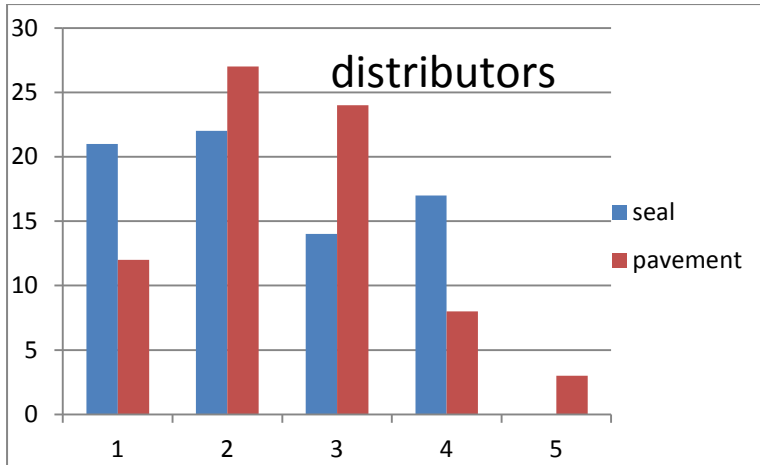
Current condition

The graphs below shows the latest results (from the 2011 survey) for sealed road pavements and surfaces for the network as a whole, and also based on road hierarchy.

The backlog of sealed road assets requiring renewal was calculated by determining the replacement value of roads in condition 4 and 5 as discussed in section 5.1.5.



The graphs below show condition of each road on the hierarchy



5.1.5 Asset Valuations and Other Calculations for Financial Reporting

Assumptions regarding valuation and useful life have a significant impact on the value of depreciation reported and also funds required / available for future work. Council utilises the IPWEA Valuation Guidelines for roads and bridges as a basis of these figures.

The table below sets out the replacement values for all asset components for sealed roads that was utilised for valuation purposes in the production of Council's annual financial statements for the year ending 30 June 2013.

Asset component	Units	Value / unit
Sealed pavements	m2	45
Bitumen surface	m2	4.5
Asphaltic concrete surface	m2	30
Concrete pavement (includes surface)	m2	100

As noted in section 8 (as part of the discussion regarding asset management practices), the unit rates for asset renewal utilised for valuation purposes will be reviewed each year based on actual costs of such work in works orders.

Depreciation of sealed road assets is calculated using the straight line method. It is important to distinguish between this (a financial issue) and the deterioration modelling (an asset management issue) discussed in section 5.1.6.

The useful life of an asset defines the number of years over which the expense of acquiring it needs to be spread e.g. if an asset lasts 40 years, then the depreciation expense in any one year will be one fortieth of the replacement value.

The table below defines the useful lives of all asset components of sealed roads that were utilised to determine the depreciation expenses in Council's annual financial statements for the year ended 30 June 2013.

Asset component	Useful life (years)
Sealed pavements	40
Bitumen surface	18
Asphaltic concrete surface	22
Concrete pavement (includes surface)	60

As noted in ACTION 5 in the Improvement Plan and further discussed in section 5.1.6, an analysis of deterioration over time will assist in a refinement of the useful life of assets.

Calculation of Backlog and Required Maintenance for Special Schedule 7

In the production of Special Schedule 7 (the condition of public works) in Council's annual financial statements, two figures are required to be determined in addition to valuation information above and the actual costs of asset movements (additions, disposals, depreciation, impairment) that are captured via the works order system (see section 8).

The first of these is the "estimated cost to bring up to a satisfactory condition / standard", often referred to as the "infrastructure renewal backlog". The note to the schedule nominates Council as the one who must deem what is satisfactory or not, and notes that this does not include any planned enhancements to the existing asset.

Given that no new information on the condition of sealed roads was available, the 2011 road condition survey remained valid. The figures reported for the year ended 30 June 2012 as to the cost to bring assets up to a satisfactory condition / standard were indexed by 5.6%, based on information from the IPWEA valuation guide for roads and bridges.

ACTION 14 of the Asset Management Strategy is to adopt a common methodology for the calculation of figures reported in Special Schedule 7.

It should be noted that as alternative maintenance and renewal strategies for sealed roads are formalised (noted as ACTION 6 in the Improvement Plan) it is expected that the calculation of this figure will be refined. For example, rather than calculating the estimated cost to bring up to satisfactory as the replacement value of all assets in condition 4 and 5, the cost to bring these roads up to a satisfactory standard may be the cost of heavy patching the failed sections rather than full pavement renewal.

The exploration of alternative maintenance and renewal strategies is discussed in further detail in section 5.4.

For the year ended 30 June 2013 the required annual maintenance expenditure was calculated by indexing the required annual maintenance expense reported for the year ended 30 June 2012 were indexed by 5.6%, based on information from the IPWEA valuation guide for roads and bridges.

With regards to the calculation of this figure the analysis of actual compliance with the draft maintenance response levels of service (ACTION 1 in the Improvement Plan) will include a consideration of a formal mechanism for defining the required maintenance. The required maintenance must be referenced against the level of service to be provided.

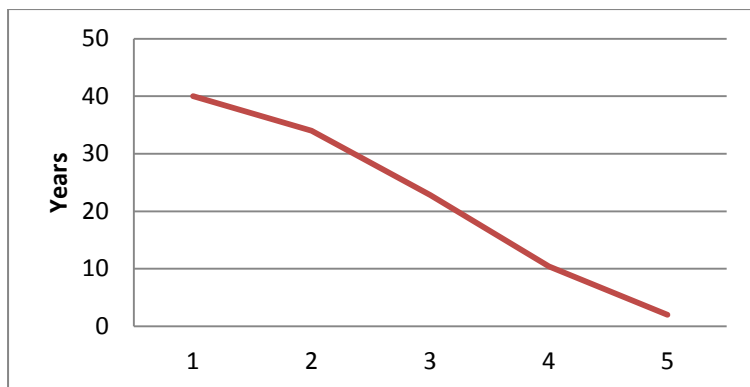
Given that Council cannot achieve the draft maintenance levels of service at all times (e.g. during periods of wet weather), the calculation will have to consider the risk level (i.e. the calculation of the priority for the repair of a maintenance defect) that is deemed serious enough to be “required” to be repaired. The cost of repairing all defects down to this risk prioritisation level will then be the figure reported as the required annual maintenance expense.

5.1.6 Deterioration Modelling

As noted in section 5.1.5, the modelling of depreciation (for financial purposes) is distinct from the modelling of deterioration (for asset management purposes).

The fundamental difference is that while depreciation is a straight line (a loss of an equal portion of the total value of the asset each year), deterioration (the movement of an asset through various levels of condition – from excellent to good to average to poor to very poor, using the terminology of Special Schedule 7) is not. Even though it is close to a straight line, the principle of reviewing deterioration over time will be important in considering revision of useful lives, etc.

Moloney Asset Management Systems offer a deterioration model in addition to their condition assessment system (described in section 5.1.4). This is described in the table and chart below.



Remaining life (years) based on condition

Condition	1	2	3	4	5	Total
% of life in condition	15	28	31	21	5	100
Years in condition	6	11.2	12.4	8.4	2	40

ACTION 5 in the Improvement Plan is to review the actual percentage movement in assets between the 2011 and 2014 surveys against that predicted by the model with a view to refining the model. It should be noted that other factors – such as the relatively dry weather experienced at times over this period, lower than the average median rainfall for Coffs Harbour – must also be considered.

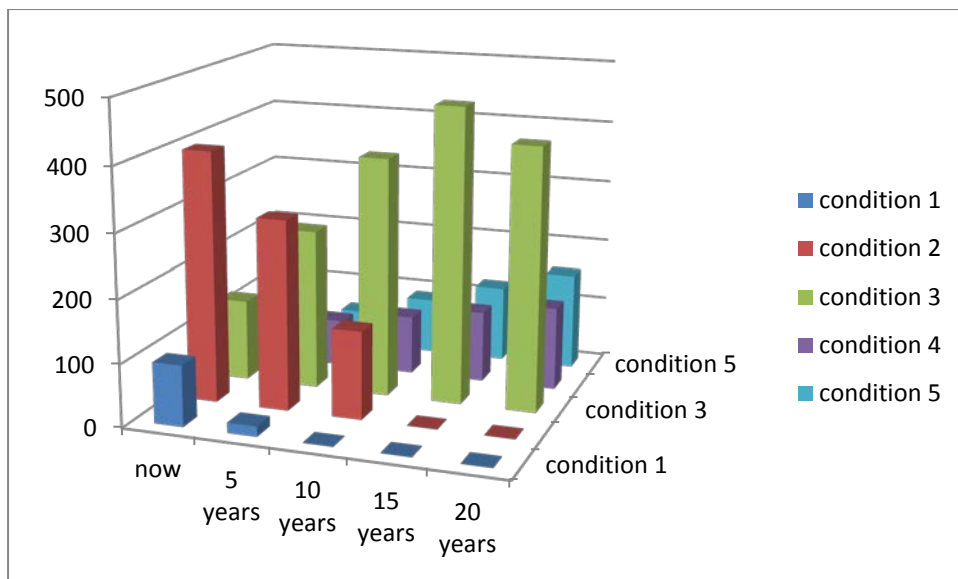
As noted in section 5.1.4, condition surveys prior to 2011 unfortunately rated pavements and surfaces together, so it is impossible to calibrate the actual deterioration over time. This makes the review of the 2014 data against 2011 more important.

Over time, as actual deterioration of assets is reconciled against predictions from the model, forecast of future condition will improve.

Based on the model as it stands and the current condition data, future asset condition has been modelled over time. This is presented in the table and chart below.

condition	km NOW	km 5 yrs	km 10 yrs	km 15 yrs	km 20 yrs
1	97	16	0	0	0
2	398	301	140	0	0
3	130	255	381	468	416
4	55	75	94	114	133
5	24	57	90	122	155
total	704	704	704	704	704

Based on 2011 condition survey and current deterioration model



Deterioration of condition over time (km of road in each condition)

Note that these figures represent the future condition of the sealed road network before any capital renewal programs. Given that Council’s historical funding levels are not sustainable, and that within the next few years all available funds will need to be spent on maintenance and resealing (as discussed in section 5.1.7), this presents a reasonable forecast of future condition without the funds generated from the proposed Special Rate Variation discussed in the Resourcing Strategy.

As can be seen, the model predicts that the length of sealed roads in condition 4 (poor) and 5 (very poor) will increase from around 77km now (i.e. the current infrastructure renewal backlog), to 184km in 10 years and 288km in 20 years.

Clearly, delaying the difficult decision of increasing funding for the renewal of sealed roads will only increase the size of the problem. The community will not only face the costs of renewing the current backlog, but the additional roads that deteriorate into poor or very poor condition over the intervening period. At the same time, the cost of maintaining these roads will increase (as discussed in section 5.1.7).

5.1.7 Modelling pavement maintenance costs relative to asset condition

The following table describes the methodology used to estimate the costs of maintaining sealed roads of varying condition. This was based on information from Moloney and local experience.

The analysis of actual expenditure and maintenance accomplishment from Reflect (ACTION 1 of the Improvement Plan), the maintenance management system described in section 8, will enable the accuracy of the apportionment of maintenance costs for each condition level to be improved.

The actual costs of maintenance will be influenced significantly by the draft maintenance response levels of service (ACTION 1, discussed in section 3.3.2) and so will need to be reviewed following any changes to these LoS standards, and in an ongoing way as part of the reporting from the service provider (CityWorks) to the Infrastructure Program branch.

It should also be noted that the model is simplistic in that road hierarchy is not factored in, even though maintenance effort for an asset of equivalent condition is higher (i.e. due to a higher risk priority being allocated to the defect) for a road further up in the hierarchy.

Determination of Sealed Pavement Maint Costs per km.						
Current Annual Expenditure on Sealed Pavement Maintenance						\$1,330,000
Condition	1	2	3	4	5	Total
Length of Road (km) Year 0	95	403	127	55	21	701
% Apportionment of Maint.	0	5	15	35	45	100
ProRata km (km x % Maint)	0	2017	1899	1939	927	6782
\$ Per Prorata Unit	\$196.11					
Maint \$ Factored Up	\$0	\$395,541	\$372,330	\$380,263	\$181,867	\$1,330,000
Average Maint \$/km	\$0	\$981	\$2,942	\$6,864	\$8,825	\$1,897

Figure 3 – Determination of Sealed Maintenance Costs per Km

Based on these figures, the funding required to maintain current levels of service is as follows:

Forecasting Sealed Pavement Maintenance Costs						
Condition	1	2	3	4	5	Total
Length of Road (km) Year 0	95	403	127	55	21	701
Length of Road (km) Year 5	16	303	255	74	53	701
Length of Road (km) Year 10	0	141	383	92	86	701
Average Maint \$/km	\$0	\$981	\$2,942	\$6,864	\$8,825	
Check Maint \$ Now	\$0	\$395,541	\$372,330	\$380,263	\$181,867	\$1,330,000
Estimated Maint \$ at Year 5	\$0	\$297,320	\$750,054	\$504,943	\$469,741	\$2,022,058
Estimated Maint \$ at Year 10	\$0	\$137,830	\$1,125,223	\$633,793	\$757,567	\$2,654,412

Figure 4 – Forecast Sealed Pavement Maintenance Funding Requirements

The figure below sets out the growth in maintenance costs over time under the scenario where funding for renewals does not increase, i.e. where condition deteriorates over time.

The actual funding required to maintain service levels will be influenced significantly by those service levels and also any deterioration in asset condition.

The need for additional preventative maintenance for pavements is discussed in section 5.3 and has been factored into required increases to achieve a sustainable asset-based service provision at current service levels and minimum life cycle costs.

5.2 Risk Management Plan

Council has adopted a Corporate Risk Management Framework which establishes a methodology for the identification of hazards, assessment and management of risks.

Many risks associated with the sealed road network are managed by effective maintenance, as described in section 5.3.

The CityWorks Project Management System (refer section 8 for details) includes the identification, assessment and management of risks associated with operations.

Risks to sealed road assets in addition to these are set out in the following table.

Hazard	Risk	Assessment	Controls
Unauthorised works undertaken on the roadway	Safety issue creates public liability risk e.g. unprotected excavation, trip hazard, blocking of traffic lanes	M	Inspections of network to identify and rectify defects. Approval mechanisms for works on roadway (road opening permits).
Overloaded vehicles	Causes significant pavement damage	L	Deterrents such as road regulations are in place

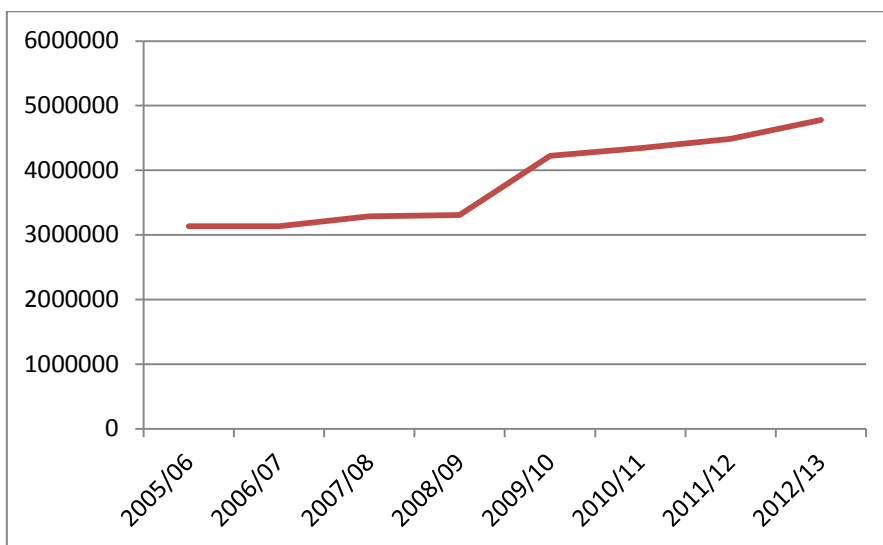
5.3 Routine Operations and Maintenance Management Plan

The objectives of routine operations and maintenance are to:

- Ensure the asset delivers the established level of service
- Avoid premature failure of the asset by undertaking timely maintenance, thereby delaying the cost of asset renewal and minimising life cycle costs of providing the asset.

5.3.1 Historical funding for sealed road maintenance

The table below sets out the value of maintenance work undertaken on sealed roads over the past eight years.



It is difficult to draw conclusions from the graph. Maintenance expenditure is often related to budgets rather than service levels. Budget increases were restricted between 2009/10 and 2011/12. Interestingly, the number of Customer Requests increased over this time (as set out in section 3.1.1). Customer requests are the best gauge of the historical acceptability of service levels.

The challenge in calculating the required annual maintenance expenditure (as reported in Special Schedule 7) was noted in section 5.1.5, as was the plan to establish a methodology for doing so following analysis of compliance with current draft Maintenance Response Levels of Service.

A factor in the significant jump in 2009/10 was the wet weather and grant funding associated with four natural disaster-declared flood events.

The jump in 2012/13 reflects an increased focus on maintenance over renewal. On 25 October 2012, Council considered a report recommending a shift away from full road reconstructions and towards more major maintenance (e.g. heavy patching) work and bitumen sealing to extend the life of the existing assets. This is discussed further in section 5.3.5 below.

As discussed in section 8, analysis of reporting of maintenance accomplished over time will be a key element of the program management function.

5.3.2 Routine Operations Strategy

Routine operations are undertaken to deliver an established level of service, but do not affect the life of the asset. This includes such activities as street sweeping and roadside mowing.

Whilst defects requiring rectification via these activities may require an urgent response (e.g. a major spill of material on a road needs to be swept up because it presents a significant risk), generally such defects are rectified on a cyclical basis as part of a defined “run”.

5.3.3 Responsive Maintenance Strategy

The majority of maintenance activities are undertaken in response to the identification of a defect in the asset. The repair of such defects is prioritised in accordance with the draft Maintenance Response Levels of Service and also having regard for Council's available funds.

Defect Identification

Defects are identified via two main channels:

- customer requests
- programmed inspection of assets specifically to identify defects (the repair may be undertaken at that time in the case of pothole patching on regular “runs”)

Customer Requests

Customer requests (CRs) are an important source of information for Council about maintenance defects that develop in between programmed inspections.

CRs received by way of phone calls, letters, emails and counter enquiries. During business hours this is generally undertaken by staff in the CityWorks operational area. After hours, phone calls are received by Council's after hours contact centre, and urgent requests referred to on call staff (Operational Coordinators participate in an on call roster).

Details of the request including the location, name of the person reporting it, etc. are recorded in Council's Electronic Content Management (ECM) system (see section 8).

Prioritisation of the repair of defects is discussed below. Note that defects identified through Customer Requests are generally prioritised in the same manner as those identified via asset maintenance inspections. Where appropriate, the customer is informed of the action taken.

Asset Maintenance Inspections

Assets are inspected in accordance with the schedules set out in the TAM Plan Summary, subject to resourcing. Higher use / more critical assets (i.e. roads higher in the hierarchy) are inspected more regularly.

Defects are recorded in the *Reflect* maintenance management system (refer section 8). Defects requiring immediate repair are also referred to maintenance staff directly.

Inspectors identify and record a defect that, because of its severity and/or extent, meets the minimum recording levels set out in the draft Maintenance Response Levels of Service.

The defect is recorded by selecting the most appropriate description from options in 'drop down' menus on a mobile computer. The location of the defect is recorded automatically via a Geographical Positioning System. The relevant asset is recorded automatically via a link to the Geographical Information System containing locations of the relevant asset. The system is discussed further in section 8.

Prioritisation of Defect Repair

Council has developed a risk-based tool to prioritise the repair of defects. This is based on the Best Practice Manual – Road Network Risk Management developed by Statewide Mutual (the insurer for most NSW Councils) and utilised by the majority of NSW Councils as a means of discharging duty of care and satisfying the requirements of the Civil Liabilities (Personal Responsibility) Act, 2002.

Defects identified via a Customer Request or Asset Maintenance Inspection are assigned a Maintenance Defect Risk Score (out of 100) as a means of prioritising the repair and incorporating higher risk defects into works programs, considering the resources available to repair them. High risk defects get a high score, and low risk defects a low score.

The Maintenance Defect Risk Score is derived from a combination of a number of factors impacting the risk.

Severity Score: a score out of 10 which is a reflection of the severity of the defect and it’s potential to cause harm. A weighting of 40% is applied to the severity score.

Location Score: a score out of 10 which is a reflection of the relative importance and usage of the asset of where the defect is located. A weighting of 40% is applied to the Location Score.

Position Score: a score out of 10 which is a reflection of the relative importance of the position of the defect within the asset. A weighting of 20% is applied to the Position Score.

The Risk Score of a particular defect is then calculated according to the following formula:

Risk Score	=	Location Score	x	Location Weighting	+	Severity Score	x	Severity Weighting	+	Position Score	x	Position Weighting
-------------------	---	----------------	---	--------------------	---	----------------	---	--------------------	---	----------------	---	--------------------

Council has historically undertaken only very minimal work to repair of significant defects on unmade roads. Examples include repairing a bridge that is in danger of failure and gravelling a particularly steep and slippery section of road.

In the review of the draft Maintenance Response Levels of Service (ACTION 1 in the Improvement Plan), consideration will be given to adding a location score for unmade roads. Given the low importance and usage of such roads, it is expected that only defects with a very high severity score will be identified as priorities for repair.

Response Times

The draft Maintenance Response Levels of Service establish the target response times for the repair of defects. Times vary in recognition of the risk from immediate action (for defects presenting a high risk to users of the asset) to several years (for defects presenting a low risk).

It is important to note that response times are dependent upon resources available. Without urgent priorities requiring maintenance resources to be devoted elsewhere, it should be expected that the target response times will be met, however in periods of extended wet weather where sealed road assets deteriorate rapidly and maintenance resources are devoted to emergency response, the achievement of these target response times is clearly not possible.

As noted in section 3.3.2, the draft Maintenance Response Levels of Service are to be addressed as ACTION 1 in the Improvement Plan.

5.3.4 Emergency Response

On occasion, Council is required to respond to emergency situations such as flooding, wind storms, landslips, oil spills, traffic accidents etc.

CityWorks large workforce not only in maintenance of sealed roads, but also operations, maintenance and construction of a wide variety of other assets means that Council has a significant capacity to respond to emergencies.

Emergency response works are undertaken with the necessary resources required, without consideration to other planned works for those resources.

5.3.5 Preventative Maintenance

Preventative maintenance specifically in terms of maintenance of sealed roads is focused on to proactive inspections to identify and rectify a defect before it grows larger, and crack sealing of Asphalt surfacing to prevent water ingress.

The key “preventative” technique for sealed roads is resealing as per section 5.4.3.

Actions 9 and 12 of the Asset Management Strategy are relevant in this regard. These relate to the restructure of the general ledger and Capitalisation Policy, each of which will influence classification of works into either maintenance or capital (renewal / rehabilitation).

5.4 Renewal Management Plan

5.4.1 Target Level of Service

As noted in section 3.3.3, the renewal of road pavements has a direct impact on levels of service and this TAM Plan has been developed on the basis of maintaining current condition across the sealed road network.

This means that the number of kilometres in condition 1, 2, 3, 4 and 5 (as reported in section 5.1.4) should remain consistent (as a minimum), but the worst of these would be identified and renewed, with other roads deteriorating to condition 4 and 5 over time.

5.4.2 Prioritisation, Scope and Estimation of Work

A capital works program has been developed (presented in the Appendices) by identifying assets in condition 4 and 5 from the asset register, considering the usage and importance of the road (i.e. the position on the hierarchy set out in section 2.4.2) and evaluating these in the field to verify the accuracy of the information.

In addition to the renewal of pavements and surfacing, such inspections will often identify the need to undertake renewal of associated assets, particularly kerb and gutter but potentially some stormwater drainage pipes as well. As noted in section 6, failed kerb and gutter assets often create pavement and surface failures because water ponds rather than draining away.

Preliminary estimates for such work are based on a unit rate (i.e. \$ per square metre) based on the valuation of such assets in AssetMaster, which are then refined on a site-specific basis as part of the works order process discussed in section 8.

5.4.3 Strategy

The Report to Council's 25 October 2012 meeting noted earlier under section 5.3.5, as well as increasing the focus on maintenance, also focused Council's funding on work to extend the life of existing assets rather than renewal (building new assets) and an enhanced resurfacing program.

In summary, around \$1M per year was reallocated to increased maintenance, heavy patching and resealing.

Timely resurfacing of sealed roads is perhaps the "pivotal moment" for this asset category in terms of minimising life cycle costs.

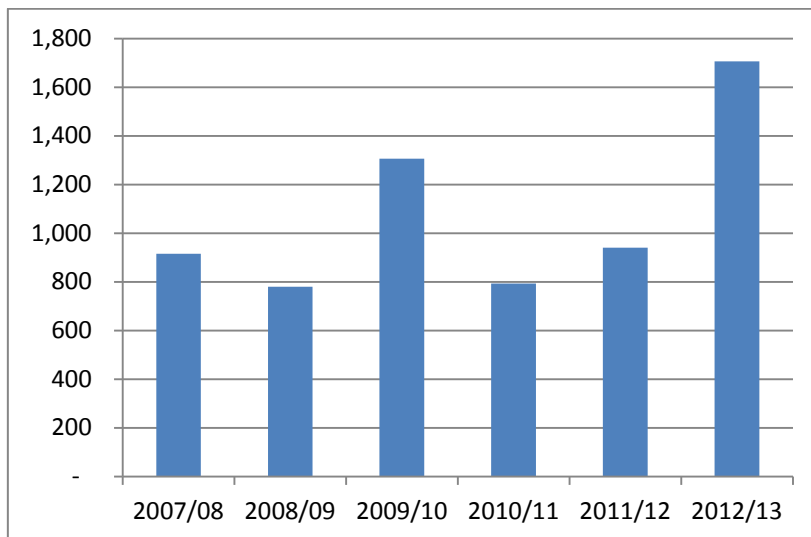
Bitumen and asphalt surfaces act to prevent water ingress into road pavements. This is critical because the wet strength of many gravels (such as those used to construct roads in the local government area – refer section 5.1.2) is far less than the dry strength (think about dry mud versus wet mud).

Bitumen and asphalt surfaces need to be renewed because the bituminous components oxidise over time, making the surface brittle, subject to cracking, which then permits water ingress.

When the figures in section 5.1.5 are considered, and when it is borne in mind that timely resurfacing of a road pavement (currently the useful life is taken to be 18 years, however this is being re-evaluated with a view to increasing the frequency of resealing) will ensure it reaches its design life (40 years) and that the cost of surfacing is far less than pavement rehabilitation / renewal, it is clearly a good investment.

Council often receives queries about “why are they sealing my road – there is nothing wrong with it!”, however this is the reason.

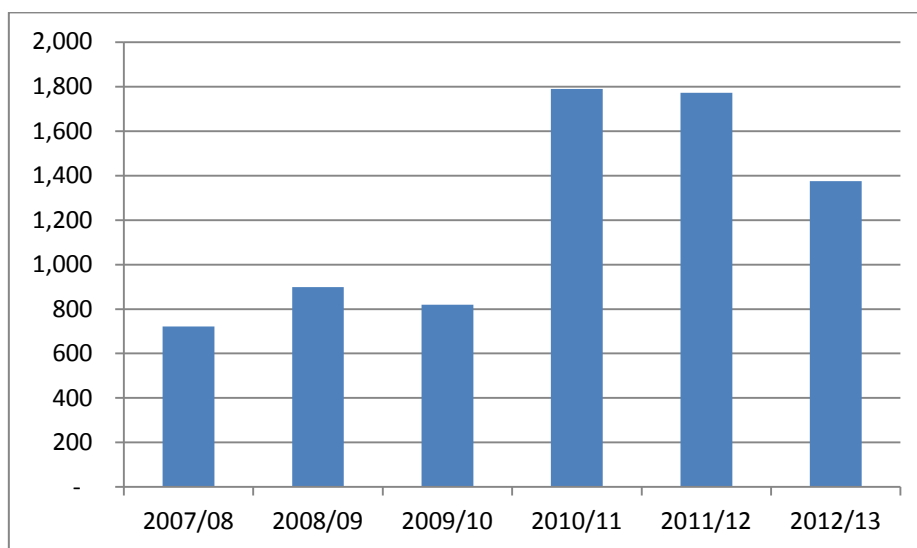
Historical information on resurfacing expenditure is presented in the chart below. It should be noted that the expenditure in this and the pavement renewals is inter-related, with funds transferring between the two, depending on priorities. Prior to 2010/11, significant grant funds were focused on replacing timber bridges given the priorities in this area.



As alternative maintenance and renewal strategies are formulated for sealed roads, the inability to seal those roads requiring a reseal but with pavement in poor condition needs to be considered. Often, this will mean that rehabilitation or renewal of the pavement must occur before resealing.

5.4.4 Renewal of pavements

Historical expenditure on pavement renewal is shown in the chart below.



Proposed capital works (with the aim of maintaining current asset condition across the network) are set out in the Appendices.

A large proportion of the additional \$2M in road renewal expenditure arising from the Special Rate Variation will be focused on renewal of pavements, because this has had to be left (based on the limited funds) to ensure that adequate maintenance was carried out (to maintain service levels and keep roads safe) and to increase resealing programs (to keep water out of pavements).

Over time, a key focus area for the Roads Program Engineer will be on the optimisation of such programs using a variety of treatments to extend the useful life of existing assets in preference to building new ones. ACTION 6 in the Improvement Plan is the review of Maintenance and Renewal Strategies for Sealed Roads.

5.5 Creation / acquisition / upgrade Plan

Council acquires new transport assets primarily from development.

Forecast acquisitions from development are set out in the table below.

An analysis of acquisitions from previous years will be provided in future updates of this TAM Plan.

\$,000	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Old Easements & Road Matters	5	5	5	5	6	6	6	6	6	6	56
Dust Sealing			186	191	197	203	209	215	222	228	1651
Corindi Roads Upgrades	163										163
Newmans Road Highway Intersection			800								800
Moonee Collector Road	160	165	180	170	165	160	160	160	160	160	1640
West Korora Road Upgrade		550									550
Park Beach Traffic Calming	57										57
West Coffs Collector Roads	250	500				500					1250
N Boambee Valley Collector Roads	250			500			500				1250
N Bonville Valley Collector Roads		250									250
Hearnes Lake Collector Roads	350			450							800
South Coffs Collector Roads			250								250
Hogbin Drive intersections		300			300						600
Local roads from subdivisions	1400	1442	1485	1530	1576	1623	1672	1722	1773	1827	16049
Footpaths Construction	200	206	212	219	225	232	239	246	254	261	2294
Cycleways Construction	500	515	530	546	563	580	597	615	633	652	5732
Bus Shelter Construction	11	11	12	12	12	13	13	13	14	14	125
Woolgoolga Car Parking Construction		300				50					350
Jetty Area Car parking Construction			200			250					450
Roads Survey/Acquisition	30	31	32	33	34	35	36	37	38	39	346
Roads & Traffic Signs - New	21	22	22	23	24	24	25	26	27	27	241
Traffic Facilities - Council Roads	16	16	17	17	18	19	19	20	20	21	182
Traffic Safety Improvements	21	22	22	23	24	24	25	26	27	27	241
Traffic Infrastructure Improvements	21	22	22	23	24	24	25	26	27	27	241
Total	3455	4357	3976	3742	3167	3743	3526	3111	3200	3291	35568

Forecast acquisitions – Transport Assets

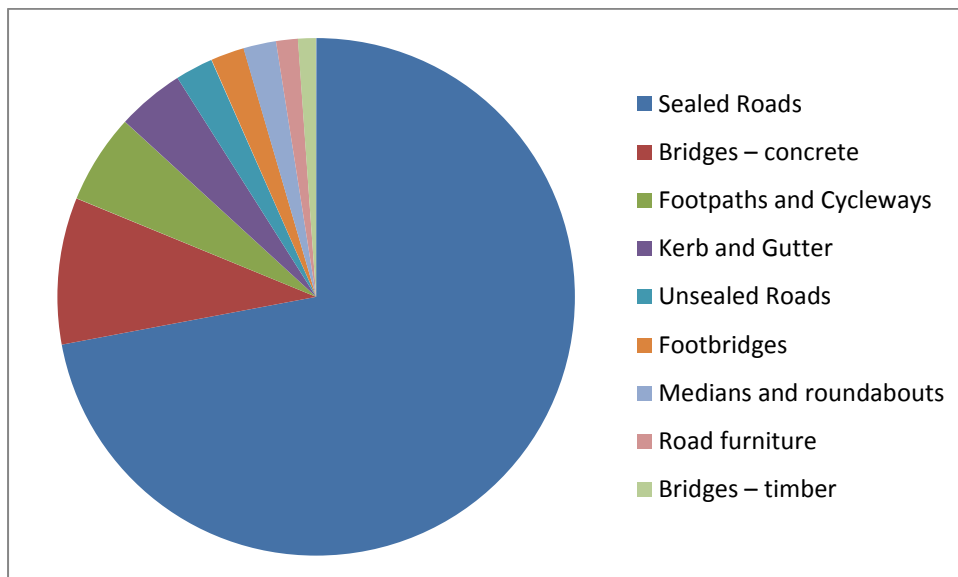
5.6 Disposal plan

Generally, old road assets are disposed of when they are renewed. The assets disposed of are identified as part of the Works Order process involving renewal of assets as per section 8.

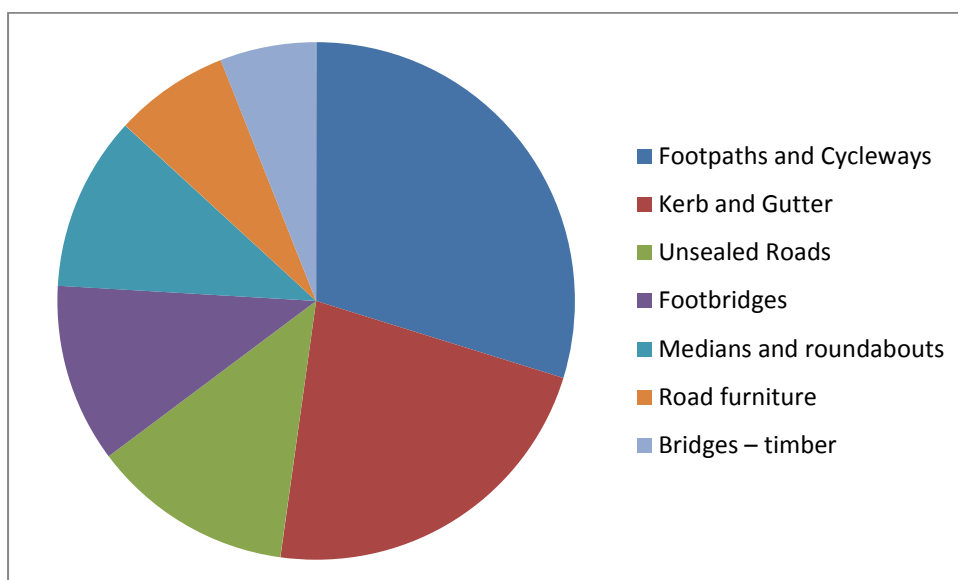
6. Lifecycle Management Plan for Other Transport Assets

6.1 Scope

The replacement value of other transport assets is very small in comparison to sealed road assets as shown in the chart below (the order has been arranged in descending value).



When sealed roads (lifecycle management plan considered in section 5) and the next largest asset class, concrete bridges are eliminated (these assets have a useful life of 100 years) the remaining value of assets is as follows.



Whilst significant, the same degree of rigour has not yet been applied to developing lifecycle management plans for these asset categories in view of limited resources to do so. Together, these other transport assets represent \$117M or 19% of the total value of transport assets. The broad principles of lifecycle management for these asset categories are set out in section 6.3.

6.2 Identification and prioritisation of defects

Inspections carried out as part of road maintenance defect inspections (refer section 5.3.3) cover most other transport assets apart from bridges and footpaths, each of which are inspected in specific programs.

Assets requiring renewal are also identified during specific inspections to determine asset condition as opposed to maintenance defects. Note that action 3 of the Asset Management Strategy involves development of a 5 year asset inspection program.

Often, as noted in section 5.4 above, kerb and gutter defects are rectified as part of renewal works on sealed road pavements.

6.3 Lifecycle Management for other Transport Assets

The key principles of lifecycle management for each asset class to minimise costs and meet current service levels are discussed below.

Concrete bridges

Critical to achieving design life for those assets within the tidal zone is cathodic protection. This is installed on all such bridges, and includes a periodic testing to ensure this is still working.

Otherwise, maintenance involves clearing of scuppers (drain holes) and accumulated flood debris as required.

Footpaths and Cycleways

Responsive maintenance required is generally grinding of trip hazards, and clearing of vegetation on high-use cycleways.

Kerb and Gutter

Street sweeping operations (5.3.1) clean debris to reduce litter flowing to the environment after rain, but otherwise little maintenance is required. Council is increasingly installing subsoil drainage as a means of draining water from beneath kerb and/or in the adjacent pavement to prevent failure from wetting up of pavements. Garbage trucks are the biggest source of kerb failure, as these regularly drive on the edge of pavements. Also, buses do similar damage.

Unsealed Roads

Council undertakes regular grading programs to re-establish effective drainage on unsealed roads. This is important to shed water from the gravel surface (thus avoiding faster erosion of the gravel pavement) and restore acceptable ride quality to the road surface. Drainage maintenance (table drains) and restoration of guideposts are usually undertaken in conjunction with this work.

Footbridges (including boardwalks)

Footbridges are maintained similar to trafficable bridges, depending on the material of construction. Work includes securing timber planks, cleaning scuppers, debris, etc.

Medians and Roundabouts

Medians and roundabouts constructed as per sealed pavements were included in section 5. Other material types are maintained to respond to defects as required.

Road furniture

Council has an extensive number of road signs and street furniture. A large proportion of signs (around 527) and around 200m of guardrail is identified as being in need of renewal as of 2011.

Timber Bridges

Timber bridges are often a vital link for rural areas with one way in and one way out of a valley. A Special Rate Variation specifically for timber bridges was commenced in 2008 which has enabled Council to replace several timber bridges each year with concrete.

Maintenance works include repairing loose planks and clearing flood debris. Often, individual members are replaced rather than the entire structure.

8. Asset Management Practices

Asset Tasks and Duties

The Asset Tasks and Duties Procedure describes the key processes associated with Asset Management generally.

Service Level Agreement

A Service Level Agreement has been prepared setting out the roles, responsibilities and key processes between branches in the City Infrastructure Services division.

Monthly Reporting

Monthly reporting systems for reporting of maintenance accomplishment and cost are to be developed for reporting from the Service Provider (CityWorks) to the Infrastructure Program Management Branch. ACTION 7 in the Improvement Plan.

These reports will be reviewed by the Roads Program Engineer, who is responsible for reporting on progress in the implementation of Council's Delivery Program regarding transport assets to Council as part of normal corporate (six monthly) reporting processes.

Standards

Council has adopted AusSpec specification and documentation (as amended) as the standard to which it constructs and maintains its civil infrastructure, including infrastructure acquired through a development process.

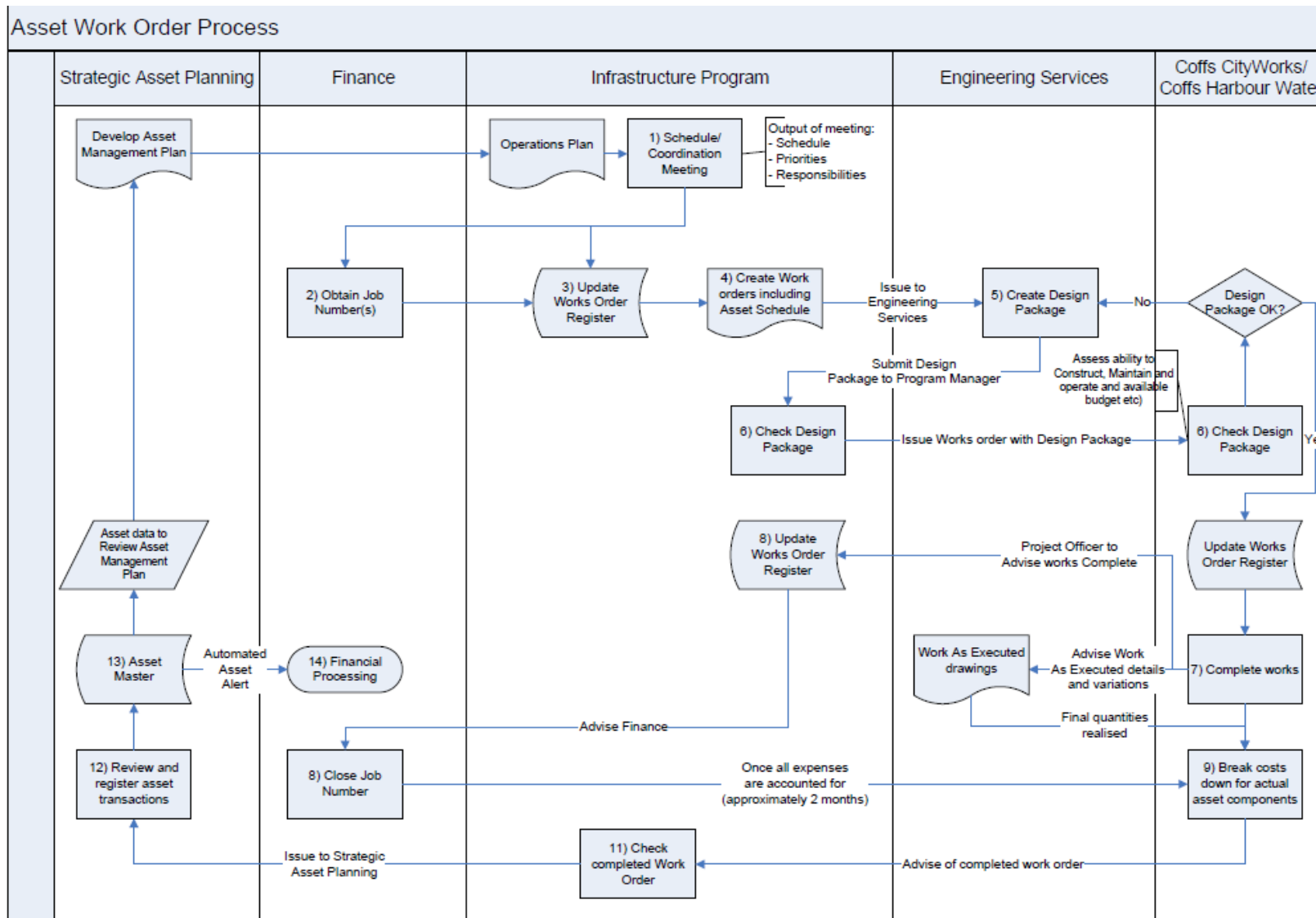
Where the AusSpec documentation does not address a relevant work activity, industry practice as well as the Australian Standards form the basis of the standard for that activity.

Works Orders

The attached flowchart details the Works Order process utilised for capital works. This process ensures:

- Works are accurately scoped and estimated prior to commencement
- Details of asset creation (asset category, quantities and cost) is collected to enable updating of Council's asset register
- Details of each asset disposed of (by asset ID) is recorded.

Current status of works orders is an agenda item at Asset Accounting Team Meetings.



9. Improvement Plan

The improvement actions identified throughout the Plan are summarised in the table below.

Action	Section	Details	Who	When
1	3.3.2 5.1.7 5.3.3	Review capacity to achieve draft Maintenance Response Levels of Service (for adoption by Council in updated TAM Plan), including the costs of maintaining assets of varying condition and add a location score for unmade roads	Roads Program Engineer	September 2014
2	4.3.2	Continued advocacy for the commencement of the Coffs Harbour bypass	Council	Ongoing
3	4.3.2	Seek a commitment from RMS for ongoing monitoring of peak hour traffic flows and consideration of implementation of peak hour clearways if required	Executive Manager Engineering Services	May 2014
4	4.3.2	Seek RMS commitment to undertake traffic modelling of options such as provision of service roads and revised controls at critical intersections, with a view to formulating a program of works to improve traffic flows. This network simulation model should be updated and consultation undertaken on Pacific Highway traffic management and land-use options for the short, medium and long term.	Executive Manager Engineering Services	May 2014
5	5.1.4 5.1.6	Compare deterioration of road assets from 2011 and 2014 road condition surveys and compare against deterioration model	Manager Strategic Asset Planning	February 2015
6	5.1.5 5.4.4	Review of maintenance and renewal strategies for sealed roads	Roads Program Engineer	August 2014
7	8	Development of monthly reports on accomplishment, cost and compliance with levels of service for transport assets	Roads Program Engineer	May 2014

As this TAM Plan is reviewed and improved, formal performance measures will be developed.

Appendices

1. Proposed Capital Works Program - Roads
2. Proposed Capital Works Program - Other Transport Assets

Appendix 1 - Proposed Capital Works Program - Roads

10 year road renewal program

Road or Street Name	District Location	Estimated Rehab. Cost (\$)	Program Year	Rate per sq metre	increased maintenance costs	available rehab funds	cumulative cost \$
BONVILLE ST : From : RALEIGH ST To : CURACOA ST	COFFS HARBOUR	32,190	2014-15	Year 1 \$50.00	200,000	692,000	32,190
MULLAWAY : From : SH 10 To : ARRAWARRA RD	NTH BEACHES	192,700	2014-15				224,890
JORDAN : From : CAMPERDOWN ST To : BOAT RAMP ENT	COFFS HARBOUR	198,660	2014-15				423,550
JORDAN : From : 556M To : END	COFFS HARBOUR	188,000	2014-15				611,550
BORONIA : From : PARK To : END	SAWTELL	66,000	2014-15				66,000
NEWMAN ST : From : BULTITUDE ST To : END OF NEWMAN ST	WOOLGOOLGA	25,750	2014-15				91,750
MARKET : From : NIGHTINGALE ST To : QUEEN ST	WOOLGOOLGA	198,380	2014-15				290,130
BEACH : From : HEADLAND RD To : LAKESIDE DR	SAPPHIRE	104,160	2014-15				394,290
BEACH : From : LAKESIDE DR To : END	SAPPHIRE	42,900	2014-15				437,190
HIBISCUS : From : LAKESIDE DR To : END	SAPPHIRE	38,540	2014-15				475,730
POINCIANNA : From : LAKESIDE DR To : END	SAPPHIRE	36,900	2014-15				512,630
LAKESIDE : From : POINCIANNA AVE To : END	SAPPHIRE	66,010	2014-15				578,640
FITZGERALD : From : 86M To : END	COFFS HARBOUR	82,875	2014-15				661,515
ELEVENTH : From : ELIZABETH ST To : FIRST AVE	SAWTELL	60,480	2014-15				722,000
HARRISON : From : KEN PL To : BAYLDON RD	SAWTELL	83,790	2014-15				805,790
HARRISON : From : MEDIUM To : KEN PL	SAWTELL	55,860	2014-15	861,650			
HARRISON : From : LYONS RD To : MEDIUM	SAWTELL	61,200	2014-15	922,850			
TOTAL FOR 2014-15		1,534,395					
BOULTWOOD ST : From : OCEAN PDE To : HOGBIN DR NTH	COFFS HARBOUR	115,607	2015-16	Year 2 \$51.50	892,000	-	0
PIPECLAY : From : MACDOUGALL ST To : END	CORINDI	80,943	2015-16				80,943
ELSWICK : From : ISLES DR To : END	COFFS HARBOUR	99,900	2015-16				180,843
GUNDAGAI : From : HIGH ST To : END	COFFS HARBOUR	54,508	2015-16				235,351
KORORA SCHOOL : From : JAMES SMALL DR To : SCOUR VALVE	KORORA	48,328	2015-16				283,679
KORORA SCHOOL : From : SCOUR VALVE To : HIGHWAY	KORORA	152,363	2015-16				436,042
JAMES SMALL : From : KORORA SCHOOL DR To : START CONCRETE F	KORORA	103,453	2015-16				539,495
JAMES SMALL : From : START CONCRETE F/P To : END KERB	KORORA	84,831	2015-16				624,326
JAMES SMALL : From : NORMAN HILL DR To : PLANTAIN RD	KORORA	91,928	2015-16				716,254
HARBOUR : From : SALAMANDER ST To : HARDACRE ST	COFFS HARBOUR	82,977	2015-16				799,231
HARBOUR : From : HOGBIN DR To : DIBBS ST	COFFS HARBOUR	319,218	2015-16				1,118,449
MULLAWAY : From : RAINBOW AVE EAST To : THE BOULEVARDE	NTH BEACHES	47,390	2015-16				1,165,839
MULLAWAY : From : ARRAWARRA RD To : DARKUM RD	NTH BEACHES	229,422	2015-16				1,395,261
EMERALD HEIGHTS : From : ANSELMO CL To : STEFAN CL	EMERALD BEACH	95,852	2015-16				1,491,113
WATERLOO : From : NIGHTINGALE ST To : QUEEN ST	WOOLGOOLGA	77,466	2015-16				1,568,579
AUBREY : From : END DIVIDED RD To : THOMPSONS RD	COFFS HARBOUR	279,182	2015-16	1,847,761			
CHARLOTTE : From : END A/C To : END	COFFS HARBOUR	23,031	2015-16	1,870,792			
GROSS MICHEL : From : NORMAN HILL DR To : END	KORORA	22,413	2015-16	1,893,205			
HEADLAND : From : BEACH RD To : ELOURA DR	SAPPHIRE	67,980	2015-16	1,961,185			
HURLEY : From : RAY MCCARTHY DR To : END	COFFS HARBOUR	55,744	2015-16	2,016,929			
RAY MCCARTHY : From : HURLEY DR NTH To : HURLEY DR STH	COFFS HARBOUR	207,339	2015-16	2,224,268			
TOTAL FOR 2015-16		2,339,872					
GORDON : From : VERNON ST To : COFF ST	COFFS HARBOUR	269,575	2016-17	Year 3 \$53.05			
RIVER : From : BEACH ST To : GORDON ST	WOOLGOOLGA	90,898	2016-17				90,898
TURON : From : BULTITUDE ST (STH) To : KIM CL	WOOLGOOLGA	270,911	2016-17				361,809
WINGARA : From : FRASER DVE To : FRASER DVE (NTH)	COFFS HARBOUR	129,356	2016-17				491,165
WINGARA : From : O'KEEFE DVE To : COOK DVE	COFFS HARBOUR	98,833	2016-17				590,000
OCEAN : From : PRINCE ST To : BOULTWOOD ST	COFFS HARBOUR	99,104	2016-17				689,104
WOODHOUSE : From : RUSHTON AVE To : END DIVIDED ROAD	MOONEE	14,587	2016-17				703,691
WOOLGOOLGA CREEK : From : 1095 To : 1497	WOOLGOOLGA	179,122	2016-17				882,813
COMBINE : From : ELIZABETH ST To : GARDINER AVE	COFFS HARBOUR	58,997	2016-17				941,810
COMBINE : From : GRAFTON ST To : ELIZABETH ST	COFFS HARBOUR	30,565	2016-17				972,375
MATHIE : From : CORNISH ST To : START PAVERS	COFFS HARBOUR	23,616	2016-17				995,991
ROBERT GARRETT : From : REID DR To : LOUDEN CL	COFFS HARBOUR	223,627	2016-17				1,219,618
CORNISH : From : END PAVERS To : REID DR	COFFS HARBOUR	74,857	2016-17				1,294,475
CORNISH : From : START PAVERS To : END PAVERS NO1	COFFS HARBOUR	5,347	2016-17				1,300,000
CORNISH : From : START PAVERS To : END PAVERS NO5	COFFS HARBOUR	14,258	2016-17				1,314,258
REID : From : START PAVERS To : END PAVERS	COFFS HARBOUR	4,350	2016-17				1,318,608
CORNISH : From : START PAVERS To : END PAVERS NO7	COFFS HARBOUR	5,347	2016-17				1,323,955
REID : From : THOMPSONS RD To : ROBERT GARRETT ST	COFFS HARBOUR	63,803	2016-17				1,387,758
BULTITUDE : From : BEACH ST To : TURON PDE	WOOLGOOLGA	89,710	2016-17				1,477,468
SAFETY BEACH : From : SCHOFIELD DR To : SCHOFIELD DR	NTH BEACHES	198,951	2016-17				1,676,419
HOWSETT : From : CHRISTMAS BELLS RD To : START DUST SEAL	COFFS HARBOUR	15,447	2016-17				1,691,866
HOWARD : From : END OF KERB To : END OF SERVICE RD	COFFS HARBOUR	130,618	2016-17				1,822,484
LAWSON : From : LAWSON CRES (EAST) To : CREEK END	COFFS HARBOUR	79,939	2016-17				1,902,423

from year 5 there will be no funds available for road rehabilitation as all the road to recovery funds will be needed for road maintenance

NINE LANE : From : GORDON ST To : END	COFFS HARBOUR	19,096	2016-17	
NORTHSIDE : From : YORK ST To : END KERB	COFFS HARBOUR	36,468	2016-17	
PARK AVENUE LANE : From : EARL ST To : START OF KERB & GUTTER	COFFS HARBOUR	38,962	2016-17	
SMITH ST : From : END KERB To : CRABBE ST	WOOLGOOLGA	50,923	2016-17	
THREE : From : BRODIE DR To : VOST ST	COFFS HARBOUR	28,856	2016-17	
WESTSIDE : From : KING ST To : END	COFFS HARBOUR	61,617	2016-17	
CAVANBA : From : WOLLONGBA PL To : JEFFRESS PL	TOORMINA	57,575	2016-17	
GARDINER : From : COMBINE ST To : TO END	COFFS HARBOUR	27,955	2016-17	
HOWARD LANE : From : DIBBS ST To : BARRIE ST (HOWARD LANE)	COFFS HARBOUR	17,346	2016-17	
MCIVER : From : ALEXANDER ST To : START DUSTSEAL	WOOLGOOLGA	12,476	2016-17	
HARBOUR : From : EARL ST To : CURACOA ST	COFFS HARBOUR	289,201	2016-17	
HOWARD : From : SERVICE RD To : END OF KERB	COFFS HARBOUR	234,332	2016-17	
TOTAL FOR 2016-17		3,046,624		
RED ROCK RD : From : 50KM SIGN To : LAWSON ST	CORINDI	218,622	2017-18	Year 4 \$54.64
MARCIA : From : CORAL AVE To : JUNE ST	COFFS HARBOUR	131,734	2017-18	
CORAL : From : MARCIA ST To : PRINCE JAMES AVE	COFFS HARBOUR	82,610	2017-18	
PRINCE JAMES : From : BAILEY AVE To : CORAL AVE	COFFS HARBOUR	219,835	2017-18	
KORORA BAY : From : MIRANDA PL To : SANDY BEACH DR	KORORA	45,108	2017-18	
BEACON : From : TAYLOR CL To : LIGHTS ST	EMERALD BEACH	78,966	2017-18	
SCHAFFER : From : FORD ST To : RED ROCK RD	RED ROCK	70,481	2017-18	
MACKAYS : From : END OF KERB To : BRAY ST	COFFS HARBOUR	46,026	2017-18	
COMBINE : From : DYER ROAD To : MURPHY CRES	COFFS HARBOUR	57,324	2017-18	
PIPE CLAY : From : OLD HIGHWAY To : 257	NTH BEACHES	120,757	2017-18	
SCARBOROUGH : From : BEACH ST To : SHORT ST	WOOLGOOLGA	66,438	2017-18	
CROSSMAGLEN : From : BAKES RD To : END	BONVILLE	659,734	2017-18	
CORNISH : From : START PAVERS To : END PAVERS NO3	COFFS HARBOUR	15,298	2017-18	
EUGOURIE : From : MURRAY DR To : END	COFFS HARBOUR	36,224	2017-18	
KNOX : From : KNOX ST To : NASH LNE	WOOLGOOLGA	21,111	2017-18	
PARK AVENUE LANE : From : START OF KERB & GUTT To : GORDON ST	COFFS HARBOUR	31,962	2017-18	
HULBERTS : From : BUCKMAN CL To : WALLIS AVE	TOORMINA	166,073	2017-18	
WAKELANDS : From : HIGHWAY To : FAIRVIEW RD	MOONEE	147,070	2017-18	
CREEK TOWERS : From : ELBOW ST To : CONCRETE	COFFS HARBOUR	20,674	2017-18	
BONVILLE WATERS : From : LYONS RD To : CUNNINGHAM CR	TOORMINA	57,805	2017-18	
WEST ARGYLL : From : END K@G To : JOYCE ST	COFFS HARBOUR	149,878	2017-18	
SHORT : From : BEACH ST To : SCARBOROUGH ST	WOOLGOOLGA	94,849	2017-18	
ROBERT GARRETT : From : LOUDEN CL To : CORNISH ST	COFFS HARBOUR	53,199	2017-18	
ORLANDO LANE : From : ORLANDO ST To : START A/C	COFFS HARBOUR	16,391	2017-18	
LEA : From : MEADOW ST To : END	COFFS HARBOUR	47,588	2017-18	
KANE : From : HUGHES CL To : GRANT CL	COFFS HARBOUR	70,678	2017-18	
MARCIA : From : ROSE AVE To : END KERB & GUTTER	COFFS HARBOUR	69,956	2017-18	
RICHMOND : From : MACLEAY PL To : BRUNSWICK AVE	COFFS HARBOUR	24,056	2017-18	
RICHMOND : From : MACAULEYS HDL DR To : MANNING AVE	COFFS HARBOUR	63,990	2017-18	
RICHMOND : From : MANNING AVE To : MACLEAY PL	COFFS HARBOUR	29,329	2017-18	
TOTAL FOR 2017-18		2,913,767		
CHRISTMAS BELLS : From : AVIATION DR To : A/C BORAL GAS	COFFS HARBOUR	542,642	2018-19	Year 5 \$56.28
ANDREWS : From : OCEAN ST To : END	CORINDI	57,097	2018-19	
CIRCULAR : From : NTH BELLGROVE ST To : BELLGROVE ST (NTH)	SAWTELL	140,604	2018-19	
PARK BEACH : From : BURKE ST To : PHILLIP ST	COFFS HARBOUR	229,975	2018-19	
WERAMBIE : From : LALAGULI DVE To : TURBILL ST	TOORMINA	98,797	2018-19	
NEWCASTLE : From : 410M To : END	TOORMINA	38,830	2018-19	
CIRCULAR : From : BELLGROVE ST (STH) To : BELLGROVE ST (NTH)	SAWTELL	195,568	2018-19	
HUBBARD : From : PULLEN ST To : SARE ST	WOOLGOOLGA	44,908	2018-19	
WILLIAM : From : START OF KERB To : CALTOWIE PL	COFFS HARBOUR	30,546	2018-19	
TOLHURST : From : THOMPSONS RD To : END	COFFS HARBOUR	112,371	2018-19	
WERAMBIE : From : TURBILL ST To : MINORIE DVE	TOORMINA	87,655	2018-19	
BRUNSWICK : From : RICHMOND DRIVE To : KARUAH AVE	COFFS HARBOUR	223,864	2018-19	
LAKE RUSSELL : From : 580 To : 900	EMERALD BEACH	154,870	2018-19	
TINDARA : From : LYONS RD To : DIRRIGEREE CR (STH)	TOORMINA	57,739	2018-19	
HOGBIN DRIVE BOATRAMP : From : HI TECH DR To : END	COFFS HARBOUR	171,055	2018-19	
BRODIE : From : ANDERTON ST To : ORLANDO ST (EAST)	COFFS HARBOUR	76,450	2018-19	
RICHMOND : From : DIGGERS BEACH RD To : CLARENCE CR	COFFS HARBOUR	49,162	2018-19	
MARTIN : From : GALE ST To : END	CORAMBA	39,258	2018-19	
ELIZABETH : From : COMBINE ST To : 94.3	COFFS HARBOUR	39,145	2018-19	
PARK BEACH : From : PHILLIP ST To : HOGBIN DR NTH	COFFS HARBOUR	232,457	2018-19	
BORONIA : From : EIGHTH AVE To : SEVENTH AVE	SAWTELL	99,540	2018-19	
BORONIA : From : ELIZABETH ST To : CONCRETE FOOT PAVE	SAWTELL	51,999	2018-19	
BORONIA : From : SEVENTH AVE To : ELIZABETH ST	SAWTELL	126,282	2018-19	
COLUMBUS : From : SAN FRANCISCO AVE To : PACIFIC AVE	COFFS HARBOUR	46,596	2018-19	
DIRRIGEREE : From : TINDARRA DR (STH) To : GILLIBRI CR	TOORMINA	59,877	2018-19	
GREEN LEA : From : ROSEDALE RD (NTH) To : JOYCE ST (NTH)	COFFS HARBOUR	57,097	2018-19	

KARUAH : From : NAMBUCCA AVE To : BRUNSWICK AVE	COFFS HARBOUR	49,939	2018-19		
TOTAL FOR 2018-19		3,114,322			
RICHMOND : From : CLARENCE CR To : MACAULEYS HDL DR	COFFS HARBOUR	74,252	2019-20	Year 6	\$57.96
TURBILL : From : WERAMBIE ST To : END	TOORMINA	27,915	2019-20		
FRASER : From : WINGARA DR(STH) To : WINGARA DR(NTH)	COFFS HARBOUR	437,881	2019-20		
PETERSON : From : PITT SQUARE To : PRIVATE RD	COFFS HARBOUR	26,663	2019-20		
VALLEY : From : PALM ST To : 54.2	COFFS HARBOUR	31,926	2019-20		
REID : From : START A/C To : 80M	COFFS HARBOUR	57,500	2019-20		
ENGLANDS : From : HIGHWAY To : 1520	BOAMBEE	757,702	2019-20		
REID : From : CARTEN CL To : 119.0	COFFS HARBOUR	85,531	2019-20		
REID : From : FERAN CRES To : CARTEN CL	COFFS HARBOUR	104,937	2019-20		
REID : From : ROBERT GARRETT ST To : FERAN CRES	COFFS HARBOUR	76,906	2019-20		
MACCUES : From : ROAD NARROWS To : STATE FOREST	MOONEE	202,873	2019-20		
HUGHES : From : KANE CRES To : END	COFFS HARBOUR	105,819	2019-20		
MCGREGOR : From : LINDEN AVE To : END	TOORMINA	139,855	2019-20		
ORLANDO : From : LAWSON CRES (EAST) To : LAWSON CRES AV	COFFS HARBOUR	88,453	2019-20		
ORLANDO : From : GDT SECCOMBE CL To : HIGHWAY	COFFS HARBOUR	254,577	2019-20		
DIBBS LANE : From : DIBBS ST To : BARRIE ST (NTH VICTORIA	COFFS HARBOUR	57,500	2019-20		
SAWTELL : From : PACIFIC HWY To : HAMILTON DR	SAWTELL	355,781	2019-20		
TOORMINA : From : ELIZABETH ST To : END	COFFS HARBOUR	80,825	2019-20		
RIDING : From : VERNON ST. To : COFF ST.	COFFS HARBOUR	69,255	2019-20		
LINDEN : From : MCGREGOR CL To : BRYANT CL	TOORMINA	60,317	2019-20		
TOTAL FOR 2019-20		3,096,467			
BAILEY : From : ZARA PL To : CORAL AVE	COFFS HARBOUR	369,285	2020-21	Year 7	\$59.70
BOUNDARY : From : BEACH ST To : END OF BOUNDARY ST	WOOLGOOLGA	180,003	2020-21		
BRYANT : From : LINDEN AVE To : END	TOORMINA	49,434	2020-21		
SAN FRANCISCO : From : COLUMBUS CIRC To : PACIFIC AVE	COFFS HARBOUR	85,673	2020-21		
BEACH : From : QUEEN ST To : CARRINGTON ST	WOOLGOOLGA	168,505	2020-21		
HIGH ST : From : START KERB & GUTTER To : FAWCETT ST	WOOLGOOLGA	421,262	2020-21		
LOWER BUCCA : From : 3988 To : 5070	MOONEE	555,545	2020-21		
KRATZ : From : NARROW RD To : 245M	COFFS HARBOUR	122,868	2020-21		
LINDEN : From : END CONCRETE To : MOSELEY DR	TOORMINA	30,090	2020-21		
OCEAN : From : 55M To : END	CORINDI	90,402	2020-21		
SECOND : From : ARRAWARRA RD To : THIRD AVE	NTH BEACHES	110,330	2020-21		
THIRD : From : ARRAWARRA RD To : SECOND AVE	NTH BEACHES	146,271	2020-21		
FAIRVIEW : From : WAKELANDS ROAD To : 436	MOONEE	218,655	2020-21		
OKEEFE : From : COOK DR To : 186.0	COFFS HARBOUR	157,687	2020-21		
PALMER : From : 1038.5 To : 1118	WOOLGOOLGA	41,505	2020-21		
MELITTAS : From : START OF KERB To : HIGHWAY	COFFS HARBOUR	34,974	2020-21		
VALLEY : From : GORDON ST To : PALM ST	COFFS HARBOUR	38,210	2020-21		
FRANCES : From : ALEXANDER ST To : GUNDAGAI ST	COFFS HARBOUR	172,588	2020-21		
MACKAYS : From : VERA DR To : END SEAL	COFFS HARBOUR	42,413	2020-21		
MANNING : From : RICHMOND DR To : NAMBUCCA AVE	COFFS HARBOUR	177,818	2020-21		
THEO : From : MELITTAS AVE To : END	COFFS HARBOUR	50,258	2020-21		
KIDD : From : BORONIA ST To : SECOND AVE	SAWTELL	68,849	2020-21		
LINKS : From : BELLEVUE DR To : KOTARA PL	KORORA	51,046	2020-21		
TOTAL FOR 2020-21		3,383,670			
MCIVER : From : END DUSTSEAL To : ARTHUR ST	WOOLGOOLGA	18,983	2021-22	Year 8	\$61.49
KURRAJONG : From : BRADLEY ST To : RAYMOND ST	COFFS HARBOUR	146,945	2021-22		
OCEAN : From : CARRINGTON ST To : ARTHUR ST	WOOLGOOLGA	133,527	2021-22		
HOWARD : From : BARRIE ST To : SERVICE RD	COFFS HARBOUR	200,236	2021-22		
MINORIE : From : DAY CARE CENTRE To : TOORMINA RD	TOORMINA	62,502	2021-22		
EMERALD HEIGHTS : From : STEFAN CL To : 470 (END KERB)	EMERALD BEACH	88,649	2021-22		
HULBERTS : From : NEWCASTLE DR To : END OF KERB & GUTTER	TOORMINA	50,806	2021-22		
BLACKER : From : SHEPHERDS LNE To : END	COFFS HARBOUR	45,382	2021-22		
HULBERTS : From : END OF K & G To : BUCKMAN CL	TOORMINA	99,202	2021-22		
NORTH BOAMBEE : From : 3170 To : END	COFFS HARBOUR	390,141	2021-22		
NORTH BOAMBEE : From : 245 To : 1090	COFFS HARBOUR	659,920	2021-22		
NORTH BOAMBEE : From : 2250 To : 3170	COFFS HARBOUR	554,427	2021-22		
MURRAY : From : EUGOURIE CL To : HILLVIEW CRES (EAST)	COFFS HARBOUR	38,261	2021-22		
OCEAN : From : NO23 OCEAN PARADE To : VINCENT ST	COFFS HARBOUR	41,299	2021-22		
ORCHID : From : MULLAWAY DR WEST To : SUN ST	NTH BEACHES	185,059	2021-22		
OCEAN : From : PARK BEACH RD To : END KERB	COFFS HARBOUR	336,985	2021-22		
LOWER BUCCA : From : MCCRAES BRIDGE WEST To : 6224	MOONEE	231,216	2021-22		
TWEED : From : KARUAH AVE To : END	COFFS HARBOUR	39,258	2021-22		
TOTAL FOR 2021-22		3,322,799			
SHERWOOD CREEK : From : SH10 To : 2000M	CORINDI	988,081	2022-23	Year 9	\$63.34
SHERWOOD CREEK : From : 2000M To : 4000M	CORINDI	988,081	2022-23		
EGGINS : From : ARRAWARRA BEACH ROAD To : 1954	NTH BEACHES	1,064,366	2022-23		
THREE : From : PACIFIC ST To : WHARF ST	WOOLGOOLGA	39,333	2022-23		

LINDSAYS : From : CABA CL To : MIDDLE BOAMBEE RD	BOAMBEE	311,245	2022-23		
WHARF : From : BEACH ST To : END OF KERB & GUTTER	WOOLGOOLGA	92,804	2022-23		
MERINO : From : RIPPON CL To : START AC	COFFS HARBOUR	120,597	2022-23		
ORLANDO : From : END BRIDGE To : VOST ST	COFFS HARBOUR	17,975	2022-23		
TOTAL FOR 2022-23		3,622,481			
SHERWOOD CREEK : From : 4000M To : 5898M	CORINDI	965,819	2023-24	Year 10	\$65.24
COMBINE : From : GARDINER AVE To : HILL ST	COFFS HARBOUR	59,445	2023-24		
SOLITARY : From : VICTORIA ST To : JARRETT ST	COFFS HARBOUR	72,754	2023-24		
LOWANNA : From : 560 To : CAVANAGHS RD	LOWANNA	1,265,760	2023-24		
SAWTELL : From : END OF KERB To : START OF KERB	SAWTELL	575,405	2023-24		
SECOND : From : FIRST AVE To : FOURTH AVE	SAWTELL	82,436	2023-24		
DALLEY : From : ALBANY ST To : LITTLE ST	COFFS HARBOUR	83,532	2023-24		
CENTRAL BUCCA : From : 5881 To : END	BUCCA	151,484	2023-24		
CROSSMAGLEN : From : VALERY RD To : BRIDGE	BONVILLE	244,280	2023-24		
BIG BANANA ACCESS : From : ISLANDVIEW CL To : END A/C	COFFS HARBOUR	135,201	2023-24		
FIRST : From : ARRAWARRA RD To : END	NTH BEACHES	70,823	2023-24		
HASTINGS : From : RIVER ST To : END OF KERB	WOOLGOOLGA	28,477	2023-24		
HOOD : From : MILDURA ST To : END	COFFS HARBOUR	30,499	2023-24		
TOTAL FOR 2023-24		3,765,915			
JAMES SMALL : From : END KERB To : NORMAN HILL DR	KORORA	44,349	2024-25	Year 11	\$67.20
LAKESIDE : From : BEACH RD To : HIBISCUS AVE	SAPPHIRE	38,785	2024-25		
LOADERS : From : CORAMBA RD To : START KERB	COFFS HARBOUR	172,156	2024-25		
MCCANN : From : GOODENOUGH TCE To : END	COFFS HARBOUR	26,247	2024-25		
NASH LANE (NO 1) : From : NASH ST To : 142M (NTH KNOX)	WOOLGOOLGA	44,846	2024-25		
PUNNET : From : STRAWBERRY PL To : END	WOOLGOOLGA	17,558	2024-25		
RED ROCK RD : From : CHANGE SEAL To : 50KM SIGN	CORINDI	367,534	2024-25		
RED ROCK RD : From : CORAL ST To : CHANGE SEAL	CORINDI	2,404,737	2024-25		
BRAY : From : JOYCE ST To : DIANNE CL	COFFS HARBOUR	310,109	2024-25		
HOFMEIER : From : PACIFIC ST To : END	WOOLGOOLGA	67,418	2024-25		
BONVILLE : From : EARL ST To : GORDON ST	COFFS HARBOUR	154,282	2024-25		
OCEAN : From : VINCENT ST To : PRINCE ST	COFFS HARBOUR	126,342	2024-25		
TOTAL FOR 2024-25		3,774,362			
BAYLDON : From : GOLF CLUB ENT To : LYONS RD (NTH)	SAWTELL	175,742	2025-26	Year 12	\$69.21
MCIVER : From : ARTHUR ST To : CARRINGTON ST	WOOLGOOLGA	90,653	2025-26		
CORNISH : From : THOMPSONS RD To : ROBERT GARRETT ST	COFFS HARBOUR	84,383	2025-26		
LOWANNA : From : ULONG RD To : 560	LOWANNA	325,572	2025-26		
CRAMPTON : From : ST. ANDREWS DRIVE To : END	WOOLGOOLGA	91,027	2025-26		
ROBIN : From : HIGH ST To : BRIDGE	COFFS HARBOUR	285,955	2025-26		
BRAY : From : NORFOLK CR (EAST) To : JOYCE ST	COFFS HARBOUR	90,114	2025-26		
HERMANN RIECK : From : CAVENDISH PL To : NORMAN HILL DR	KORORA	56,850	2025-26		
HERMANN RIECK : From : PLANTAIN RD To : CAVENDISH PL	KORORA	36,876	2025-26		
LAWSON : From : ORLANDO ST (EAST) To : 300.0 M	COFFS HARBOUR	290,689	2025-26		
NIOKA : From : TALOUMBI RD To : END	COFFS HARBOUR	87,705	2025-26		
TOORMINA : From : MIRROOLA CR To : KINTORIE CR	TOORMINA	183,134	2025-26		
KATHERINE : From : BRAY ST To : END	COFFS HARBOUR	109,188	2025-26		
DOUG KNIGHT : From : HOGBIN DR To : 48M	COFFS HARBOUR	54,483	2025-26		
CORNISH : From : ROBERT GARRETT ST To : START PAVERS	COFFS HARBOUR	12,306	2025-26		
HARBOUR DR : FROM : R-A-B to GORDON ST	COFFS HARBOUR	133,371	2025-26		
BOAMBEE : From : START OF KERB & GUTT To : TWENTY FIFTH	SAWTELL	19,490	2025-26		
MEADOW : From : AZALEA AVE To : LEA CL	COFFS HARBOUR	95,415	2025-26		
PARK BEACH PLAZA ENT ST : From : PARK BEACH RD To : END	COFFS HARBOUR	41,714	2025-26		
SECOND : From : ELIZABETH ST To : FIRST AVE	SAWTELL	99,416	2025-26		
NIGHTINGALE : From : TRAFALGAR ST To : NELSON ST	WOOLGOOLGA	100,994	2025-26		
ONEILS : From : START DUSTSEAL To : END DUSTSEAL	CORAMBA	79,732	2025-26		
JOYCE : From : JACK LADD ST To : GREEN LEA CRES (STH)	COFFS HARBOUR	206,472	2025-26		
LAWSON : From : LAWSON CRES (WEST) To : ORLANDO ST AVE	COFFS HARBOUR	280,031	2025-26		
BOAMBEE : From : END OF KERB & GUTTER To : START OF KERB	SAWTELL	26,411	2025-26		
DIRRIGEREE : From : BANOOL ST To : GILLIBRI CR (NTH)	TOORMINA	127,350	2025-26		
DIRRIGEREE : From : GILLIBRI CR To : BANOOL ST	TOORMINA	273,801	2025-26		
GILLIBRI : From : DIRRIGEREE CR (EAST) To : END	TOORMINA	44,572	2025-26		
GRAFF : From : BREWIS CL To : END	TOORMINA	119,183	2025-26		
HEADLAND : From : ELOUERA DR To : END	SAPPHIRE	143,960	2025-26		
KARUAH : From : MANNING AVE To : TWEED CL	COFFS HARBOUR	98,613	2025-26		
KARUAH : From : TWEED CL To : NAMBUCCA AVE	COFFS HARBOUR	62,623	2025-26		
TOTAL FOR 2025-26		3,927,826			
NORMAN HILL : From : GROSS MICHEL RD To : RESERVE BOUNDARY	KORORA	40,549	2026-27	Year 13	\$71.29
WALLIS : From : HULBERTS RD To : END	TOORMINA	145,855	2026-27		
ALLEENA : From : NARIAH CR To : END FOOT PAVE	TOORMINA	53,751	2026-27		
FAWCETT : From : GORDON ST To : HIGH ST	WOOLGOOLGA	53,894	2026-27		
FOUR : From : HARBOUR DR(JETTY DIVE) To : START BITUMEN	COFFS HARBOUR	43,913	2026-27		

BEACH : From : RIVER ST To : SHORT ST	WOOLGOOLGA	111,765	2026-27
MOUNT BROWNE : From : 2970 To : 4200	KARANGI	587,485	2026-27
NASH LANE(NO 1) : From : NASH ST To : 287 STH KNOX ST	WOOLGOOLGA	69,563	2026-27
PACIFIC : From : LAKES RD To : HOFMEIER CL	WOOLGOOLGA	39,985	2026-27
LOWER BUCCA : From : CHANGE SEAL 52M TO : CHANGE SEAL 625	MOONEE	396,918	2026-27
POLARIS : From : APOLLO DR To : END	COFFS HARBOUR	104,594	2026-27
PITT : From : PETERSON RD To : PITT SQUARE (NORTH)	COFFS HARBOUR	116,171	2026-27
COLLISON : From : ISLES DR To : END	COFFS HARBOUR	147,110	2026-27
BRODIE : From : END OF KERB & GUTTER To : GLYNN ST	COFFS HARBOUR	150,525	2026-27
PALM : From : VALLEY ST To : END OF RD	COFFS HARBOUR	33,534	2026-27
VALLEY : From : 54.2 To : RIDGE ST	COFFS HARBOUR	52,069	2026-27
BENNETTS : From : CORAMBA RD To : 100	COFFS HARBOUR	81,268	2026-27
GRAHAM : From : S.H. 10 NTH To : DIAMOND HEAD DR	SANDY BEACH	1,215,290	2026-27
MORGANS : From : GRAHAM DR To : 700M	SANDY BEACH	429,154	2026-27
HASKINS LANE : From : NELSON ST To : GORDON ST	WOOLGOOLGA	96,667	2026-27
LAKE VIEW : From : SAFETY BEACH AVE To : PANORAMA PDE	NTH BEACHES	134,777	2026-27
TOTAL FOR 2026-27		4,104,837	
MOONEE : From : HIGH ST To : SCARBA ST	COFFS HARBOUR	122,720	
NILE : From : MOORE ST To : JARRETT ST	COFFS HARBOUR	44,770	
BANKSIA : From : TURPENTINE AVE To : END	SANDY BEACH	33,600	
BEACH : From : BOUNDARY ST To : FAWCETT ST	WOOLGOOLGA	86,625	
LOWER BUCCA : From : 3470 To : 3988	MOONEE	249,600	
DIAMOND HEAD : From : MAPLE RD To : IRONBARK AVE	SANDY BEACH	103,400	
ELIZABETH : From : BELLGROVE ST To : ELEVENTH AVE	SAWTELL	113,520	
HEADLAND : From : SH10 To : BEACH RD	SAPPHIRE	71,250	
KIDD : From : SECOND AVE To : ELEVENTH AVE	SAWTELL	60,420	
POLLACK : From : ARTHUR ST To : ALEXANDER ST	WOOLGOOLGA	91,560	
SCHAFER : From : LAWSON ST To : CUL DE SAC	RED ROCK	45,760	
MOUNT BROWNE : From : (JABOH CL) 1240 To : 1780	KARANGI	226,800	
PARK BEACH : From : PARK BEACH PLAZA ENT To : BURKE ST	COFFS HARBOUR	106,575	
GRAHAM : From : DIAMOND HEAD DR To : JOHNSONS RD	SANDY BEACH	251,450	
NINE LANE: From : EARL ST To : GORDON ST	COFFS HARBOUR	57,855	
BAILEY : From : CORAL AVE To : LUCAS AVE	COFFS HARBOUR	270,600	
FORD : From : CORFE ST To : MARTIN ST	RED ROCK	171,100	
MOUNT BROWNE : From : 2790 To : 2970	KARANGI	71,100	
SHEARER : From : 160 To : 708	WOOLGOOLGA	235,640	
ELEVENTH : From : MAY ST To : ELIZABETH ST	SAWTELL	150,640	
GREAVES : From : LINDEN AVE To : END	TOORMINA	76,220	
HULBERTS : From : RAILWAY LINE To : SEVENTEENTH AVE	TOORMINA	126,825	
KNOX : From : HIGHWAY To : NASH ST	WOOLGOOLGA	193,200	
THE BOULEVARDE : From : STAR ST To : DARKUM RD	NTH BEACHES	54,400	
TRAFALGA LANE : From : FAWCETT ST To : NIGHTINGALE ST	WOOLGOOLGA	26,325	
LOWER BUCCA : From : 1990 To : 3195 CENTRAL BUCCA	MOONEE	536,225	
DALGETY : From : NASH ST To : END	WOOLGOOLGA	9,875	
EIGHT : From : HARDACRE ST To : NORTH ST	COFFS HARBOUR	40,890	
LINDSAYS : From : MIDDLE BOAMBEE RD To : BLIGH DR	BOAMBEE	115,710	
BEACH : From : SHORT ST To : BULTITUDE ST	WOOLGOOLGA	82,280	
EMERALD HEIGHTS : From : GRAHAM DR To : ANSELMO CL	EMERALD BEACH	74,120	
SEAVIEW : From : 23.5 To : 116	KORORA	27,435	
CAVANBA : From : JEFFRESS PL To : NARIAH CR	TOORMINA	74,580	
CORAMBARA : From : LALAGULI DR To : MINORIE DR	TOORMINA	182,400	
PACIFIC : From : CORAL ST To : TASMAN ST	CORINDI	66,670	
BEACH : From : FAWCETT ST To : GANDERTON ST	WOOLGOOLGA	65,520	
BENNETTS : From : 1140 To : END	COFFS HARBOUR	354,460	
BUCHANANS : From : CORAMBA RD To : 200M	COFFS HARBOUR	74,000	
GRAHAM : From : JOHNSONS RD To : S.H. 10 STH	SANDY BEACH	414,000	
DIAMOND HEAD : From : TI To : TREE RD - SANDYS BEACH DR	SANDY BEACH	36,935	
FIDDAMAN : From : PACIFIC HWY To : LIGHTS ST	EMERALD BEACH	122,320	
MATHEWS : From : SIMON ST To : DAMLEN ST	CORINDI	149,910	
SALAMANDER : From : ALBANY ST To : VICTORIA ST	COFFS HARBOUR	198,320	
SEVENTH : From : ELIZABETH ST To : BORONIA ST	SAWTELL	83,820	
SHORT : From : BENT ST To : VICTORIA ST	COFFS HARBOUR	92,130	
SOUTH : From : SCARBOROUGH ST To : FAWCETT ST	WOOLGOOLGA	69,600	
PRINCE : From : HOGBIN DR NTH To : PHILLIP ST	COFFS HARBOUR	131,250	
LAKESIDE : From : HIBISCUS AVE To : POINCIANNA AVE	SAPPHIRE	35,260	
STADIUM : From : HOGBIN DR To : SEWER MANHOLE	COFFS HARBOUR	344,350	
CAVANAGHS : From : LOWANNA RD To : TIMMS MILL RD	LOWANNA	300,800	
DAIRYVILLE : From : START D/S To : END D/S 7453-7767	UPPER ORARA	84,780	
BENNETTS : From : 100 To : 1140	COFFS HARBOUR	540,800	
ZARA : From : BAILEY AVENUE To : END	COFFS HARBOUR	125,895	

Appendix 2 – Proposed Capital Works Program - Other Transport Assets

other road assets renewal
program

	current vote	proposed srv		
		year 1	year 2	year 3
kerbs	29,700	100,000	200,000	250,000
car parks	5,000	30,000	60,000	85,000
footpaths & cycleways	-	50,000	100,000	150,000
guard rail	-	30,000	60,000	110,000
	34,700	210,000	420,000	595,000

Note: for breakdown see
other tabs

10 year kerb renewal program

Cond. 0 - Good

Cond. 10 - Poor

Location	STREET NAME	Cond	length	renewal cost \$	available srv \$	year
		0-10				
	ROBIN ST TO AZALEA AVE	9	3	360	100,000	year 1
	YORK ST TO RICHMOND DR	9	4	480		
	EDINBURGH ST TO HOOD ST	9	3	360		
	START KERB TO ROYAL PALMS DR	9	20	2400		
	ROBIN ST TO AZALEA AVE	9	10	1200		
	BULTITUDE ST TO SCARBOROUGH ST	9	22	2640		
	RIVER ST TO SHORT ST	9	15	1800		
	RIVER ST TO SHORT ST	9	20	2400		
	O'KEEFE DR TO WINGARA DR	9	1	120		
	ORLANDO ST (EAST) TO 300.0 M	9	3	360		
	TURON PDE (NTH) TO NEWMAN ST	9	15	1800		
	SHORT ST TO ROAD NARROWS	9	20	2400		
	CURACOA ST TO END	9	10	1200		
	BRAY ST TO BERNE CL	9	4	480		
	MOONEE BEACH RD TO DAWN DVE	9	6	720		
	TURON PDE (NTH) TO NEWMAN ST	9	5	600		
	CORAL AVE TO JUNE ST	9	1	120		
	JACK LADD ST TO GREEN LEA CRES (STH)	9	50	6000		
	BULTITUDE ST TO SCARBOROUGH ST	9	10	1200		
	BULTITUDE ST TO SCARBOROUGH ST	9	10	1200		
	JOYCE ST TO DIANNE CL	9	3	360		
	JOYCE ST TO DIANNE CL	9	5	600		
	PETER CL TO OXLEY PL	9	2	240		
	GORDON ST TO EARL ST	9	15	1800		
	AMAROO CR TO BANGALEE CR	9	5	600		
	HULBERTS RD TO MIRROOLA CR	9	2	240		
	REID DR TO GREENLINKS AVE	9	3	360		
	PLANTATION AVE TO ANN ST	9	10	1200		
	SEVENTH AVE TO ELIZABETH ST	9	3	360		
	GORDON ST TO EARL ST	9	3	360		
	END ROUNDABOUT EARL ST TO START ROUNDABOUT GORDON ST	9	3	360		
	BEACH ST TO TURON PDE	9	3	360		
	SHORT ST TO BULTITUDE ST	9	5	600		
	BEACH ST TO SHORT ST	9	8	960		
	BEACH ST TO SHORT ST	9	14	1680		
	SECOND AVE TO BELLGROVE ST	9	8	960		
	TOORMINA RD TO NARIAH CR	9	6	720		
	TOORMINA RD TO NYAH PL	9	20	2400		
	ALKINA ST TO MERINDA AVE	9	22	2640		
	CANOMIE ST TO HEADLAND RD	9	9	1080		
	RICHMOND DR TO NAMBUCCA AVE	9	10	1200		
	NYMBOIDA CL TO KARUAH AVE	9	3	360		
	MANNING AVE TO TWEED CL	9	3	360		
	DEBORAH CL TO RAYMOND ST	9	45	5400		
	JACK LADD ST TO GREEN LEA CRES (STH)	9	15	1800		
	BAILEY AVE TO JACK LADD ST	9	22	2640		
	BERYL ST TO BAILEY AVE	9	9	1080		
	MEADOW ST. TO COMBINE ST.	9	9	1080		
	PET PORPOISE POOL TO START BRIDGE	9	4	480		
	BRODIE DR TO SERVICE RD	9	8	960		
	SERVICE RD TO END OF KERB	9	6	720		
	HOGBIN DR TO DIBBS ST	9	4	480		
	MOONEE ST TO GRAFTON ST	9	5	600		
	SHORT ST TO BULTITUDE ST	9	2	240		
	END OF KERB TO MILDURA ST	9	4	480		
	START KERB TO END KERB	9	10	1200		
	HULBERTS RD TO MIRROOLA CR	9	1	120		
	NEWCASTLE DR TO END OF KERB & GUTTER	9	3	360		
	TOLHURST PL TO AUBREY CR	9	0.5	60		
	COMBINE ST. TO MCLEAN ST.	9	2	240		
	NIMBIN PL TO GRAFTON ST	9	5	600		
	SCARBOROUGH ST TO BOUNDRY ST	9	10	1200		
	KORORA SCHOOL DR TO START CONCRETE F	9	3	360		
	O'KEEFE DR TO WINGARA DR	9	15	1800		

note: without the srv, kerb could only be removed using maintenance funds

Appendix 2

Attachment 10C

HIGHWAY TO START OF KERB	9	2	240		
THIRTEENTH AVE TO MAY ST	9	5	600		
THIRTEENTH AVE TO MAY ST	9	4	480		
NEWCASTLE DR TO END OF KERB & GUTTER	9	6	720		
LONG ST TO ALEXANDER ST	9	8	960		
PLANTATION AVE TO ANN ST	9	10	1200		
PLANTATION AVE TO ANN ST	9	8	960		
PLANTATION AVE TO ANN ST	9	6	720		
KATHERINE CL TO FREDERICK ST	9	35	4200		
START A/C TO SHEPHARDS LANE	9	10	1200		
COFF ST TO HIGH ST	9	1	120		
JACK LADD ST TO GREEN LEA CRES (STH)	9	60	7200		
DAMLEN ST TO START AC	9	10	1200		
DYER ROAD TO MURPHY CRES	9	3	360		
MEADOW ST. TO COMBINE ST.	9	3	360		
BRODIE DR TO SERVICE RD	9	5	600		
ORLANDO ST (EAST) TO 300.0 M	9	5	600		
HOOD ST TO EDGAR ST	9	3	360		
EDGAR ST TO ORLANDO ST	9	10	1200		
COLLINGWOOD ST TO EDINBURGH ST	9	3	360		
CORAMBA RD TO MCCANN'S BRIDGE	9	5	600		
WOODHOUSE RD TO WANSBOROUGH AVE	9	6	720		
HIGH ST TO COLLINGWOOD ST	9	3	360		
PARK AVE TO ALBANY ST	9	3	360		
NELSON ST TO WATERLOO ST	9	5	600		
BEACH ST TO TURON PDE	9	25	3000		
BEACH ST TO SCARBOROUGH ST	9	8	960		
START KERB TO SIMON ST	9	17	2040	200,000	year 2
BELMGROVE ST (STH) TO BELMGROVE ST (	9	5	600		
RAMORNIE DR TO KINTORIE CR	9	12	1440		
RAMORNIE DR TO KINTORIE CR	9	7	840		
LAKESIDE DR TO END	9	4	480		
LINKS AVE TO END	9	3	360		
PARKES DR (STH) TO ARDEN ST	9	16	1920		
PACIFIC AVE TO YORK ST	9	6	720		
KING ST TO END	9	5	600		
ARTHUR ST TO COLUMBUS CIRCUIT	9	6	720		
ARTHUR ST TO COLUMBUS CIRCUIT	9	1	120		
ANTARIES AVE (NTH) TO ABEL TASMAN DR	9	3	360		
WARRAWEE ST TO ALKINA ST	9	4	480		
MERINDA AVE TO NARDIE ST	9	6	720		
MERINDA AVE TO NARDIE ST	9	7	840		
TURON PDE STH TO TURON PDE NTH	9	1	120		
TURON PDE (NTH) TO NEWMAN ST	9	1	120		
LAUREL ST TO BELLEVUE DR	9	4	480		
ARDEN ST TO KORORA BAY DR	9	15	1800		
ARDEN ST TO KORORA BAY DR	9	25	3000		
ELM ST TO MAPLE ST	9	4	480		
ELM ST TO MAPLE ST	9	2	240		
VERA DR (NTH) TO VERA DR (STH)	9	1	120		
ANTARIES AVE (STH) TO PERRY DR	9	1	120		
YORK ST TO PHILLIP ST	9	1	120		
VINCENT ST TO PRINCE ST	9	3	360		
CAR PARK ENTRANCE TO START AC	9	1	120		
MOORE ST TO NILE ST	9	1	120		
GORDON ST TO EARL ST	9	5	600		
AVENUE ST TO CURACOA ST	9	20	2400		
AVENUE ST TO CURACOA ST	9	5	600		
ROBERT GARRETT ST TO FERAN CRES	9	1	120		
MORRISON CL TO REID DR (SOUTH)	9	1	120		
RIDGE ST TO DIVIDED RD	9	5	600		
FIFTEENTH AVE TO SEVENTEENTH AVE	9	2	240		
LONG ST TO HILLVIEW CRES (WEST)	9	4	480		
ZARA PL TO CORAL AVE	9	3	360		
CORFE ST TO MARTIN ST	9	30	3600		
JEMALONG CRES TO RAMORNIE DR	9	2	240		
HIGH ST TO COLLINGWOOD ST	9	5	600		
SERVICE RD TO END OF KERB	9	10	1200		
MEADOW ST. TO COMBINE ST.	9	1	120		
MEADOW ST. TO HILL ST.	9	3	360		
ALBANY ST TO LITTLE ST	9	3	360		
EDINBURGH ST TO HOOD ST	9	8	960		

Appendix 2

Attachment 10C

JOYCE ST (STH) TO ROSEDALE RD (STH)	9	15	1800
JACK LADD ST TO GREEN LEA CRES (STH)	9	10	1200
CORAL AVE TO LUCAS AVE	9	5	600
RIDGE ST TO DIVIDED RD	9	6	720
RIDGE ST TO DIVIDED RD	9	5	600
COMBINE ST TO PETERSON RD	9	5	600
BEACH ST TO SHORT ST	9	25	3000
SPICER CL TO KINGFISHER CL	9	2	240
BONVILLE WATERS DR TO CUL DE SAC	9	1	120
TOM ALBERT PL TO MOLLER DR	9	2	240
TOM ALBERT PL TO MOLLER DR	9	10	1200
GILLIBRI CR (NTH) TO TINDARRA DR (NT)	9	1	120
MERINDA AVE TO NARDIE ST	9	7	840
NEPEAN CL TO KARUAH AVE	9	12	1440
BRADLEY ST TO RAYMOND ST	9	6	720
ELM ST TO BRADLEY ST	9	2	240
ELM ST TO BRADLEY ST	9	2	240
BRADLEY ST TO DEBORAH CL	9	3	360
HIGHWAY TO ELM ST	9	20	2400
JOYCE ST TO ZARA PL	9	5	600
JOYCE ST (STH) TO ROSEDALE RD (STH)	9	2	240
ROSEDALE RD (STH) TO CALALA PL	9	28	3360
GREEN LEA CRES (STH) TO JACKSON PL	9	9	1080
DYER ROAD TO MURPHY CRES	9	23	2760
MEADOW ST. TO COMBINE ST.	9	5	600
NORTH BOAMBEE DR TO KEONA CRC	9	2	240
ROBERT GARRETT ST TO FERAN CRES	9	2	240
MOORE ST TO NILE ST	9	12	1440
MEADOW ST TO END	9	5	600
FIRST AVE TO FOURTH AVE	9	8	960
GALE ST TO KEEVERS CL	9	3	360
GALE ST TO KEEVERS CL	9	3	360
THOMPSONS RD TO GREENLINKS AVE	9	3	360
CORIEDALE DR TO ROMNEY CL	9	2	240
BICKNELL DR TO END	9	3	360
TALOUMBI RD TO END	9	3	360
DIGGERS BCH RD TO COCKLE COURT	9	2	240
BAY DR TO SH10	9	10	1200
ARDEN ST TO PARKES DR (NTH)	9	3	360
WARRAWEE ST TO ELOUERA DR	9	15	1800
WOODHOUSE RD TO END	9	3	360
ARRAWARRA RD TO END	9	4	480
NTH BELLGROVE ST TO BELLGROVE ST (NT)	9	2	240
PLAYFORD AVE TO DUNCAN CL	9	2	240
LINKS AVE TO END	9	5	600
FIRST AVE TO FOURTH AVE	9	0.3	36
86M TO END	9	2	240
HIGH ST TO END	9	6	720
PACIFIC ST TO 364M	9	3	360
PACIFIC ST TO 364M	9	6	720
HUBBARD ST TO BARNES ST	9	5	600
SARE ST TO SMAILS CL	9	3	360
MATHEWS PARADE TO NILAND CRS	9	8	960
MATHEWS PARADE TO END	9	2	240
PACIFIC ST TO 364M	9	20	2400
ARGYLL ST (EST) TO ARGYLL ST (WST)	9	3	360
ARGYLL ST TO END	9	1	120
ARGYLL ST TO END	9	4	480
BRAY ST TO KURRAJONG ST	9	8	960
BICKNELL DR TO END	9	1	120
TALOUMBI RD TO WILGA PL	9	25	3000
FIRMAN DR TO BAY DR	9	1	120
COLUMBUS CIRCUIT TO PARK BEACH RD	9	2	240
GENTLE ST TO START A\C	9	1	120
BRODIE DR (NTH) TO LEE ST	9	1	120
JARRETT ST TO SHORT ST	9	1	120
218 TO END	9	1	120
MASONARY RD TO A/C	9	1	120
ROBY CL TO TOORMINA RD	9	1.5	180
RAMORNIE DR TO KINTORIE CR	9	1	120
ALVERSON CL TO LADY BELLMORE DR	9	2	240
MAY ST TO CIRCULAR AVE (WEST)	9	25	3000

DIRRIGEREE CR (STH) TO DIRRIGEREE CR	9	6	720
DIRRIGEREE CR (STH) TO DIRRIGEREE CR	9	5	600
JARRETT ST TO VICTORIA ST	9	3	360
DIRRIGEREE CR (STH) TO DIRRIGEREE CR	9	15	1800
BAILEY AVENUE TO END	9	10	1200
MCLEAN ST. TO HIGH ST.	9	5	600
GREENLINKS AVE. TO END OF RD.	9	4	480
HIGH ST TO BRIDGE	9	5	600
PETERSON RD TO PITT SQUARE (NORTH)	9	5	600
START KERB TO SIMON ST	9	6	720
HUBBARD ST TO BARNES ST	9	12	1440
NOTORIS PL TO ALVERSON CL	9	1	120
SARE ST TO SMAILS CL	9	6	720
SIMON ST TO DAMLEN ST	9	3	360
TASMAN ST TO CARAVAN PARK ENT	9	25	3000
TASMAN ST TO CARAVAN PARK ENT	9	15	1800
TASMAN ST TO CARAVAN PARK ENT	9	25	3000
MARTIN ST TO FLAHERTY ST	9	10	1200
MARTIN ST TO FLAHERTY ST	9	3	360
HOWEA CRT TO END	9	15	1800
BONVILLE WATERS DR TO DAVID WATT CL	9	4	480
DIRRIGEREE CR (STH) TO DIRRIGEREE CR	9	4	480
KERB & GUTTER TO LALAGULI DR	9	15	1800
WARRAWEE ST TO ELOQUERA DR	9	6	720
BLUE WATER PL TO END	9	7	840
KORORA BAY DR TO END	9	4	480
LINKS AVE TO END	9	5	600
JAMES SMALL DR TO END	9	1	120
JAMES SMALL DR TO END	9	6	720
DIGGERS BCH RD TO COCKLE COURT	9	6	720
RICHMOND DR TO END	9	5	600
RICHMOND DR TO END	9	5	600
RICHMOND DR TO HIGHWAY	9	7	840
SAN FRANCISCO AVE TO PACIFIC AVE	9	2	240
FINCH CRES (STH) TO FINCH CRES (NTH)	9	3	360
BRAY ST (WEST) TO BRAY ST (EAST)	9	4	480
MALOUF CL TO END	9	3	360
BRAY ST TO END	9	2	240
BAILEY AVENUE TO END	9	3	360
BAILEY AVENUE TO END	9	7	840
END K&G TO JOYCE ST	9	35	4200
GREEN LEA CR (STH) TO GREEN LEA CR (	9	3	360
GREEN LEA CR (STH) TO GREEN LEA CR (	9	2	240
CORAL AVE TO PLANTATION AVE	9	6	720
BAILEY AVE TO CORAL AVE	9	8	960
BAILEY AVE TO CORAL AVE	9	5	600
MARCIA ST TO PRINCE JAMES AVE	9	30	3600
BERYL ST TO CHURINGA PL	9	4	480
MURRAY DR (EAST) TO MURRAY DR (WEST)	9	15	1800
MURRAY DR (EAST) TO MURRAY DR (WEST)	9	5	600
TASMAN AVE TO END	9	6	720
COMBINE ST TO END	9	6	720
ORMAN CL TO COMBINE ST (WEST)	9	3	360
ORMAN CL TO COMBINE ST (WEST)	9	4	480
KING ST TO END	9	5	600
AZALEA AVE TO LEA CL	9	15	1800
MEADOW ST TO END	9	2	240
SAND ST. TO END OF RD.	9	6	720
CASSANDRA CL TO END OF RD	9	6	720
NILE ST TO JARRETT ST	9	5	600

			0
			0
			0
AVENUE : From : 118.6 To : EARL ST	9	13	1560
BELMGROVE : From : CIRCULAR AVE (EAST) To : ELIZABETH ST	9	81	9720
BELMGROVE : From : CIRCULAR AVE (EAST) To : ELIZABETH ST	9	81	9720
BELMGROVE : From : CIRCULAR AVE (WEST) To : CIRCULAR AVE	9	164	19680
BELMGROVE : From : CIRCULAR AVE (WEST) To : CIRCULAR AVE	9	164	19680
BELMGROVE : From : MAY ST To : CIRCULAR AVE (WEST)	9	83	9960
BELMGROVE : From : MAY ST To : CIRCULAR AVE (WEST)	9	83	9960
MCALPINE : From : SYMONS AVE To : YARAD PL	9	205	24600
MCALPINE : From : YARAD PL To : END DISH CROSSING	9	94	11280

year 3

BORONIA : From : THIRTEENTH AVE To : MAY ST	8	115	13800	
CIRCULAR : From : BELLGROVE ST (STH) To : BELLGROVE ST (	8	362	43440	
CIRCULAR : From : BELLGROVE ST (STH) To : BELLGROVE ST (	8	362	43440	
CIRCULAR : From : NTH BELLGROVE ST To : BELLGROVE ST (NT	8	263	31560	
CIRCULAR : From : NTH BELLGROVE ST To : BELLGROVE ST (NT	8	263	31560	
PACIFIC : From : SAN FRANCISCO AVE To : COLUMBUS CIRC	8	263	31560	
PACIFIC : From : SAN FRANCISCO AVE To : COLUMBUS CIRC	8	263	31560	year 4
RICHMOND : From : DIGGERS BEACH RD To : CLARENCE CR	8	78	9360	
WESTSIDE : From : KING ST To : END	8	88	10560	
WESTSIDE : From : KING ST To : END	8	88	10560	
ALBANY ST : From : CURACOA ST To : START ROUNDABOUT EARL ST	7	205	24600	
ALBANY ST : From : CURACOA ST To : START ROUNDABOUT EARL ST	7	205	24600	
ALKINA : From : WARRAWEE ST To : ELOUERA DR	7	206	24720	
ALKINA : From : WARRAWEE ST To : ELOUERA DR	7	206	24720	
ANN ST : From : PLANTATION AVE To : BERYL ST	7	87	10440	
BEACH : From : HEADLAND RD To : LAKESIDE DR	7	248	29760	
BEACH : From : LAKESIDE DR To : END	7	110	13200	
BEACH : From : LAKESIDE DR To : END	7	110	13200	
BOULTWOOD : From : OCEAN PDE To : HOGBIN DR NTH	7	184	22080	
BOULTWOOD : From : OCEAN PDE To : HOGBIN DR NTH	7	184	22080	year 5
BRAY : From : KATHERINE CL To : FREDERICK ST	7	94	11280	
CANOMIE : From : WARRAWEE ST To : ELOUERA DR	7	230	27600	
CANOMIE : From : WARRAWEE ST To : ELOUERA DR	7	230	27600	
COLUMBUS : From : PACIFIC AVE To : YORK ST	7	91	10920	
COLUMBUS : From : PACIFIC AVE To : YORK ST	7	91	10920	
COLUMBUS : From : SAN FRANCISCO AVE To : PACIFIC AVE	7	90	10800	
COLUMBUS : From : SAN FRANCISCO AVE To : PACIFIC AVE	7	90	10800	
COOK : From : O'KEEFE DR To : WINGARA DR	7	359	43080	
COOK : From : O'KEEFE DR To : WINGARA DR	7	359	43080	
CORAL : From : MARCIA ST To : PRINCE JAMES AVE	7	108	12960	
CORAL : From : MARCIA ST To : PRINCE JAMES AVE	7	108	12960	
EDGAR : From : MILDURA ST To : END OF KERB	7	235	28200	year 6
EIGHTH : From : BORONIA ST To : ELIZABETH ST	7	220	26400	
EIGHTH : From : BORONIA ST To : ELIZABETH ST	7	220	26400	
ELOUERA : From : ALKINA ST To : MERINDA AVE	7	92	11040	
ELOUERA : From : ALKINA ST To : MERINDA AVE	7	92	11040	
ELOUERA : From : CANOMIE ST To : HEADLAND RD	7	83	9960	
ELOUERA : From : CANOMIE ST To : HEADLAND RD	7	83	9960	
ELOUERA : From : MERINDA AVE To : NARDIE ST	7	125	15000	
ELOUERA : From : MERINDA AVE To : NARDIE ST	7	125	15000	
ELOUERA : From : NARDIE ST To : CANOMIE ST	7	103	12360	
ELOUERA : From : NARDIE ST To : CANOMIE ST	7	103	12360	
ELOUERA : From : WARRAWEE ST To : ALKINA ST	7	220	26400	
ELOUERA : From : WARRAWEE ST To : ALKINA ST	7	220	26400	
EUGOURIE : From : MURRAY DR To : END	7	65	7800	
EUGOURIE : From : MURRAY DR To : END	7	65	7800	year 7
HEADLAND : From : BEACH RD To : ELOURA DR	7	165	19800	
HILLVIEW : From : MURRAY DR (EAST) To : MURRAY DR (WEST)	7	293	35160	
HILLVIEW : From : MURRAY DR (EAST) To : MURRAY DR (WEST)	7	293	35160	
JOYCE : From : BAILEY AVE To : JACK LADD ST	7	36	4320	
KORORA BAY : From : LINKS AVE To : MIRANDA PL	7	82	9840	
KORORA BAY : From : LINKS AVE To : MIRANDA PL	7	82	9840	
LAKESIDE : From : POINCIANNA AVE To : END	7	161	19320	
LINKS : From : ARDEN ST To : KORORA BAY DR	7	76	9120	
LINKS : From : ARDEN ST To : KORORA BAY DR	7	76	9120	
LINKS : From : BELLEVUE DR To : KOTARA PL	7	75	9000	
LINKS : From : BELLEVUE DR To : KOTARA PL	7	75	9000	
LINKS : From : KOTARA PL To : ARDEN ST	7	14	1680	
LINKS : From : KOTARA PL To : ARDEN ST	7	14	1680	
LINKS : From : LAUREL ST To : BELLEVUE DR	7	64	7680	
LINKS : From : LAUREL ST To : BELLEVUE DR	7	64	7680	
LINKS : From : START OF KERB & GUTT To : LAUREL ST	7	78	9360	
LINKS : From : START OF KERB & GUTT To : LAUREL ST	7	78	9360	
MAPLE : From : ARGYLL ST To : END	7	153	18360	
MAPLE : From : ARGYLL ST To : END	7	153	18360	
MAY : From : BELLGROVE ST To : ELEVENTH AVE	7	105	12600	year 8
MAY : From : BORONIA ST To : BELLGROVE ST	7	133	15960	
MEADOW : From : AZALEA AVE To : LEA CL	7	113	13560	
MERINDA : From : WARRAWEE ST To : ELOUERA DR	7	238	28560	
MERINDA : From : WARRAWEE ST To : ELOUERA DR	7	238	28560	
MIRROOLA : From : TOORMINA RD To : NYAH PL	7	95	11400	

MOONEE : From : ELBOW ST To : END ROAD	7	157	18840	
MOONEE : From : ELBOW ST To : END ROAD	7	157	18840	
MURRAY DR : From : LONG ST To : HILLVIEW CRES (WEST)	7	90	10800	
MURRAY DR : From : LONG ST To : HILLVIEW CRES (WEST)	7	90	10800	
NARDIE ST : From : WARRAWEE ST To : ELOUERA DR	7	258	30960	
NARDIE ST : From : WARRAWEE ST To : ELOUERA DR	7	258	30960	
NORMAN HILL : From : JAMES SMALL DR To : CREEK	7	36	4320	
OKEEFE : From : WINGARA DR To : END	7	72	8640	
ORLANDO : From : BRODIE DR To : SERVICE RD	7	143	17160	year 9
PARK AVENUE LANE : From : START OF KERB & GUTT To : GORDON	7	90	10800	
PARKES : From : ARDEN ST To : PARKES DR (NTH)	7	331	39720	
PARKES : From : ARDEN ST To : PARKES DR (NTH)	7	331	39720	
PARKES : From : PARKES DR (STH) To : ARDEN ST	7	88	10560	
PARKES : From : PARKES DR (STH) To : ARDEN ST	7	88	10560	
POINCIANNA : From : LAKESIDE DR To : END	7	90	10800	
POINCIANNA : From : LAKESIDE DR To : END	7		0	
PRINCE JAMES : From : BAILEY AVE To : CORAL AVE	7	479	57480	
PRINCE JAMES : From : BAILEY AVE To : CORAL AVE	7	479	57480	
PRINCE JAMES : From : CORAL AVE To : PLANTATION AVE	7	274	32880	year 10
PRINCE JAMES : From : CORAL AVE To : PLANTATION AVE	7	274	32880	
SCARBOROUGH : From : BEACH ST To : SHORT ST	7	128	15360	
SCARBOROUGH : From : BEACH ST To : SHORT ST	7	128	15360	
SECOND : From : ELIZABETH ST To : FIRST AVE	7	114	13680	
SECOND : From : ELIZABETH ST To : FIRST AVE	7	114	13680	
SECOND : From : FIRST AVE To : FOURTH AVE	7	78	9360	
SECOND : From : FIRST AVE To : FOURTH AVE	7	78	9360	
SHELLCOVE : From : SANDY BEACH RD To : END	7	188	22560	
SHELLCOVE : From : SANDY BEACH RD To : END	7	188	22560	
ZARA : From : BAILEY AVENUE To : END	7	231	27720	

10 year carpark renewal program

Seg I.D. No.	ROAD OR STREET NAME	Blanks - rural are Rural	Cost of repairs	Repair + Seal Costs	Reseal Costs	Treatment Year	available funds with srv	with srv year 1	without srv only \$5,000 available per year
235064	CAR PARK BOAMBEE CREEK	COFFS HARBOUR	4,437	10,053	5,616	2014/15	30,000	year 1	year 1
235128	CAR PARK KORORA	KORORA	6,719	15,224	8,505	2014/15			year 6
235119	CAR PARK JORDON ESPLANADE NO1	COFFS HARBOUR	8,959	20,299	11,340	2015/16	60,000	year 2	year 11
235067	CAR PARK BONVILLE HEADLAND	SAWTELL	2,634	5,969	3,335	2015/16			
235073	CAR PARK SURF CLUB	COFFS HARBOUR		-		2015/16			
235068	CAR PARK BONVILLE CREEK	SAWTELL	6,470	14,660	8,190	2015/16			
235072	CAR PARK PORPOISE POOL	COFFS HARBOUR		17,150	17,150	2015/16			
235120	CAR PARK JORDON ESPLANADE NO2	COFFS HARBOUR	4,479	10,149	5,670	2016/17	90,000	year 3	
235129	CAR PARK KORORA	KORORA	4,693	10,633	5,940	2016/17			
235075	CAR PARK PARK BEACH	COFFS HARBOUR	4,998	11,325	6,327	2016/17			
110261	CAR PARK SQUASH COURTS	COFFS HARBOUR	4,437	10,053	5,616	2016/17			
235071	CAR PARK BEACON HIL LOOKOUTL	COFFS HARBOUR	5,972	13,532	7,560	2016/17			
110273	CAR PARK DUKE STREET	COFFS HARBOUR	9,954	22,554	12,600	2017/18	90,000	year 4	
110268	CAR PARK FISHING CLUB CARPARK	COFFS HARBOUR	17,519	39,695	22,176	2017/18			
235080	CAR PARK BRAY STREET	COFFS HARBOUR	5,631	12,759	7,128	2017/18			
235131	CAR PARK AIRPORT	COFFS HARBOUR		5,382	5,382	2017/18			
235065	CAR PARK BOAMBEE CREEK (first left)	SAWTELL	2,880	6,525	3,645	2018/19	90,000	year 5	
235070	CAR PARK INTERNATIONAL STADIUM NO1	COFFS HARBOUR	48,234	109,290	61,056	2018/19			
235081	CAR PARK BOTANIC GARDENS	COFFS HARBOUR	9,407	21,314	11,907	2019/20	105,000	year 6	
235062	CAR PARK EARL ST	COFFS HARBOUR	3,583	8,119	4,536	2019/20			
235074	CAR PARK PARK BEACH No1 (OCEAN PARADE/VII	COFFS HARBOUR		3,060	3,060	2019/20			
110260	CAR PARK WOOLWORTHS CARPARK	COFFS HARBOUR	10,754	24,367	13,613	2019/20			
110259	CAR PARK BIG W CARPARK NO2	COFFS HARBOUR	912	2,066	1,154	2019/20			
110263	CAR PARK ELBOW STREET	COFFS HARBOUR		12,393	12,393	2019/20			
235124	CAR PARK SEVENTEENTH AVE	SAWTELL		7,560	7,560	2019/20			
235123	CAR PARK MULLAWAY	NTH BEACHES		8,978	8,978	2019/20			
235063	CAR PARK BRELSFORD PARK	COFFS HARBOUR		2,318	2,318	2019/20			
235078	CAR PARK DIGGERS BEACH	COFFS HARBOUR		7,200	7,200	2019/20			
235077	CAR PARK DIGGERS BEACH	COFFS HARBOUR		6,534	6,534	2019/20			
235125	CAR PARK CENTENARY DRIVE	WOOLGOOLGA		5,382	5,382	2019/20			
235066	CAR PARK BOAMBEE HEADLAND	SAWTELL		5,292	5,292	2019/20			
235134	CAR PARK AIRPORT	COFFS HARBOUR		6,584	6,584	2019/20			
235121	CAR PARK JETTY FORESHORE	COFFS HARBOUR	8,560	19,396	10,836	2020/21	100,000	year 7	
235136	CAR PARK AIRPORT	COFFS HARBOUR		15,795	15,795	2020/21			
235076	CAR PARK MACAULEYS HEADLAND	COFFS HARBOUR	5,670	12,848	7,178	2020/21			
110262	CAR PARK GORDON STREET	COFFS HARBOUR		11,160	11,160	2020/21			
110270	CAR PARK MARKET STREET NO1	WOOLGOOLGA		4,050	4,050	2020/21			
235069	CAR PARK INTERNATIONAL STADIUM NO2	COFFS HARBOUR	19,240	43,594	24,354	2020/21			
235135	CAR PARK AIRPORT	COFFS HARBOUR	21,757	49,297	27,540	2021/22	100,000		
110258	CAR PARK BIG W CARPARK NO1	COFFS HARBOUR	15,016	34,024	19,008	2021/22			
110265	CAR PARK LYSTER STREET	COFFS HARBOUR		22,995	22,995	2021/22			
235126	CAR PARK TOORMINA ROAD	SAWTELL		1,566	1,566	2021/22			
235122	CAR PARK HERMAN REICK AVE	KORORA	8,667	19,638	10,971	2022/23	95,000	year 8	
235137	CAR PARK AIRPORT	COFFS HARBOUR	725	1,643	918	2022/23			
235133	CAR PARK AIRPORT	COFFS HARBOUR	4,922	11,152	6,230	2022/23			
235130	CAR PARK AIRPORT	COFFS HARBOUR		7,524	7,524	2022/23			
110272	CAR PARK COFFS STREET	COFFS HARBOUR		3,870	3,870	2022/23			
235127	CAR PARK MURRAY DRIVE	COFFS HARBOUR		20,223	20,223	2022/23			
110264	CAR PARK ADVOCATE	COFFS HARBOUR		3,263	3,263	2022/23			
235132	CAR PARK AIRPORT	COFFS HARBOUR		4,032	4,032	2022/23			
110269	CAR PARK FOURTH AVENUE	SAWTELL		3,002	3,002	2022/23			
110271	CAR PARK MARKET STREET NO2	WOOLGOOLGA		4,275	4,275	2022/23			
110274	CAR PARK NANA GLEN POOL			2,862	2,862	2022/23			
110266	CAR PARK SCARBA STREET	COFFS HARBOUR		8,910	8,910	2022/23			
235079	CAR PARK SEALEY LOOKOUT	COFFS HARBOUR		5,850	5,850	2022/23			
				767,388			760,000		

10 year footpath and cycleway renewal program

Asset ID	Location	Location Description	Location Type 3	Unit of Measure	Renewal Costs \$	available srv funds \$	year
236462	NANA ST (33.3m)	FROM: Crn Of Church St TO: To First Driveway No 16	NANA GLEN	m2	300	50,000	year1
236809	BEACH ST (171.6m)	FROM: Scarborough St TO: Short St	WOOLGOOLGA	m2	150		
236956	GORDON ST (248.9m)	FROM: House No 5/7 TO: Albany St	COFFS HARBOUR	m2	750		
237070	EARL ST (51.8m)	FROM: Park Avenue TO: Park Avenue lane	COFFS HARBOUR	m2	150		
236909	FIRST AVE (347m)	FROM: Second Ave TO: Third Ave	SAWTELL	m2	150		
236650	PACIFIC ST (905.1m)	FROM: Crn Of Gordon St TO: Crn Of Grafton St Northside	COFFS HARBOUR	m2	8,250		
236967	GALE ST (23.7m)	FROM: House No 13 TO: House No 17	CORAMBA	m2	1,050		
236964	GALE ST (51.3m)	FROM: House No 37 TO: House No 45	CORAMBA	m2	150		
236964	GALE ST (51.3m)	FROM: House No 37 TO: House No 45	CORAMBA	m2	150		
236964	GALE ST (51.3m)	FROM: House No 37 TO: House No 45	CORAMBA	m2	150		
236965	GALE ST (41.3m)	FROM: House No 33 TO: House No 37	CORAMBA	m2	900		
236965	GALE ST (41.3m)	FROM: House No 33 TO: House No 37	CORAMBA	m2	150		
236963	GALE ST (161m)	FROM: Duncan Bridge Rd TO: Eastern Side Of Bridge	CORAMBA	m2	1,200		
236827	BEACH ST (63.3m)	FROM: Wharf St TO: To House No 51	WOOLGOOLGA	m2	7,500		
236826	WHARF ST (55.3m)	FROM: House No 19 TO: Toward Beach St	WOOLGOOLGA	m2	600		
236827	BEACH ST (63.3m)	FROM: Wharf St TO: To House No 51	WOOLGOOLGA	m2	1,200		
236439	MARKET/ BEACH (55m)	FROM: Next To No 5 Market St TO: No 58 Beach St Woolg	WOOLGOOLGA	m2	7,500		
237360	BEACH ST (126.2m)	FROM: No 25 Beach St TO: End Boundary St	WOOLGOOLGA	m2	150		
237360	BEACH ST (126.2m)	FROM: No 25 Beach St TO: End Boundary St	WOOLGOOLGA	m2	150		
236812	BEACH ST (74.5m)	FROM: Start of House No 46 TO: To Nightingale St	WOOLGOOLGA	m2	2,700		
236439	MARKET/ BEACH (55m)	FROM: Next To No 5 Market St TO: No 58 Beach St Woolg	WOOLGOOLGA	m2	300		
236824	RIVER ST (53.9m)	FROM: House No 58 TO: House No 60	WOOLGOOLGA	m2	300		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	450		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	300		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	300		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	900		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	450		
237419	RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	600		
236809	BEACH ST (171.6m)	FROM: Scarborough St TO: Short St	WOOLGOOLGA	m2	600		
236809	BEACH ST (171.6m)	FROM: Scarborough St TO: Short St	WOOLGOOLGA	m2	300		
237430	SCARBA ST (272.1m)	FROM: Crn Of Moonee St TO: House No 19 North Side	COFFS HARBOUR	m2	150		
237003	MOONEE ST (103.1m)	FROM: Crn Of West High St TO: Crn Of Scarba St	COFFS HARBOUR	m2	3,000		
237058	HIGH ST W (15.5m)	FROM: House No 99 TO: Crn Of Murdock St	COFFS HARBOUR	m2	600		
237058	HIGH ST W (15.5m)	FROM: House No 99 TO: Crn Of Murdock St	COFFS HARBOUR	m2	300		
237040	PACIFC HWY (110m)	FROM: Crn Of West High St TO: Crn Of Moonee St	COFFS HARBOUR	m2	750		
237048	COX LN (191.8m)	FROM: West High St TO: To Elbow St	COFFS HARBOUR	m2	450		
236582	SALAMENDER ST (22m)	FROM: House No 3 TO: House No 5	COFFS HARBOUR	m2	450		
236883	ALBANY ST (96.5m)	FROM: Bellingen rd TO: Nimbin pl	COFFS HARBOUR	m2	450		
236757	ALBANY ST (204.9m)	FROM: Gordon Street TO: Earl Street	COFFS HARBOUR	m2	450		
236884	HARBOUR DR (214.5m)	FROM: Earl St Southern Side TO: Curacoa St	COFFS HARBOUR	m2	150		
237016	HIGH ST (41m)	FROM: Crn Of Gordon St TO: House No 183	COFFS HARBOUR	m2	300		
237072	HIGH ST (167.3m)	FROM: House No 183 TO: Crn Of Earl St	COFFS HARBOUR	m2	300		
237072	HIGH ST (167.3m)	FROM: House No 183 TO: Crn Of Earl St	COFFS HARBOUR	m2	300		
236941	HARBOUR DR (13.2m)	FROM: House No 230 TO: House No 230	COFFS HARBOUR	m2	450		
237017	HIGH ST (47.9m)	FROM: Crn Of Gordon St TO: House No 216	COFFS HARBOUR	m2	300		
237017	HIGH ST (47.9m)	FROM: Crn Of Gordon St TO: House No 216	COFFS HARBOUR	m2	600		
236821	PARK AVE (64.9m)	FROM: House No 29 TO: House No 33	COFFS HARBOUR	m2	750		
237027	GORDON ST (51.8m)	FROM: Park Avenue TO: To Lane Way Near Car Yard	COFFS HARBOUR	m2	450		
237066	GORDON ST (34.7m)	FROM: House No 30 TO: House No 30	COFFS HARBOUR	m2	75		
236946	GORDON ST (202.6m)	FROM: Coff St TO: Vernon St Western Side	COFFS HARBOUR	m2	3,000		
236946	GORDON ST (202.6m)	FROM: Coff St TO: Vernon St Western Side	COFFS HARBOUR	m2	750	100,000	year 2
236988	CASTLE ST (28.4m)	FROM: Start Vernon St TO: 28m Up Castle St	COFFS HARBOUR	m2	300		
237439	VERNON ST (46.3m)	FROM: Crn Of Castle St TO: RSL Car Park Heading West	COFFS HARBOUR	m2	750		
237439	VERNON ST (46.3m)	FROM: Crn Of Castle St TO: RSL Car Park Heading West	COFFS HARBOUR	m2	600		
236984	VERNON ST (50.7m)	FROM: Crn Of Riding Lane TO: Crn Of Gordon St	COFFS HARBOUR	m2	450		
236984	VERNON ST (50.7m)	FROM: Crn Of Riding Lane TO: Crn Of Gordon St	COFFS HARBOUR	m2	1,800		
236943	LITTLE ST (89.4m)	FROM: Crn Of Market St TO: Crn Of Dalley St	COFFS HARBOUR	m2	1,200		
237421	GORDON ST (108.7m)	FROM: Park Avenue Western Side TO: Albany St	COFFS HARBOUR	m2	900		
237421	GORDON ST (108.7m)	FROM: Park Avenue Western Side TO: Albany St	COFFS HARBOUR	m2	750		
237421	GORDON ST (108.7m)	FROM: Park Avenue Western Side TO: Albany St	COFFS HARBOUR	m2	300		
236323	SECOND AVE (45.9m)	FROM: Crn Of First Ave South Side TO: Head East Toward	SAWTELL	m2	600		
236461	NANA ST (249.6m)	FROM: Crn Of Church St TO: Crn Of Grafton St	NANA GLEN	m	150		
236461	NANA ST (249.6m)	FROM: Crn Of Church St TO: Crn Of Grafton St	NANA GLEN	m2	300		
237552	DORRIGO ST (89m)	FROM: House No 63 Dorrigo St TO: Short St	CORAMBA	m2	300		
236967	GALE ST (23.7m)	FROM: House No 13 TO: House No 17	CORAMBA	m	150		
236966	GALE ST (104.3m)	FROM: House No 17 TO: House No 31	CORAMBA	m2	1,500		
236964	GALE ST (51.3m)	FROM: House No 37 TO: House No 45	CORAMBA	m2	150		
236969	GALE ST (48.7m)	FROM: House No 2 Duncan Bridge Rd TO: House No 1 Ga	CORAMBA	m	150		
237547	CORAMBA RD (96.4m)	FROM: The Church TO: Martin St	CORAMBA	m2	600		
236904	BEACH ST (137.2m)	FROM: Start 12mtrs in wharf st TO: End At Caravan Park	WOOLGOOLGA	m2	300		

236904 BEACH ST (137.2m)	FROM: Start 12mtrs in wharf st TO: End At Caravan Park	WOOLGOOLGA	m2	300
237360 BEACH ST (126.2m)	FROM: No 25 Beach St TO: End Boundary St	WOOLGOOLGA	m	150
236811 BEACH ST (70.1m)	FROM: Start At No 42 TO: Finishes at 44 At corner block	WOOLGOOLGA	m2	1,500
236811 BEACH ST (70.1m)	FROM: Start At No 42 TO: Finishes at 44 At corner block	WOOLGOOLGA	m2	300
236811 BEACH ST (70.1m)	FROM: Start At No 42 TO: Finishes at 44 At corner block	WOOLGOOLGA	m2	450
236824 RIVER ST (53.9m)	FROM: House No 58 TO: House No 60	WOOLGOOLGA	m2	300
237419 RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	750
237419 RIVER ST (335.8m)	FROM: House No 15 TO: House No 61	WOOLGOOLGA	m2	750
236809 BEACH ST (171.6m)	FROM: Scarborough St TO: Short St	WOOLGOOLGA	hours	150
237101 PACIFIC HWY (167.7m)	FROM: Crn Of James Small Dr Head South TO: Toward Br	KORORA	m2	7,500
236870 ROBIN ST (190.7m)	FROM: House No 33 West High St TO: 11 Mtrs Past House	COFFS HARBOUR	m2	600
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	3,750
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	150
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	150
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	300
237457 ROBIN ST (28.8m)	FROM: School Gate Head North TO: Toward Bridge Opp	COFFS HARBOUR	m2	1,200
236822 BRAY ST (150.8m)	FROM: Joyce St TO: To School Bus Shelter	COFFS HARBOUR	m2	1,200
237528 JOYCE ST (111.7m)	FROM: Crn Of West Argyll St TO: House No 18	COFFS HARBOUR	m2	300
237342 JOYCE ST (103.6m)	FROM: Crn Of West Argyll St TO: Crn Of Jackson Place	COFFS HARBOUR	m2	900
236859 JOYCE ST (324.5m)	FROM: Crn Of Jackson Place TO: 7 Mtrs Short Of Bray St	COFFS HARBOUR	m2	300
236859 JOYCE ST (324.5m)	FROM: Crn Of Jackson Place TO: 7 Mtrs Short Of Bray St	COFFS HARBOUR	m2	450
236900 MACKAYS RD (76.7m)	FROM: From Hospital Head North TO: Ends At Drive Way	COFFS HARBOUR	m2	750
236900 MACKAYS RD (76.7m)	FROM: From Hospital Head North TO: Ends At Drive Way	COFFS HARBOUR	m2	1,200
236900 MACKAYS RD (76.7m)	FROM: From Hospital Head North TO: Ends At Drive Way	COFFS HARBOUR	m2	150
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	600
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	600
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	600
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	600
236589 HARBOUR DR (95.3m)	FROM: Edinburgh St TO: Start Of Post Office	COFFS HARBOUR	m2	450
236582 SALAMENDER ST (22m)	FROM: House No 3 TO: House No 5	COFFS HARBOUR	m2	300
236703 SALAMANDER ST (184m)	FROM: Crn Of Harbour Dr TO: North Of House No 5	COFFS HARBOUR	m2	300
236703 SALAMANDER ST (184m)	FROM: Crn Of Harbour Dr TO: North Of House No 5	COFFS HARBOUR	m2	900
380416 HOGBIN DRIVE (415.2m)	FROM: Crn Of Harbour Dr TO: TAFE Front Gates	COFFS HARBOUR	m2	750
236579 GLENREAGH ST (202.7m)	FROM: Crn Of Harbour Dr TO: TAFE Front Gates	COFFS HARBOUR	m2	600
236883 ALBANY ST (96.5m)	FROM: Bellingen rd TO: Nimbin pl	COFFS HARBOUR	m2	150
236758 ALBANY ST (278.2m)	FROM: Gordon Street TO: 25m East of Nimbin Pl	COFFS HARBOUR	m2	150
237016 HIGH ST (41m)	FROM: Crn Of Gordon St TO: House No 183	COFFS HARBOUR	m2	1,200
237072 HIGH ST (167.3m)	FROM: House No 183 TO: Crn Of Earl St	COFFS HARBOUR	m2	300
237072 HIGH ST (167.3m)	FROM: House No 183 TO: Crn Of Earl St	COFFS HARBOUR	m2	300
237018 HIGH ST (35.3m)	FROM: House No 218 TO: House No 218	COFFS HARBOUR	m2	300
237018 HIGH ST (35.3m)	FROM: House No 218 TO: House No 218	COFFS HARBOUR	m2	300
236877 GORDON ST-PATHWAYS (145.7m)	FROM: Crn Of Albany St Park TO: Gordon St Park	COFFS HARBOUR	m2	900
236946 GORDON ST (202.6m)	FROM: Coff St TO: Vernon St Western Side	COFFS HARBOUR	m2	750
236946 GORDON ST (202.6m)	FROM: Coff St TO: Vernon St Western Side	COFFS HARBOUR	m2	600
236946 GORDON ST (202.6m)	FROM: Coff St TO: Vernon St Western Side	COFFS HARBOUR	m2	750
237063 CASTLE ST (188.1m)	FROM: Vernon St Carpark Side TO: 17 Mtrs Short of Coff	COFFS HARBOUR	m2	1,200
237063 CASTLE ST (188.1m)	FROM: Vernon St Carpark Side TO: 17 Mtrs Short of Coff	COFFS HARBOUR	m2	600
237063 CASTLE ST (188.1m)	FROM: Vernon St Carpark Side TO: 17 Mtrs Short of Coff	COFFS HARBOUR	m2	600
236990 CASTLE ST (95.7m)	FROM: Start Coff St RSL Side TO: 96Mtrs Up Castle St	COFFS HARBOUR	m2	1,200
237079 GRAFTON ST (150.7m)	FROM: Coff St TO: 20 Mtrs Short of Vernon St	COFFS HARBOUR	m2	300
237079 GRAFTON ST (150.7m)	FROM: Coff St TO: 20 Mtrs Short of Vernon St	COFFS HARBOUR	m2	300
237439 VERNON ST (46.3m)	FROM: Crn Of Castle St TO: RSL Car Park Heading West	COFFS HARBOUR	m2	600
236986 VERNON ST (119.3m)	FROM: Crn Of HWY TO: Southern Side Of Road 15Mtrs Pa	COFFS HARBOUR	m2	750
237047 VERNON ST (94.3m)	FROM: Crn Of HWY Northern Side TO: Down Towards Par	COFFS HARBOUR	m2	900
236943 LITTLE ST (89.4m)	FROM: Crn Of Market St TO: Crn Of Dalley St	COFFS HARBOUR	m2	300
237421 GORDON ST (108.7m)	FROM: Park Avenue Western Side TO: Albany St	COFFS HARBOUR	m2	150
237034 LITTLE ST (72.6m)	FROM: From Lane Way TO: Up Lane Way To Car Park Sta	COFFS HARBOUR	m	300
237029 PARK AVE (43.9m)	FROM: Crn Of Gordon St TO: House No 24 Western Side	COFFS HARBOUR	m2	150
237421 GORDON ST (108.7m)	FROM: Park Avenue Western Side TO: Albany St	COFFS HARBOUR	m2	150
236404 CAVANBA RD (622.1m)	FROM: Jeffress Pl TO: To Armstrong Rd	TOORMINA	m2	300
236404 CAVANBA RD (622.1m)	FROM: Jeffress Pl TO: To Armstrong Rd	TOORMINA	m2	300
236405 CAVANBA RD (57.9m)	FROM: End of Bus Bay TO: Toormina High School Gate	TOORMINA	m2	600
236909 FIRST AVE (347m)	FROM: Second Ave TO: Third Ave	SAWTELL	m2	300
236910 FIRST AVE (392m)	FROM: Second Ave TO: Eleventh Ave	SAWTELL	m2	150
236935 FIRST AVE (198.5m)	FROM: Second Ave TO: Boronia St Western side	SAWTELL	m2	450
236911 SECOND AVE (57.3m)	FROM: Crn Of First Ave TO: To Kidd Lane	SAWTELL	m2	1,500
236323 SECOND AVE (45.9m)	FROM: Crn Of First Ave South Side TO: Head East Toward	SAWTELL	m2	150
236322 FIRST AVE (203.6m)	FROM: Boronia St TO: Second Ave Eastern Side	SAWTELL	m2	750
236322 FIRST AVE (203.6m)	FROM: Boronia St TO: Second Ave Eastern Side	SAWTELL	m2	1,500
236322 FIRST AVE (203.6m)	FROM: Boronia St TO: Second Ave Eastern Side	SAWTELL	m2	1,500
236323 SECOND AVE (45.9m)	FROM: Crn Of First Ave South Side TO: Head East Toward	SAWTELL	m2	300
236927 SECOND AVE (28.6m)	FROM: Crn Of Fourth Ave TO: RSL Car Park Driveway	SAWTELL	m2	900
236771 HOGBIN DR (1593.2m)	FROM: Crn Of Airport Dr TO: Crn Of Doug Knight Dr	COFFS HARBOUR	m2	1,200
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw	COFFS HARBOUR	m2	600

236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw	COFFS HARBOUR	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	300
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	300
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236707 BEACH ST (114.7m)	FROM: Carrington St TO: Queen St Beach side	WOOLGOOLGA	m2	300
236707 BEACH ST (114.7m)	FROM: Carrington St TO: Queen St Beach side	WOOLGOOLGA	m	150
237418 BEACH ST (48.3m)	FROM: East side of Caravan park TO: 48 Mtrs into park	WOOLGOOLGA	m2	300
236810 BEACH ST (54.7m)	FROM: Starts House No 17 TO: Ends House No 25	WOOLGOOLGA	m2	300
236811 BEACH ST (70.1m)	FROM: Start At No 42 TO: Finishes at 44 At corner block	WOOLGOOLGA	m2	300
236712 NIGHTINGALE ST (116.1m)	FROM: Crn Of Trafalgar St TO: House No 6	WOOLGOOLGA	m2	300
337093 COWRIE CLOSE (112.8m)		CORINDI BEACH	m2	900
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	600
237278 SAYE CL (99.3m)	FROM: School Main Gate TO: Head North Down The Hill	SANDY BEACH	m2	300
237278 SAYE CL (99.3m)	FROM: School Main Gate TO: Head North Down The Hill	SANDY BEACH	m2	900
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	150
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	150
237270 MOONEE BEACH RD (147.1m)	FROM: House No 4 TO: Driveway At No 2 (Pub)	MOONEE BEACH	m2	300
237270 MOONEE BEACH RD (147.1m)	FROM: House No 4 TO: Driveway At No 2 (Pub)	MOONEE BEACH	m2	600
237268 MOONEE BEACH RD (95.7m)	FROM: Crn Of Moonee Beach Rd TO: To Shopping Centre	MOONEE BEACH	m2	150
236548 PINE BRUSH CRES (28.5m)	FROM: Next To House No 5 TO: Into The Res	KORORA	m2	150
237101 PACIFC HWY (167.7m)	FROM: Crn Of James Small Dr Head South TO: Toward Br	KORORA	hours	150
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	300
337134 PACIFC HWY (29.1m)		NORTH BOAMBEE VAL	m2	900
236643 MT PLEASANT RD (58.6m)	FROM: Crn Of Patmos Dr TO: House No 16	NORTH BOAMBEE VAL	m2	300
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2	1,350
236441 COMBINE ST (127.6m)	FROM: Elizabeth St TO: to Hill St	COFFS HARBOUR	m2	150
236801 ADELINES WAY (85.5m)	FROM: Wrong Address TO:	COFFS HARBOUR	m2	150
236857 WILLS ST/ORIANA ST (121.8m)	FROM: House No 23 Wills St TO: House No 24 Oriana St	COFFS HARBOUR	m2	300
236860 BERYL ST/JACK LADD S (87.7m)	FROM: Beryl St At House No 116 TO: Outside No 25 Jackl	COFFS HARBOUR	m2	300
236858 JEAN ST (64.7m)	FROM: House No 11 TO: House No 23	COFFS HARBOUR	m2	150
236868 CORAMBA RD (249.9m)	FROM: Robin St TO: Hosue No 34	COFFS HARBOUR	m2	150
236866 CORAMBA RD (298.4m)	FROM: House No 42 TO: Lane Way 100 East Of Shephard	COFFS HARBOUR	m2	150
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	600
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	1,200
237458 ROBIN ST (82.8m)	FROM: School Gate Head South TO: 11 Mtrs Short Of Ho	COFFS HARBOUR	m2	600
236822 BRAY ST (150.8m)	FROM: Joyce St TO: To School Bus Shelter	COFFS HARBOUR	m2	900
236822 BRAY ST (150.8m)	FROM: Joyce St TO: To School Bus Shelter	COFFS HARBOUR	m2	1,050
237528 JOYCE ST (111.7m)	FROM: Crn Of West Argyll St TO: House No 18	COFFS HARBOUR	m	150
237342 JOYCE ST (103.6m)	FROM: Crn Of West Argyll St TO: Crn Of Jackson Place	COFFS HARBOUR	m2	750
236859 JOYCE ST (324.5m)	FROM: Crn Of Jackson Place TO: 7 Mtrs Short Of Bray St	COFFS HARBOUR	m2	300
236626 JOYCE ST (173.2m)	FROM: Crn Of Greenlea Cr North TO: 7 Mtrs Short Of Bray	COFFS HARBOUR	m2	900
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	300
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	600
236920 BRAY ST (370.4m)	FROM: Hooson St TO: To Apollo Dr	COFFS HARBOUR	m2	300
237138 COFFS CK WALKWAY (61.2m)		COFFS HARBOUR	m2	750
237224 JORDAN ESP (563.1m)	FROM: 20Mtrs South Of Sun Dial TO: Boat Ramp Car Park	COFFS HARBOUR	m2	750
236561 PACIFIC HWY (565.5m)	FROM: Crn Of Macauley Headland Dr TO: Head South Tov	COFFS HARBOUR	m2	750
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	6,000
236999 GRAFTON ST (149.3m)	FROM: Opp Beryl St North Facing TO: Towards Showgrou	COFFS HARBOUR	m2	300
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	300
237366 HOOD ST (79.7m)	FROM: House No 357 TO: Down To Harbour Dr Crossing	COFFS HARBOUR	m2	2,250
237366 HOOD ST (79.7m)	FROM: House No 357 TO: Down To Harbour Dr Crossing	COFFS HARBOUR	m2	600
237222 CAMPERDOWN ST (42.1m)	FROM: Hosue No 10 TO: House No 8	COFFS HARBOUR	m2	150
236748 HARBOUR DR (132m)	FROM: Crn Of Curacao St TO: North St	COFFS HARBOUR	m2	450
236579 GLENREAGH ST (202.7m)	FROM: Crn Of Harbour Dr TO: TAFE Front Gates	COFFS HARBOUR	m2	900
236581 HARBOUR DR (104.6m)	FROM: House No 219 TO: Hardarce St	COFFS HARBOUR	m2	450
236581 HARBOUR DR (104.6m)	FROM: House No 219 TO: Hardarce St	COFFS HARBOUR	m2	450
236760 GORDON ST (114.8m)	FROM: Bonville St TO: Albany st	COFFS HARBOUR	m2	150
236758 ALBANY ST (278.2m)	FROM: Gordon Street TO: 25m East of Nimbin Pl	COFFS HARBOUR	m2	300
237314 EARL ST (52m)	FROM: Park Avenue TO: South To Preschool	COFFS HARBOUR	m	150
236971 COFF ST (25.8m)	FROM: From 27/29 Coff Street TO: To Duke St	COFFS HARBOUR	m2	750
237007 PACIFC HWY (133.8m)	FROM: Crn Of Park Ave TO: Crn Of Little St	COFFS HARBOUR	m2	150
236343 ANDERSON ST (224.7m)	FROM: Hobbs Cr South side TO: To Hobbs Cr South side	TOORMINA	m2	150
236338 HOBBS CR (277.3m)	FROM: Crn Of Courtney Close TO: Crn Of Hamey Close	TOORMINA	m2	150
236384 WHIPBIRD PL (76.9m)	FROM: Next To House No 5 TO: House No 39 Wedgetail	BOAMBEE EAST	m2	900
236382 WEDGETAIL CRES (43.5m)	FROM: Next To House No 13 TO: Into The Res	BOAMBEE EAST	m2	7,500
236353 LOWERY ST (198.4m)	FROM: House No 2 TO: Toormina Rd	TOORMINA	m2	150
236405 CAVANBA RD (57.9m)	FROM: End of Bus Bay TO: Toormina High School Gate	TOORMINA	m2	1,500
236406 CAVANBA RD (114.7m)	FROM: Toormina High School Gate TO: HN 2 Alleena Driv	TOORMINA	m2	600
236406 CAVANBA RD (114.7m)	FROM: Toormina High School Gate TO: HN 2 Alleena Driv	TOORMINA	m2	600
237397 TOORMINA RD (336.4m)	FROM: Crn Of Mirroola Crs TO: 15 Mtrs South Of House N	TOORMINA	m2	150
237180 DEWS AVE (12.5m)		TOORMINA	m2	225
237398 TOORMINA RD (836.1m)	FROM: Crn Of Linden Ave TO: 15Mtrs South Of House No	TOORMINA	m2	150

150,000 year 3

Appendix 2

Attachment 10C

236327 TOORMINA RD (202.4m)	FROM: Crossing Outside School Head North TO: Up To Pri TOORMINA	metres	150
236327 TOORMINA RD (202.4m)	FROM: Crossing Outside School Head North TO: Up To Pri TOORMINA	m2	180
236328 TOORMINA RD (318.2m)	FROM: Crossing Outside School Head North TO: To Playfo TOORMINA	metres	150
236365 WALSH CL (41.8m)	FROM: Next To House No 7 TO: Into the Res TOORMINA	m2	150
236358 LYONS RD (435.7m)	FROM: Crn Of Mcfadyn St TO: School Front Gate TOORMINA	metres	150
236358 LYONS RD (435.7m)	FROM: Crn Of Mcfadyn St TO: School Front Gate TOORMINA	m2	225
236358 LYONS RD (435.7m)	FROM: Crn Of Mcfadyn St TO: School Front Gate TOORMINA	m2	450
236355 BANGALOW TCE (92.4m)	FROM: Beside No 9 Bangalow Tce TO: Lyons rd SAWTELL	m2	150
236910 FIRST AVE (392m)	FROM: Second Ave TO: Eleventh Ave SAWTELL	metres	150
337107 GRAFTON ST L (480.5m)	NANA GLEN	m2	300
236521 PACIFC HWY (206.7m)	FROM: Crn Of Deans Rd TO: To Bridge Western Side BOAMBEE	item	150
236517 PACIFC HWY (136.6m)	FROM: Lindsay Rd Southern end Near Servo TO: To Bridg BOAMBEE	item	750
236514 PACIFC HWY (336.3m)	FROM: 290Mtrs South Of Bruce King Dr TO: 20Mtrs Past EBOAMBEE EAST	item	150
236514 PACIFC HWY (336.3m)	FROM: 290Mtrs South Of Bruce King Dr TO: 20Mtrs Past EBOAMBEE EAST	m2	3,750
236514 PACIFC HWY (336.3m)	FROM: 290Mtrs South Of Bruce King Dr TO: 20Mtrs Past EBOAMBEE EAST	m2	300
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	item	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	7,500
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	3,750
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	item	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	item	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	1,500
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	7,500
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236515 PACIFC HWY (970.9m)	FROM: Crn Of Lyons Rd Head North TO: 20Mtrs Short Of BOAMBEE	m2	150
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	1,500
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	item	150
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	750
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	150
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	2,250
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	3,750
236509 PACIFC HWY (427.7m)	FROM: Sporting Fields Entrance South TO: Down Sawtell BOAMBEE	m2	300
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	3,750
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	3,750
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	3,750
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	7,500
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	15,000
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	7,500
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	item	300
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	150
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	item	150
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	item	300
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	item	300
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	item	150
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	300
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	600
236508 PACIFC HWY (1482.5m)	FROM: Crn Of Stadium Dr South TO: Sporting Fields Entr COFFS HARBOUR	m2	300
236769 HOGBIN DR (360.2m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Howard St COFFS HARBOUR	m2	600
236769 HOGBIN DR (360.2m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Howard St COFFS HARBOUR	m2	600
236769 HOGBIN DR (360.2m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Howard St COFFS HARBOUR	m2	450
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	150
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	300
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	2,250
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	2,250
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	2,250
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	3,750
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	1,200
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	1,800
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600
236770 HOGBIN DR (1337m)	FROM: Crn Of Christmas Bell Rd TO: Crn Of Airport Dr COFFS HARBOUR	m2	600

236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	1,200		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	1,200		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	33,000		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	3,000	150,000	year 5
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	60,000		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	300		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	2,250		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	300		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	600		
236772 HOGBIN DR (1483.3m)	FROM: Crn Of Doug Knight Dr TO: To Start Of Bridge Saw COFFS HARBOUR	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,500		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,200		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,200		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,200		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,200		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,200		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,500		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	1,500		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South TOORMINA	m2	600		
236427 HOGBIN DR (381.2m)	FROM: Crn Of Barcoo Court TO: Start Of Football Oval TOORMINA	m2	300		
236427 HOGBIN DR (381.2m)	FROM: Crn Of Barcoo Court TO: Start Of Football Oval TOORMINA	m2	300		
337107 GRAFTON ST L (480.5m)					
337100 PACIFC HWY W (233.2m)					
337101 PACIFC HWY W (253.3m)					
337101 PACIFC HWY W (253.3m)					
337101 PACIFC HWY W (253.3m)					
337101 PACIFC HWY W (253.3m)					
237495 CARRINGTON ST (449m)	FROM: Carrington St End Grass Road TO: Through Reserv	WOOLGOOLGA	item	150	
236713 WHARF ST (101.8m)	FROM: House No 19 TO: House No 29	WOOLGOOLGA	m2	300	
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	900	
236823 BEACH ST (90.4m)		WOOLGOOLGA	m2	7,500	
237393 NIGHTINGALE ST (68.5m)	FROM: Crn Of Nelson St TO: Crn Of Waterloo St	WOOLGOOLGA	m2	300	
236711 NIGHTINGALE ST (130.2m)	FROM: Crn Of Market St TO: Crn Of Trafalgar St	WOOLGOOLGA	m2	300	
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	300	
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	600	
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	1,500	
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	150	
380476 ADMIRALTY DRIVE (229.3m)	ADMIRALTY DRIVE	SAFETY BEACH		450	
380472 ADMIRALTY DRIVE (104.5m)	ADMIRALTY DRIVE	SAFETY BEACH	hours	300	
337076 SALTWATER CRESCENT (81m)		CORINDI BEACH	m2	150	
337071 PACIFIC STREET (233m)		CORINDI BEACH	m2	600	
236656 JABIRU WAY (164.8m)	FROM: House No 9 Macdougall St TO: House No 15	CORINDI BEACH	m2	300	
236656 JABIRU WAY (164.8m)	FROM: House No 9 Macdougall St TO: House No 15	CORINDI BEACH	m2	300	
236654 GOLDEN PENDA DR (121.9m)	FROM: Tasman St TO: Lomandra Crt	CORINDI BEACH	m2	300	
236654 GOLDEN PENDA DR (121.9m)	FROM: Tasman St TO: Lomandra Crt	CORINDI BEACH	m2	300	
337083 SIMON ST (289.3m)		CORINDI BEACH	m2	150	
337083 SIMON ST (289.3m)		CORINDI BEACH	m2	300	
237139 MATHEWS PDE (238.3m)	FROM: House No 87 TO: House No 59	CORINDI BEACH	m2	300	
237139 MATHEWS PDE (238.3m)	FROM: House No 87 TO: House No 59	CORINDI BEACH	m2	150	
337083 SIMON ST (289.3m)		CORINDI BEACH	m2	1,200	
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	600	
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	150	
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	150	
236651 CORAL ST (223.6m)	FROM: Pacific St TO: Red Rock Rd	CORINDI BEACH	m2	600	
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	900	
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	600	
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	600	

Appendix 2

Attachment 10C

236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	300			
236716 SHORT ST (128.5m)	FROM: Crn Of Beach St North Side TO: Crn Of Scarborough	WOOLGOOLGA	m2	150			
337102 BEACH ST W (401.2m)		WOOLGOOLGA	m2	150			
337102 BEACH ST W (401.2m)		WOOLGOOLGA	m2	150			
237358 SAYE CL (17.9m)	FROM: Same Number TO:	SANDY BEACH	m2	600			
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	150			
237282 SANDY BEACH DR (66.7m)	FROM: Opp House No 100 TO: Down To Boat Ramp	SANDY BEACH	hours	450			
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300			
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	150			
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	600			
236487 BLUFF RD (135.8m)	FROM: Outside House No 70 TO: Outside House No 76	EMERALD BEACH	m2	1,050			
236487 BLUFF RD (135.8m)	FROM: Outside House No 70 TO: Outside House No 76	EMERALD BEACH	m2	750			
236438 FIDDAMAN RD (195.2m)	FROM: Crn Of Islandview St TO: Crn Of Fishermans Dr	EMERALD BEACH	m2	150			
237273 FIDDAMAN RD (12.6m)	FROM: House No 104 TO: House No 104	EMERALD BEACH	m2	300			
104010 FIDDAMAN RD (34.7m)		EMERALD BEACH	hours	750			
236437 FIDDAMAN RD (210.7m)	FROM: Crn Of Fishermans Dr TO: House No 117	EMERALD BEACH	m2	300			
236437 FIDDAMAN RD (210.7m)	FROM: Crn Of Fishermans Dr TO: House No 117	EMERALD BEACH	m2	300			
236437 FIDDAMAN RD (210.7m)	FROM: Crn Of Fishermans Dr TO: House No 117	EMERALD BEACH	m2	300			
237265 FIRMAN DR (173.3m)	FROM: 75 Mtrs Past Timbertops Dr North TO: Behide Hou	COFFS HARBOUR	m2	7,500			
236547 FERNLEIGH/DAINTREE (63.6m)	FROM: House No 22 Fernleight Ave TO: House No 19 Dair	KORORA	m2	7,500			
236547 FERNLEIGH/DAINTREE (63.6m)	FROM: House No 22 Fernleight Ave TO: House No 19 Dair	KORORA	m2	1,200			
236829 SANDY BEACH RD (40.7m)	FROM: House No 31 TO: Down Towards House No 33	KORORA	m2	150			
237208 BREAKERS WAY (26.4m)	FROM: House No 30 TO: 26m Into Res	KORORA	m2	300			
237213 JAMES SMALL DR (107.6m)	FROM: House No 39 TO: House No 29	KORORA	m2	750			
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	300			
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	300			
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	150			
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	150			
236731 WOOLGOOLGA RD (240.3m)	FROM: Crn Of Bray St TO: Crn Of Argyll St	COFFS HARBOUR	m2	300			
237455 WOOLGOOLGA RD (232.5m)	FROM: Crn Of Wentworth Ave TO: Crn Of Argyll St	COFFS HARBOUR	m2	300			
237455 WOOLGOOLGA RD (232.5m)	FROM: Crn Of Wentworth Ave TO: Crn Of Argyll St	COFFS HARBOUR	m2	900			
237455 WOOLGOOLGA RD (232.5m)	FROM: Crn Of Wentworth Ave TO: Crn Of Argyll St	COFFS HARBOUR	m2	300			
236894 WOOLGOOLGA RD (323.3m)	FROM: Crn Of Bailey Ave Along HWY TO: Rear Of House f	COFFS HARBOUR	m2	150			
236893 WOOLGOOLGA RD (105.6m)	FROM: Crn Of Bailey Ave TO: Crn Of Wentworth Ave	COFFS HARBOUR	m2	300			
337133 PACIFIC HWY (303m)		NORTH BOAMBEE VAL	m2	300			
337133 PACIFIC HWY (303m)		NORTH BOAMBEE VAL	m2	7,500			
236636 ISLES DR (124.6m)	FROM: Crn Of Englands Rd TO: House No 51 Eastern Side	NORTH BOAMBEE VAL	m2	150			
236636 ISLES DR (124.6m)	FROM: Crn Of Englands Rd TO: House No 51 Eastern Side	NORTH BOAMBEE VAL	m2	300			
236636 ISLES DR (124.6m)	FROM: Crn Of Englands Rd TO: House No 51 Eastern Side	NORTH BOAMBEE VAL	m2	900			
237205 HALLS RD (130.4m)	FROM: House No 26 TO: House No 5 Lophostemon Dr	NORTH BOAMBEE VAL	m2	300			
237203 LOPHOSTEMON DR (96m)	FROM: Crn Of House No 2 Ellis Crs TO: House No 15	NORTH BOAMBEE VAL	m2	450			
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2	600	150,000	year 6	
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2	300			
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2	450			
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2	3,000			
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2	600			
237363 BELLINGEN RD (314.4m)	FROM: House No 44 Bellingen Rd TO: Combine St	COFFS HARBOUR	m2	300			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	900			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	600			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	1,350			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	750			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	300			
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2	150			
236925 AZALEA AVE (255m)	FROM: West High St TO: To Mclean St Eastside	COFFS HARBOUR	m2	300			
236925 AZALEA AVE (255m)	FROM: West High St TO: To Mclean St Eastside	COFFS HARBOUR	m2	900			
236925 AZALEA AVE (255m)	FROM: West High St TO: To Mclean St Eastside	COFFS HARBOUR	m2	1,200			
236925 AZALEA AVE (255m)	FROM: West High St TO: To Mclean St Eastside	COFFS HARBOUR	m2	600			
236467 COMBINE ST (158.1m)	FROM: SAME TO: NUMBER	COFFS HARBOUR	m2	150			
236599 CEANOTHUS CL (257.8m)	FROM: House No 1 TO: House No 24	COFFS HARBOUR	m2	300			
236599 CEANOTHUS CL (257.8m)	FROM: House No 1 TO: House No 24	COFFS HARBOUR	m2	1,200			
236601 CALLISTEMON PL (11.2m)	FROM: No 1Ceanothus Cl TO: Callistemon Pl	COFFS HARBOUR	m2	600			
237254 McENTYRE ST (263.8m)	FROM: Crn Of Roselands Dr TO: House No 30	COFFS HARBOUR	m2	150			
237254 McENTYRE ST (263.8m)	FROM: Crn Of Roselands Dr TO: House No 30	COFFS HARBOUR	m2	750			
237254 McENTYRE ST (263.8m)	FROM: Crn Of Roselands Dr TO: House No 30	COFFS HARBOUR	m2	150			
236484 SHEPHARDS LNE (374.9m)	FROM: House No 145 TO: House No 167	COFFS HARBOUR	m2	300			
236434 HAMPSHIRE CL (67.2m)	FROM: House No 1 TO: Crn Of Merino Dr	COFFS HARBOUR	m2	900			
236434 HAMPSHIRE CL (67.2m)	FROM: House No 1 TO: Crn Of Merino Dr	COFFS HARBOUR	m2	450			
236434 HAMPSHIRE CL (67.2m)	FROM: House No 1 TO: Crn Of Merino Dr	COFFS HARBOUR	m2	750			
237286 KEILAWARRA RIDGE (217.7m)	FROM: House No 3 TO: House No 17	COFFS HARBOUR	hours	300			
236799 WISTERIA CL (34.9m)	FROM: Next To House No 11 TO: Into The Res	COFFS HARBOUR	m2	7,500			
236799 WISTERIA CL (34.9m)	FROM: Next To House No 11 TO: Into The Res	COFFS HARBOUR	m2	300			
236802 ADELINES WAY (35.8m)	FROM: Between 66 and 64 TO: Res at rear	COFFS HARBOUR	m2	600			
236855 TREE FERN CL-PATHWA (42.3m)	FROM: Next To House No 8 TO: Into The Res	COFFS HARBOUR	m2	750			
237086 GREENLEA CRES (45.9m)	FROM: House No 23 TO: Into The Res	COFFS HARBOUR	m2	750			

Appendix 2

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237146 GREEN LEA CR (67.1m)		COFFS HARBOUR	m2	450
236861 WILLS ST (59.3m)	FROM: Next To House No 18 TO: Into The Res	COFFS HARBOUR	m2	750
236861 WILLS ST (59.3m)	FROM: Next To House No 18 TO: Into The Res	COFFS HARBOUR	m2	300
236868 CORAMBA RD (249.9m)	FROM: Robin St TO: Hosue No 34	COFFS HARBOUR	m2	750
236867 CORAMBA RD (72.2m)	FROM: House No 34 TO: House No 42	COFFS HARBOUR	m2	150
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	m2	450
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	m2	150
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	m2	150
236564 MASTRACOLAS RD (138.4m)	FROM: Crn Of Hwy SouthernSide TO: To Roundabout Sou	COFFS HARBOUR	m2	450
237349 PACIFIC HWY (157.2m)	FROM: Turning Lane Into Homebse TO: Crn Of Mastracol	COFFS HARBOUR	m2	300
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	600
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	1,500
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	1,500
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	3,750
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	900
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	7,500
236732 TALOUMBI RD (252.2m)	FROM: House No 20 Bray St TO: House No 94 Driveway	COFFS HARBOUR	m2	300
236919 HUGHES CL/GRANT CL (107.5m)	FROM: Next To 18 Hughes Close TO: Start Of House No 3	COFFS HARBOUR	hours	300
236919 HUGHES CL/GRANT CL (107.5m)	FROM: Next To 18 Hughes Close TO: Start Of House No 3	COFFS HARBOUR	hours	150
237344 BRAY ST (75m)	FROM: Dianne Cl TO: To Michelle Cl	COFFS HARBOUR	m2	300
236792 BRAY ST (61m)	FROM: Frederick St TO: East up Bray 61m	COFFS HARBOUR	m2	1,200
236928 BRAY ST (134m)	FROM: Opp Side Of No 50 TO: Opp Side Of No 40	COFFS HARBOUR	m2	300
236318 BRAY ST (135.3m)	FROM: 15 Mtrs Pass Bridge West TO: Opp Side Of No 40	COFFS HARBOUR	m2	900
236317 BRAY ST (362.7m)	FROM: Elm St Goes West TO: 15 Mtrs Past Bridge	COFFS HARBOUR	m2	300
236896 BRAY ST (276.3m)	FROM: Norfolk Cr TO: Norfolk Cr	COFFS HARBOUR	m2	900
236896 BRAY ST (276.3m)	FROM: Norfolk Cr TO: Norfolk Cr	COFFS HARBOUR	m2	600
237137 COFFS CK WALKWAY (212.6m)	FROM: Start Level With Duke St In Bush TO: 60Mtrs Sho	COFFS HARBOUR	m2	3,000
237137 COFFS CK WALKWAY (212.6m)	FROM: Start Level With Duke St In Bush TO: 60Mtrs Sho	COFFS HARBOUR	m2	3,000
237229 JORDAN ESP (316.1m)	FROM: End Of Loop Near Sun Dial TO: Head North Towar	COFFS HARBOUR	m2	150
237224 JORDAN ESP (563.1m)	FROM: 20Mtrs South Of Sun Dial TO: Boat Ramp Car Park	COFFS HARBOUR	m2	150
237224 JORDAN ESP (563.1m)	FROM: 20Mtrs South Of Sun Dial TO: Boat Ramp Car Park	COFFS HARBOUR	m2	150
237230 JORDAN ESP (200.9m)	FROM: From Last Shelter North TO: To Start Of Jetty	COFFS HARBOUR	m2	300
237104 ORLANDO ST (726.5m)	FROM: From Bridge Under Train Track TO: Along Beach T	COFFS HARBOUR	m2	600
237105 ORLANDO ST (55.7m)	FROM: Car Park Train Track Side TO: Toward Creek	COFFS HARBOUR	m2	750
237105 ORLANDO ST (55.7m)	FROM: Car Park Train Track Side TO: Toward Creek	COFFS HARBOUR	m2	1,500
236816 HOGBIN DR NORTH (216.1m)	FROM: Crn Of Orlando St TO: Head North Down Hill	COFFS HARBOUR	m2	750
236569 PACIFIC HWY (292.2m)	FROM: Crn Of Park Beach Rd TO: 60Mtrs Short Of Arthur	COFFS HARBOUR	m2	9,000
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	450
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	150
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	450
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	7,500
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	3,000
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	9,000
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	750
237461 PACIFC HWY (184.1m)	FROM: Crn Of Orlando St TO: Crn Of Park Beach Rd	COFFS HARBOUR	m2	6,000
236572 COLUMBUS CCT PWAYS (177.3m)	FROM: End Of Colombus Crt TO: 177Mtrs Into ParkTowa	COFFS HARBOUR	m2	750
236573 PARK BEACH RD PWAYS (270.8m)	FROM: Next To House No 55 TO: Into Res Heading Towar	COFFS HARBOUR	m2	750
236573 PARK BEACH RD PWAYS (270.8m)	FROM: Next To House No 55 TO: Into Res Heading Towar	COFFS HARBOUR	m2	600
237220 PARK BEACH RD (66.6m)	FROM: 20Mtrs From Roundabout West TO: To MacDonald	COFFS HARBOUR	m2	900
237220 PARK BEACH RD (66.6m)	FROM: 20Mtrs From Roundabout West TO: To MacDonald	COFFS HARBOUR	m2	900
236717 PARK BEACH RD (37.5m)	FROM: Crn Of Walter Morris Close TO: South Side Back Tr	COFFS HARBOUR	m2	750
236717 PARK BEACH RD (37.5m)	FROM: Crn Of Walter Morris Close TO: South Side Back Tr	COFFS HARBOUR	m2	300
236720 WALTER MORRIS CL (53.9m)	FROM: House No 31 TO: House No 31	COFFS HARBOUR	m2	150
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	1,200
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	450
236573 PARK BEACH RD PWAYS (270.8m)	FROM: Next To House No 55 TO: Into Res Heading Towar	COFFS HARBOUR	m2	1,200
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m	150
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m	150
236575 PARK BEACH RD (15.9m)	FROM: From Bus Shelter Head East TO: 20 Mtrs Short Of	COFFS HARBOUR	m2	600
237412 PARK BEACH RD (235.2m)	FROM: House No 103 TO: West To Northside Shopping Cr	COFFS HARBOUR	m2	750
236953 WEST HIGHT ST (581m)	FROM: Crn Of Gundagai Place TO: House No 33	COFFS HARBOUR	m2	750
236953 WEST HIGHT ST (581m)	FROM: Crn Of Gundagai Place TO: House No 33	COFFS HARBOUR	m2	1,500
236953 WEST HIGHT ST (581m)	FROM: Crn Of Gundagai Place TO: House No 33	COFFS HARBOUR	m2	150
236999 GRAFTON ST (149.3m)	FROM: Opp Beryl St North Facing TO: Towards Showgrou	COFFS HARBOUR	m2	300
236999 GRAFTON ST (149.3m)	FROM: Opp Beryl St North Facing TO: Towards Showgrou	COFFS HARBOUR	m2	450
236999 GRAFTON ST (149.3m)	FROM: Opp Beryl St North Facing TO: Towards Showgrou	COFFS HARBOUR	m2	450
237106 PACIFC HWY (332.1m)	FROM: Crn Of Marica St Head South TO: Past Showgroun	COFFS HARBOUR	m2	300
237236 OCEAN PDE (242.1m)	FROM: Crn Of Surf Club Road Entrance TO: Head North 2	COFFS HARBOUR	m2	300
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	300
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	300
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	150
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	900
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	450
236747 OCEAN PDE (173.6m)	FROM: From Train Bridge North TO: Till Corner In Road	COFFS HARBOUR	m2	750

236596 HARBOUR DR (261.6m)	FROM: House No 259 TO: East Towards Saltwater Park	COFFS HARBOUR	m2	300	
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m2	600	
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m2	300	
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m2	300	
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m2	300	
236837 JARRAH CT (104m)	FROM: Crn Of House No 3 Redwood TO: House No 7	COFFS HARBOUR	m	150	
237193 THOMPSONS RD (106.1m)	FROM: Crn Of Aubrey Crs TO: Crn Of Redwood St	COFFS HARBOUR	m2	150	
236741 EDINBURGH ST (201.7m)	FROM: Nile St TO: House No 152A Eastern Side	COFFS HARBOUR	m2	900	
236741 EDINBURGH ST (201.7m)	FROM: Nile St TO: House No 152A Eastern Side	COFFS HARBOUR	m2	300	
236741 EDINBURGH ST (201.7m)	FROM: Nile St TO: House No 152A Eastern Side	COFFS HARBOUR	m2	750	
236741 EDINBURGH ST (201.7m)	FROM: Nile St TO: House No 152A Eastern Side	COFFS HARBOUR	m2	600	
236741 EDINBURGH ST (201.7m)	FROM: Nile St TO: House No 152A Eastern Side	COFFS HARBOUR	m2	300	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	750	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	600	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	600	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	1,200	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	750	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	900	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	600	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	900	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	450	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	300	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	450	
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	900	
236585 HARBOUR DR (259.8m)	FROM: Dibbs St TO: Boambee St	COFFS HARBOUR	m2	300	
236584 HARBOUR DR (242.4m)	FROM: Dibbs St TO: 6 Mtrs Short Of Barrie St	COFFS HARBOUR	m	150	
236597 HARBOUR DR (263m)	FROM: Barrie St North Side TO: Dibbs St North Side	COFFS HARBOUR	m2	150	
236465 NORTH ST (63.2m)	FROM: 5 Mtrs From Crn Of Harbour Dr TO: House No 1 L	COFFS HARBOUR	m2	150	
236763 EARL ST (118.5m)	FROM: Boville St TO: Avenue St Western Side	COFFS HARBOUR	m2	300	
236759 GORDON ST (113.6m)	FROM: Bonville St TO: Southern Side Of Church CarPark	COFFS HARBOUR	m2	450	
236924 NIMBIN PL (30m)	FROM: Crn Of Albany St TO: House No 1	COFFS HARBOUR	m2	300	
236752 EARL ST (56.4m)	FROM: House No 6 TO: Crn Of Albany	COFFS HARBOUR	m2	450	
236762 MARKET ST (112.3m)	FROM: Crn Of Albany St Eastern Side TO: Crn Of Little St	COFFS HARBOUR	m2	300	
236948 MARKET ST (114.7m)	FROM: Crn Of Albany St Western Side TO: Crn Of Grafton	COFFS HARBOUR	m2	600	
236421 MARIAN CL (186m)	FROM: Crn Of Sawtell Rd TO: Eastern Side Of Road To Dr	TOORMINA	m2	900	
337165 CORONATION AVE (73.1m)		SAWTELL	m2	150	
337162 ELEVENTH AVE (78.1m)		SAWTELL	m2	300	
337162 ELEVENTH AVE (78.1m)		SAWTELL	m2	1,200	
236470 ELIZABETH ST (387.9m)	FROM: Eleventh Ave TO: Second Ave Eastern side	SAWTELL	m2	150	
236356 ALEXANDRA CRT (94.9m)	FROM: 5A Alexandra Crt TO: 26 Bangalow Terrace	SAWTELL	m2	6,000	
236356 ALEXANDRA CRT (94.9m)	FROM: 5A Alexandra Crt TO: 26 Bangalow Terrace	SAWTELL	m2	2,250	
236356 ALEXANDRA CRT (94.9m)	FROM: 5A Alexandra Crt TO: 26 Bangalow Terrace	SAWTELL	m2	600	
236356 ALEXANDRA CRT (94.9m)	FROM: 5A Alexandra Crt TO: 26 Bangalow Terrace	SAWTELL	m2	900	
236411 AMAROO/JEMALONG (106.2m)	FROM: 35 Amaroo Cr TO: 25 Jemalong Cr	TOORMINA	m2	300	
236411 AMAROO/JEMALONG (106.2m)	FROM: 35 Amaroo Cr TO: 25 Jemalong Cr	TOORMINA	m2	300	
236341 ANDERSON ST (382.4m)	FROM: Hobbs Cr TO: No 34 Anderson St	TOORMINA	metres	150	
236335 HOBBS CR (151m)	FROM: House No 46 TO: Crn Of Scott Close	TOORMINA	metres	150	
237087 DEWS AVE (209.1m)	FROM: Next To House No 59 TO: Into Res Ends Near Pres	TOORMINA	m2	750	
237173 RUTLAND ST (174.1m)	FROM: Next To House No 26 TO: 50Mtrs Short Of Paddy	BONVILLE	m2	450	
236372 SUNRISE DR (76.6m)	FROM: Next To House No 27 TO: House No 18 Kingfisher	BOAMBEE EAST	metres	150	
236372 SUNRISE DR (76.6m)	FROM: Next To House No 27 TO: House No 18 Kingfisher	BOAMBEE EAST	m2	600	
236378 JABIRU CT (176.4m)	FROM: Next To House No 11 TO: House No 17 Kestrel Pla	BOAMBEE EAST	m2	900	
236378 JABIRU CT (176.4m)	FROM: Next To House No 11 TO: House No 17 Kestrel Pla	BOAMBEE EAST	m2	750	
236384 WHIPBIRD PL (76.9m)	FROM: Next To House No 5 TO: House No 39 Wedgetail	BOAMBEE EAST	m2	900	150,000 year 7
236397 TALLOWOOD/TAMARIND (77.7)	FROM: House No 4 TO: House No 3A	TOORMINA	m2	750	
236396 KINCHELA/ NILPENA (83.1m)	FROM: House No 4 TO: House No 3 Nilpena Close	TOORMINA	m2	150	
236396 KINCHELA/ NILPENA (83.1m)	FROM: House No 4 TO: House No 3 Nilpena Close	TOORMINA	m2	150	
236833 KINCHELA AVE (301.8m)	FROM: House No 39 TO: House No 67	TOORMINA	m2	300	
236535 SAWTELL RD (98.7m)	FROM: House No 19 TO: 25 Mtrs East Of House No 7	TOORMINA	m2	150	
337138 SAWTELL RD (312.6m)		BOAMBEE EAST	m2	300	
337138 SAWTELL RD (312.6m)		BOAMBEE EAST	m2	150	
337138 SAWTELL RD (312.6m)		BOAMBEE EAST	m2	150	
236639 BRUCE KING DR (257.2m)	FROM: Linden Ave TO: To charkate Cl	BOAMBEE EAST	m2	150	
236639 BRUCE KING DR (257.2m)	FROM: Linden Ave TO: To charkate Cl	BOAMBEE EAST	m2	150	
337141 WAGTAIL CL (75.3m)		BOAMBEE EAST	m2	150	
236383 BRONZEWING PL (83.6m)	FROM: Bronzewing Pl No 7 TO: Wedgetail Cr No 10	BOAMBEE EAST	m2	1,500	
236352 EUNGELLA ST (37.1m)	FROM: Bus Bay Western side TO: Lowery St	TOORMINA	m2	150	
236351 EUNGELLA ST (94.9m)	FROM: House No 6 TO: House No 12	TOORMINA	m2	150	
236351 EUNGELLA ST (94.9m)	FROM: House No 6 TO: House No 12	TOORMINA	m2	150	
237403 AMAROO CR (395.5m)	FROM: Nariah Cr TO: To Toormina Rd	TOORMINA	m2	150	
236410 BANGALEE CR (275.2m)	FROM: Roby Pl TO: To Toormina Rd	TOORMINA	m2	150	
236915 MINORIE DR (197.5m)	FROM: Crn Of Wirrabilla Dr TO: House No 46	TOORMINA	m2	150	
337148 TOORMINA RD (676.5m)		TOORMINA	m2	150	
337148 TOORMINA RD (676.5m)		TOORMINA	m2	150	

Appendix 2

Attachment 10C

236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	600
236429 HOGBIN DR (711m)	FROM: Crn Of Rex Hardarce Lane TO: Head North Towarc	TOORMINA	m2	1,200
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m	150
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236428 HOGBIN DR (202.1m)	FROM: Crn Of Rex Hardarce Lane TO: Head South	TOORMINA	m2	600
236427 HOGBIN DR (381.2m)	FROM: Crn Of Barcoo Court TO: Start Of Football Oval	TOORMINA	m2	300
337107 GRAFTON ST L (480.5m)		NANA GLEN	m2	300
337107 GRAFTON ST L (480.5m)		NANA GLEN	m2	1,500
337108 GRAFTON ST L (72.2m)		NANA GLEN	m2	300
337108 GRAFTON ST L (72.2m)		NANA GLEN	m2	150
337096 VISTA CLOSE (238.1m)		WOOLGOOLGA	m2	300
337096 VISTA CLOSE (238.1m)		WOOLGOOLGA	m2	300
337096 VISTA CLOSE (238.1m)		WOOLGOOLGA	m2	900
337096 VISTA CLOSE (238.1m)		WOOLGOOLGA	m2	300
337100 PACIFC HWY W (233.2m)		WOOLGOOLGA	m2	1
337100 PACIFC HWY W (233.2m)		WOOLGOOLGA	m2	1
337106 PANDANUS PL (37.2m)		WOOLGOOLGA	m2	1
237495 CARRINGTON ST (449m)	FROM: Carrington St End Grass Road TO: Through Reserv	WOOLGOOLGA	m2	600
236473 OCEAN ST (148m)	FROM: Crn Of Arthur St TO: House No 41	WOOLGOOLGA	m	150
237432 BOUNDARY ST (119.6m)	FROM: House No 6 TO: Start Of Car park No 18	WOOLGOOLGA	m2	600
237393 NIGHTINGALE ST (68.5m)	FROM: Crn Of Nelson St TO: Crn Of Waterloo St	WOOLGOOLGA	m2	300
237393 NIGHTINGALE ST (68.5m)	FROM: Crn Of Nelson St TO: Crn Of Waterloo St	WOOLGOOLGA	m2	300
237393 NIGHTINGALE ST (68.5m)	FROM: Crn Of Nelson St TO: Crn Of Waterloo St	WOOLGOOLGA	m2	300
237393 NIGHTINGALE ST (68.5m)	FROM: Crn Of Nelson St TO: Crn Of Waterloo St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	150
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	600
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	150
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
237392 NIGHTINGALE ST (129.1m)	FROM: Crn Of Trafalgar St TO: Crn Of Nelson St	WOOLGOOLGA	m2	300
236711 NIGHTINGALE ST (130.2m)	FROM: Crn Of Market St TO: Crn Of Trafalgar St	WOOLGOOLGA	m2	300
236711 NIGHTINGALE ST (130.2m)	FROM: Crn Of Market St TO: Crn Of Trafalgar St	WOOLGOOLGA	m2	750
236710 MARKET ST (198.1m)	FROM: Northern Side Of Market St TO: Corner To Corner	WOOLGOOLGA	m2	600
337119 DARKUM RD (54.3m)		MULLAWAY	m2	6,000
380474 OUTRIGGER PLACE (130.9m)	OUTRIGGER PLACE	SAFETY BEACH	m2	300
380476 ADMIRALTY DRIVE (229.3m)	ADMIRALTY DRIVE	SAFETY BEACH	m2	300
380476 ADMIRALTY DRIVE (229.3m)	ADMIRALTY DRIVE	SAFETY BEACH	m2	300
380476 ADMIRALTY DRIVE (229.3m)	ADMIRALTY DRIVE	SAFETY BEACH	m2	300
237497 ELLEM CL (618.1m)	FROM: Behide House No 12 In Res TO: Head North Into	FARRAWARRA	m2	600
237496 ELLEM CL (45.9m)	FROM: Next To House No 12 TO: Into Res	ARRAWARRA	m2	300
337093 COWRIE CLOSE (112.8m)		CORINDI BEACH	hours	300
337072 PACIFIC STREET (533.7m)		CORINDI BEACH	m2	900
337072 PACIFIC STREET (533.7m)		CORINDI BEACH	m2	600
236537 LOMANDRA CT (185.7m)	FROM: House No 4 TO: House No 24	CORINDI BEACH	m2	300
337083 SIMON ST (289.3m)		CORINDI BEACH	m2	300
337083 SIMON ST (289.3m)		CORINDI BEACH	m2	300
337095 MATTHEWS PDE (104.1m)		CORINDI BEACH	m2	600
237139 MATHEWS PDE (238.3m)	FROM: House No 87 TO: House No 59	CORINDI BEACH	m2	150
237139 MATHEWS PDE (238.3m)	FROM: House No 87 TO: House No 59	CORINDI BEACH	m2	300
237139 MATHEWS PDE (238.3m)	FROM: House No 87 TO: House No 59	CORINDI BEACH	m2	600
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	750
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	600
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	750
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	300
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	750
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	1,500
337074 SALTWATER CRESCENT (401.5m)		CORINDI BEACH	m2	300
337075 SALTWATER CRESCENT (219.5m)		CORINDI BEACH	m2	1,500
337075 SALTWATER CRESCENT (219.5m)		CORINDI BEACH	m2	600
237085 MATHEWS PDE (162.4m)	FROM: Next To House No 67 TO: Onto Pacific St	CORINDI BEACH	m2	300
237085 MATHEWS PDE (162.4m)	FROM: Next To House No 67 TO: Onto Pacific St	CORINDI BEACH	m2	300

Appendix 2

Attachment 10C

237085 MATHEWS PDE (162.4m)	FROM: Next To House No 67 TO: Onto Pacific St	CORINDI BEACH	m2	450
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	750
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	300
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	150
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m	150
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	300
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	300
236714 SCARBOROUGH ST (254.4m)	FROM: Crn Of Beach St Eastern Side TO: Crn Of Hastings	WOOLGOOLGA	m2	150
236716 SHORT ST (128.5m)	FROM: Crn Of Beach St North Side TO: Crn Of Scarborough	WOOLGOOLGA	m2	300
236716 SHORT ST (128.5m)	FROM: Crn Of Beach St North Side TO: Crn Of Scarborough	WOOLGOOLGA	m	150
237279 SAYE CL (34.2m)		SANDY BEACH	m2	600
237279 SAYE CL (34.2m)		SANDY BEACH	m2	600
237279 SAYE CL (34.2m)		SANDY BEACH	m2	600
237279 SAYE CL (34.2m)		SANDY BEACH	m2	600
237358 SAYE CL (17.9m)	FROM: Same Number TO:	SANDY BEACH	m2	600
237358 SAYE CL (17.9m)	FROM: Same Number TO:	SANDY BEACH	m2	600
236455 DIAMOND HEAD DR (109.7m)	FROM: 100 Diamond Head Dr TO: Ironbark Ave	SANDY BEACH	m2	300
236455 DIAMOND HEAD DR (109.7m)	FROM: 100 Diamond Head Dr TO: Ironbark Ave	SANDY BEACH	m2	300
236455 DIAMOND HEAD DR (109.7m)	FROM: 100 Diamond Head Dr TO: Ironbark Ave	SANDY BEACH	m2	300
236455 DIAMOND HEAD DR (109.7m)	FROM: 100 Diamond Head Dr TO: Ironbark Ave	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236455 DIAMOND HEAD DR (109.7m)	FROM: 100 Diamond Head Dr TO: Ironbark Ave	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
236454 DIAMOND HEAD DR (370.1m)	FROM: Pacific Hwy TO: No 100 Diamond Head Dr	SANDY BEACH	m2	300
237282 SANDY BEACH DR (66.7m)	FROM: Opp House No 100 TO: Down To Boat Ramp	SANDY BEACH	hours	300
236832 DIAMOND HEAD DR (77.7m)	FROM: Mahogany Ave TO: Highway Overpass western Si	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	150
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236831 DIAMOND HEAD DR (210.2m)	FROM: Coral Dr TO: Mahogany Ave	SANDY BEACH	m2	300
236487 BLUFF RD (135.8m)	FROM: Outside House No 70 TO: Outside House No 76	EMERALD BEACH	m2	750
236487 BLUFF RD (135.8m)	FROM: Outside House No 70 TO: Outside House No 76	EMERALD BEACH	m2	600
236438 FIDDAMAN RD (195.2m)	FROM: Crn Of Islandview St TO: Crn Of Fishermans Dr	EMERALD BEACH	m	150
236438 FIDDAMAN RD (195.2m)	FROM: Crn Of Islandview St TO: Crn Of Fishermans Dr	EMERALD BEACH	m2	150
236438 FIDDAMAN RD (195.2m)	FROM: Crn Of Islandview St TO: Crn Of Fishermans Dr	EMERALD BEACH	hours	150
236438 FIDDAMAN RD (195.2m)	FROM: Crn Of Islandview St TO: Crn Of Fishermans Dr	EMERALD BEACH	m2	300
237557 ESTUARY DRIVE (13m)		MOONEE BEACH	Item	150
237559 MOONEE BEACH RD (266m)	FROM: Crn Of Woodhouse Rd TO: Crn Of Wansborough A	MOONEE BEACH	m2	300
237558 MOONEE BEACH RD (114.2m)	FROM: Crn Of North Solitary Dr TO: Crn Of Woodhouse	MOONEE BEACH	m2	750
237558 MOONEE BEACH RD (114.2m)	FROM: Crn Of North Solitary Dr TO: Crn Of Woodhouse	MOONEE BEACH	m2	300
237472 PAPERBARK ST (17.7m)	FROM: House No 8 TO: House No 8	SAPPHIRE BEACH	m2	300
237262 SPLIT SOLITARY RD (66.6m)	FROM: House No 2 TO: House No 18	SAPPHIRE BEACH	m2	450
237261 SPLIT SOLITARY RD (34.2m)	FROM: House No 1 TO: Crn Of San Simeon Circuit	SAPPHIRE BEACH	m2	300
237261 SPLIT SOLITARY RD (34.2m)	FROM: House No 1 TO: Crn Of San Simeon Circuit	SAPPHIRE BEACH	m2	300
103558 CRYSTAL DR (46.8m)		SAPPHIRE BEACH	hours	150
237256 FIRMAN DR (211.3m)	FROM: North Of Resort Into Res TO: Head Towards The	E COFFS HARBOUR	m2	150
237256 FIRMAN DR (211.3m)	FROM: North Of Resort Into Res TO: Head Towards The	E COFFS HARBOUR	hours	150
237256 FIRMAN DR (211.3m)	FROM: North Of Resort Into Res TO: Head Towards The	E COFFS HARBOUR	m2	600
236553 MEADOWLANDS CRS PWAY (52n)	FROM: Next To House No 6 TO: Rear Of House No 6	COFFS HARBOUR	hours	75
236553 MEADOWLANDS CRS PWAY (52n)	FROM: Next To House No 6 TO: Rear Of House No 6	COFFS HARBOUR	hours	300
237265 FIRMAN DR (173.3m)	FROM: 75 Mtrs Past Timbertops Dr North TO: Behide Hou	COFFS HARBOUR	hours	600
236554 FIRMAN DR (81.1m)	FROM: 75 Mtrs Past Timbertops Dr North TO: Backs Onto	COFFS HARBOUR	hours	450
236547 FERNLEIGH/DAINTREE (63.6m)	FROM: House No 22 Fernleight Ave TO: House No 19 Dair	KORORA	m2	600
236548 PINE BRUSH CRES (28.5m)	FROM: Next To House No 5 TO: Into The Res	KORORA	hours	300
237209 BREAKERS WAY (44.9m)	FROM: Behind No 30 in Res TO: Rear Of House No 30 In	KORORA	m	150
237208 BREAKERS WAY (26.4m)	FROM: House No 30 TO: 26m Into Res	KORORA	m2	300
237213 JAMES SMALL DR (107.6m)	FROM: House No 39 TO: House No 29	KORORA	m2	150
237213 JAMES SMALL DR (107.6m)	FROM: House No 39 TO: House No 29	KORORA	m2	900
237100 JAMES SMALL DR (224.1m)	FROM: House No 125 TO: House No 95	KORORA	m2	600
237206 BALLANTINE DR (154.9m)	FROM: From No 19 Ballantine Dr TO: To Tranquility Dr Th	KORORA	hours	150

237206 BALLANTIVE DR (154.9m)	FROM: From No 19 Ballantine Dr TO: To Tranquility Dr ThKORORA	hours	150
237206 BALLANTIVE DR (154.9m)	FROM: From No 19 Ballantine Dr TO: To Tranquility Dr ThKORORA	hours	150
237207 BALLANTINE DR (223.5m)	FROM: House No 1 TO: House No 19 KORORA	hours	300
236555 DRIFTWOOD/TIMBERTOP (106m)	FROM: House No 26 Driftwood Court TO: House No 21TinCOFFS HARBOUR	hours	150
236504 PACIFC HWY (42.2m)	FROM: Ambulance Station TO: To HWY Crossing COFFS HARBOUR	hours	150
236784 PACIFIC HWY (103.4m)	FROM: Crn Of Cook Dr TO: House No 251A COFFS HARBOUR	m2	600
237089 PACIFIC HWY (260.8m)	FROM: Rear Of No 10 Ray Mccarthy Dr TO: House No 251COFFS HARBOUR	m2	600
237089 PACIFC HWY (260.8m)	FROM: Rear Of No 10 Ray Mccarthy Dr TO: House No 251COFFS HARBOUR	m2	600
237089 PACIFC HWY (260.8m)	FROM: Rear Of No 10 Ray Mccarthy Dr TO: House No 251COFFS HARBOUR	m2	600
337133 PACIFC HWY (303m)		NORTH BOAMBEE VAL	m2 150
337133 PACIFC HWY (303m)		NORTH BOAMBEE VAL	m2 300
337133 PACIFC HWY (303m)		NORTH BOAMBEE VAL	m2 300
337132 PACIFC HWY (80.1m)		NORTH BOAMBEE VAL	m2 150
236507 PACIFC HWY (84.1m)	FROM: Crn Of Pacific Hwy Western Side TO: Crn Of Engla	NORTH BOAMBEE VAL	m2 750
237205 HALLS RD (130.4m)	FROM: House No 26 TO: House No 5 Lophostemon Dr	NORTH BOAMBEE VAL	m2 300
237205 HALLS RD (130.4m)	FROM: House No 26 TO: House No 5 Lophostemon Dr	NORTH BOAMBEE VAL	m2 600
237205 HALLS RD (130.4m)	FROM: House No 26 TO: House No 5 Lophostemon Dr	NORTH BOAMBEE VAL	m2 300
237203 LOPHOSTEMON DR (96m)	FROM: Crn Of House No 2 Ellis Crs TO: House No 15	NORTH BOAMBEE VAL	m2 300
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2 300
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2 150
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2 300
237204 ELLIS CRES (150m)	FROM: Crn Of Lophostemon Sr TO: House No 14	NORTH BOAMBEE VAL	m2 300
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m 450
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2 300
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2 1,200
236781 PACIFIC HWY (150.1m)	FROM: Crn Of Halls Rd TO: House No 168 (Big Windmill)	NORTH BOAMBEE VAL	m2 300
236780 PACIFIC HWY (248.2m)	FROM: House No 168 (Big Windmill) TO: Up The Hill	COFFS HARBOUR	m2 1,350
236778 BELLINGEN RD (305.9m)	FROM: Starts at Azalea TO: Bellingen Rd 306m	COFFS HARBOUR	m2 1,200
236778 BELLINGEN RD (305.9m)	FROM: Starts at Azalea TO: Bellingen Rd 306m	COFFS HARBOUR	m2 1,200
236778 BELLINGEN RD (305.9m)	FROM: Starts at Azalea TO: Bellingen Rd 306m	COFFS HARBOUR	m2 900
236778 BELLINGEN RD (305.9m)	FROM: Starts at Azalea TO: Bellingen Rd 306m	COFFS HARBOUR	m2 600
237363 BELLINGEN RD (314.4m)	FROM: House No 44 Bellingen Rd TO: Combine St	COFFS HARBOUR	m2 900
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 750
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 300
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 300
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 600
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 300
236881 ELIZABETH ST (137.2m)	FROM: Combine St TO: Toormina Place	COFFS HARBOUR	m2 300
237306 MCLEAN ST (110.9m)	FROM: Crn Of Meadow St TO: Crn Of Azalea Ave	COFFS HARBOUR	m2 150
236467 COMBINE ST (158.1m)	FROM: SAME TO: NUMBER	COFFS HARBOUR	m 150
236443 COMBINE ST (113.5m)	FROM: Azalea Ave TO: To Meadow St	COFFS HARBOUR	m2 300
236443 COMBINE ST (113.5m)	FROM: Azalea Ave TO: To Meadow St	COFFS HARBOUR	m2 300
236443 COMBINE ST (113.5m)	FROM: Azalea Ave TO: To Meadow St	COFFS HARBOUR	m2 300
236441 COMBINE ST (127.6m)	FROM: Elizabeth St TO: to Hill St	COFFS HARBOUR	m2 300
236441 COMBINE ST (127.6m)	FROM: Elizabeth St TO: to Hill St	COFFS HARBOUR	m 150
337156 ELIZABETH ST (295.8m)		COFFS HARBOUR	m2 150
236852 CARDINAL CL-PAHTWAY (34.7m)	FROM: Next To House No 7 TO: Into The Res	COFFS HARBOUR	hours 300
236599 CEANOTHUS CL (257.8m)	FROM: House No 1 TO: House No 24	COFFS HARBOUR	m2 600
236599 CEANOTHUS CL (257.8m)	FROM: House No 1 TO: House No 24	COFFS HARBOUR	m2 450
237250 GILLON ST (100.2m)	FROM: House No 11 TO: House No 19	COFFS HARBOUR	m2 600
237253 ROSELANDS DR (178.9m)	FROM: Crn Of Barnet Close TO: House No 60	COFFS HARBOUR	m2 150
237252 BARNET ST/CARRALL CL (184.3m)	FROM: Roselands Dr TO: To Carrall Cl	COFFS HARBOUR	m2 300
236484 SHEPHARDS LNE (374.9m)	FROM: House No 145 TO: House No 167	COFFS HARBOUR	m2 300
236617 CORIEDALE DR (49.2m)	FROM: House No 64 TO: House No 68 Coriedale Dr	COFFS HARBOUR	m2 150
236434 HAMPSHIRE CL (67.2m)	FROM: House No 1 TO: Crn Of Merino Dr	COFFS HARBOUR	m2 750
236434 HAMPSHIRE CL (67.2m)	FROM: House No 1 TO: Crn Of Merino Dr	COFFS HARBOUR	m2 450
236855 TREE FERN CL-PATHWA (42.3m)	FROM: Next To House No 8 TO: Into The Res	COFFS HARBOUR	hours 150
236846 DONN-PATTERSON DR (303.3m)	FROM: Griffith Ave TO: Mackays St	COFFS HARBOUR	m2 300
236860 BERYL ST/JACK LADD S (87.7m)	FROM: Beryl St At House No 116 TO: Outside No 25 Jackl	COFFS HARBOUR	hours 150
236858 JEAN ST (64.7m)	FROM: House No 11 TO: House No 23	COFFS HARBOUR	m 150
236867 CORAMBA RD (72.2m)	FROM: House No 34 TO: House No 42	COFFS HARBOUR	m2 150
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	m2 300
236866 CORAMBA RD (298.4m)	FROM: House No 42 TO: Lane Way 100 East Of Shephard	COFFS HARBOUR	m 150
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	hours 300
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	hours 300
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	m 150
236869 CORAMBA RD (451.4m)	FROM: Robin St TO: 30Mtrs Past House No 55	COFFS HARBOUR	hours 300
237142 KORFF ST (32.9m)	FROM: Korff St Lane TO: Down To The Bridge	COFFS HARBOUR	item 150
236871 GUNDAGAI ST/SCARBA S (384.4m)	FROM: House No 22A TO: Murdock St	COFFS HARBOUR	m2 900
380479 MARCIA STREET (224m)	MARCIA STREET	COFFS HARBOUR	hours 300
236567 PACIFIC HWY (20.4m)	FROM: Crn Of HWY TO: Cnr Of Mastracolas Rd	COFFS HARBOUR	m2 150
237349 PACIFIC HWY (157.2m)	FROM: Turning Lane Into Homebse TO: Crn Of Mastracol	COFFS HARBOUR	m2 900
237349 PACIFIC HWY (157.2m)	FROM: Turning Lane Into Homebse TO: Crn Of Mastracol	COFFS HARBOUR	m2 750
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2 4,200 100,000 year 9

Appendix 2

Attachment 10C

337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	7,500
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	1,500
337173 PACIFIC HWY (235.4m)		COFFS HARBOUR	m2	600
237348 TALOUMBI RD (58.3m)	FROM: House No 92 Driveway TO: House No 94 Driveway	COFFS HARBOUR	m2	300
237114 MYUNA PL (158m)	FROM: End Of Namoi Place TO: Next To House No 18 Hu	COFFS HARBOUR	m2	1,200
237345 BRAY ST (75.5m)	FROM: Michelle Cl TO: To Katherine Cl	COFFS HARBOUR	hours	150
237345 BRAY ST (75.5m)	FROM: Michelle Cl TO: To Katherine Cl	COFFS HARBOUR	m	150
236794 BRAY ST (77.7m)	FROM: Katherine Cl TO: To Frederrick St	COFFS HARBOUR	m2	750
236794 BRAY ST (77.7m)	FROM: Katherine Cl TO: To Frederrick St	COFFS HARBOUR	hours	150
236928 BRAY ST (134m)	FROM: Opp Side Of No 50 TO: Opp Side Of No 40	COFFS HARBOUR	m2	300
236928 BRAY ST (134m)	FROM: Opp Side Of No 50 TO: Opp Side Of No 40	COFFS HARBOUR	m2	300
236928 BRAY ST (134m)	FROM: Opp Side Of No 50 TO: Opp Side Of No 40	COFFS HARBOUR	m2	300
236318 BRAY ST (135.3m)	FROM: 15 Mtrs Pass Bridge West TO: Opp Side Of No 40	COFFS HARBOUR	m2	750
236318 BRAY ST (135.3m)	FROM: 15 Mtrs Pass Bridge West TO: Opp Side Of No 40	COFFS HARBOUR	m2	300
103637 PERRY DRIVE (169.3m)	FROM: At Play Ground TO: Next To 52 Mackay Rd	COFFS HARBOUR	item	150
236898 BRAY ST (180.2m)	FROM: Peter Cl TO: Hooson St	COFFS HARBOUR	m	150
236427 HOGBIN DR (381.2m)	FROM: Crn Of Barcoo Court TO: Start Of Football Oval	TOORMINA	hours	600
236427 HOGBIN DR (381.2m)	FROM: Crn Of Barcoo Court TO: Start Of Football Oval	TOORMINA	hours	150
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	metres	180
237090 HOWARD ST (771.9m)	FROM: End Of Howard Near Sewage Work TO: End In Cai	COFFS HARBOUR	m2	15,000
237229 JORDAN ESP (316.1m)	FROM: End Of Loop Near Sun Dial TO: Head North Towar	COFFS HARBOUR	m2	150
237224 JORDAN ESP (563.1m)	FROM: 20Mtrs South Of Sun Dial TO: Boat Ramp Car Park	COFFS HARBOUR	m2	750
237230 JORDAN ESP (200.9m)	FROM: From Last Shelter North TO: To Start Of Jetty	COFFS HARBOUR	m	600
237104 ORLANDO ST (726.5m)	FROM: From Bridge Under Train Track TO: Along Beach T	COFFS HARBOUR	m2	600
236817 HOGBIN DR NORTH (215.1m)	FROM: 200 Mtrs North Of Roundabout TO: Crn Of Prince	COFFS HARBOUR	m2	3,000
236578 HOGBIN DR NORTH (113.8m)	FROM: Crn Of Boulwood St Head North TO: 40Mtrs Short	COFFS HARBOUR	m2	7,500
237376 HOGBIN DR NORTH (124.4m)	FROM: Prince St Roundabout Head North TO: Crn Of Boul	COFFS HARBOUR	m2	600
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	150
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	150
237405 HOGBIN DR NORTH (476.2m)	FROM: 90Mtrs From Park Beach Rd Roundabout TO: Heac	COFFS HARBOUR	m2	150
236572 COLUMBUS CCT PWAYS (177.3m)	FROM: End Of Colombus Crn TO: 177Mtrs Into ParkTowa	COFFS HARBOUR	m2	750
236572 COLUMBUS CCT PWAYS (177.3m)	FROM: End Of Colombus Crn TO: 177Mtrs Into ParkTowa	COFFS HARBOUR	m2	750
236572 COLUMBUS CCT PWAYS (177.3m)	FROM: End Of Colombus Crn TO: 177Mtrs Into ParkTowa	COFFS HARBOUR	m2	150
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	300
236571 PARK BEACH RD (183.5m)	FROM: Crn Of HWY North Side TO: Plaza Entrance	COFFS HARBOUR	m2	150
236571 PARK BEACH RD (183.5m)	FROM: Crn Of HWY North Side TO: Plaza Entrance	COFFS HARBOUR	m2	300
237221 PARK BEACH RD (32.9m)	FROM: East Side Of Walter Morris Cl TO: Crn Of Roundabr	COFFS HARBOUR	m2	450
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	300
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	1,200
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	450
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	300
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	600
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	1,200
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	300
237407 PARK BEACH RD (391.4m)	FROM: House No 71 TO: Plaza Entrance Eastern side	COFFS HARBOUR	m2	300
237412 PARK BEACH RD (235.2m)	FROM: House No 103 TO: West To Northside Shopping Cr	COFFS HARBOUR	m2	300
237412 PARK BEACH RD (235.2m)	FROM: House No 103 TO: West To Northside Shopping Cr	COFFS HARBOUR	m2	300
236952 WEST HIGHT ST (148.3m)	FROM: Crn Of Gundagai Place TO: Crn Of Murdock St	COFFS HARBOUR	m2	600
236953 WEST HIGHT ST (581m)	FROM: Crn Of Gundagai Place TO: House No 33	COFFS HARBOUR	m2	750
237049 ELBOW ST (46.9m)	FROM: House No 100 TO: House no 100	COFFS HARBOUR	m2	3,000
237236 OCEAN PDE (242.1m)	FROM: Crn Of Surf Club Road Entrance TO: Head North 2	COFFS HARBOUR	m2	600
237111 OCEAN PDE (351.6m)	FROM: Surf Club Road Entrance TO: To Car Park Eastern	COFFS HARBOUR	m2	750
236320 ORLANDO ST (93.5m)	FROM: Crn Of Mildura St TO: House No 15	COFFS HARBOUR	m2	150
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m2	300
236776 THOMPSONS RD (369.3m)	FROM: Crn Of Fairway Place TO: Crn Of Raleigh St	COFFS HARBOUR	m	150
237422 THOMPSONS RD (188.7m)	FROM: House No 46 TO: Crn Of Fairway Place	COFFS HARBOUR	m2	300
237193 THOMPSONS RD (106.1m)	FROM: Crn Of Aubrey Crs TO: Crn Of Redwood St	COFFS HARBOUR	m2	150
236588 HARBOUR DR (60.5m)	FROM: Moore St TO: Nile St Lane	COFFS HARBOUR	m2	600
236961 BENT ST (25.6m)	FROM: Starts At House No 20 TO: Outside House No 20	COFFS HARBOUR	m2	900
236745 VICTORIA ST (231.6m)	FROM: House No 54 TO: House No 76	COFFS HARBOUR	m2	1,200
236885 VICTORIA ST (220m)	FROM: Crn Of Dibbs St TO: Crn Of Boambee St	COFFS HARBOUR	m2	750
236585 HARBOUR DR (259.8m)	FROM: Dibbs St TO: Boambee St	COFFS HARBOUR	m2	225
237097 HIGH ST (63.1m)	FROM: Crn Of Hogbin Dr TO: Crn Of Barrie St Northern S	COFFS HARBOUR	m2	150
236751 CURACOA ST (98.8m)	FROM: Harbour Dr TO: House No 19	COFFS HARBOUR	m2	750
337154 ALBANY ST (210.7m)		COFFS HARBOUR	m2	750
236763 EARL ST (118.5m)	FROM: Bovnille St TO: Avenue St Western Side	COFFS HARBOUR	m2	300
236754 EARL ST (115.2m)	FROM: Albany St TO: Bonville St Western Side	COFFS HARBOUR	m2	750
236754 EARL ST (115.2m)	FROM: Albany St TO: Bonville St Western Side	COFFS HARBOUR	m2	1,350
236759 GORDON ST (113.6m)	FROM: Bonville St TO: Southern Side Of Church CarPark	COFFS HARBOUR	m2	150
237374 ALBANY ST (158m)	FROM: 63 Albany TO: Corner Of Earl	COFFS HARBOUR	m2	900
236762 MARKET ST (112.3m)	FROM: Crn Of Albany St Eastern Side TO: Crn Of Little St	COFFS HARBOUR	m	300
236762 MARKET ST (112.3m)	FROM: Crn Of Albany St Eastern Side TO: Crn Of Little St	COFFS HARBOUR	m2	900
236764 GRAFTON ST (255m)	FROM: Albany St TO: Market St	COFFS HARBOUR	m2	750
236761 DALLEY ST (94.5m)	FROM: Albany St TO: Little St East Side	COFFS HARBOUR	m	150

Appendix 2

Attachment 10C

236761 DALLEY ST (94.5m)	FROM: Albany St TO: Little St East Side	COFFS HARBOUR	m2	450		
236761 DALLEY ST (94.5m)	FROM: Albany St TO: Little St East Side	COFFS HARBOUR	m	150		
236451 SAWTELL RD (285.7m)	FROM: Crn Of Wirrabilla Dr TO: Crn Of Toormina Rd	TOORMINA	m2	300		
337167 BORONIA ST (177.1m)		SAWTELL	m2	300		
237380 FIRST AVE (165m)	FROM: Twenty First Ave TO: Eighteenth Ave	SAWTELL	m2	750		
337162 ELEVENTH AVE (78.1m)		SAWTELL	m2	300		
236470 ELIZABETH ST (387.9m)	FROM: Eleventh Ave TO: Second Ave Eastern side	SAWTELL	m2	150		
236356 ALEXANDRA CRT (94.9m)	FROM: 5A Alexandra Crt TO: 26 Bangalow Terrace	SAWTELL	metres	150		
236411 AMAROO/JEMALONG (106.2m)	FROM: 35 Amaroo Cr TO: 25 Jemalong Crt	TOORMINA	m2	300		
236411 AMAROO/JEMALONG (106.2m)	FROM: 35 Amaroo Cr TO: 25 Jemalong Crt	TOORMINA	m2	300		
236412 JEMALONG/KINTORIE (109.2m)	FROM: Next To House 30 Jemalong TO: Next To 17 Kinto	TOORMINA	m2	300		
236414 MIRROOLA CRES (39.3m)	FROM: Next To House No 24 TO: Into The Res	TOORMINA	m2	450		
236343 ANDERSON ST (224.7m)	FROM: Hobbs Cr South side TO: To Hobbs Cr South side	TOORMINA	metres	150		
236333 HOBBS CR (196.6m)	FROM: Crn Of Graff Ave TO: House No 44	TOORMINA	metres	150		
236345 HULBERTS LN (156.9m)	FROM: Next To House No 2 Tait Close TO: Next To House	TOORMINA	metres	150		
237087 DEWS AVE (209.1m)	FROM: Next To House No 59 TO: Into Res Ends Near Pres	TOORMINA	m2	1,200		
237087 DEWS AVE (209.1m)	FROM: Next To House No 59 TO: Into Res Ends Near Pres	TOORMINA	m2	600		
236367 FRIENDSHIP CL (109.7m)	FROM: Next To House No 7 TO: House No 8 Soren Larser	BOAMBEE EAST	m2	750		
236371 EGRET CL (75.4m)	FROM: Next To House No 10 TO: Next To House No 26 H	BOAMBEE EAST	metres	150		
236373 SUNRISE DR (249.3m)	FROM: Next To House No 38 TO: Head Toward Water To	TOORMINA	hours	150		
236374 WOODSWALLOW CL (72.1m)	FROM: House No 14 TO: House No 16 Kookaburra Close	BOAMBEE EAST	m2	750		
236374 WOODSWALLOW CL (72.1m)	FROM: House No 14 TO: House No 16 Kookaburra Close	BOAMBEE EAST	m2	900		
236374 WOODSWALLOW CL (72.1m)	FROM: House No 14 TO: House No 16 Kookaburra Close	BOAMBEE EAST	m2	1,200		
236374 WOODSWALLOW CL (72.1m)	FROM: House No 14 TO: House No 16 Kookaburra Close	BOAMBEE EAST	m2	1,500		
236641 WORLAND DR (390.9m)	FROM: House No 25 TO: Crn Of Lambert Rd	BOAMBEE EAST	m2	150		
236380 CORDWELL GROVE (68.1m)	FROM: Next To House No 18 TO: Into The Res	BOAMBEE EAST	m2	300		
236378 JABIRU CT (176.4m)	FROM: Next To House No 11 TO: House No 17 Kestrel Pla	BOAMBEE EAST	m2	900		
236377 NIGHTJAR PL (65m)	FROM: Next To House No 6 TO: Next To House No 5 Pitta	BOAMBEE EAST	m2	600		
236377 NIGHTJAR PL (65m)	FROM: Next To House No 6 TO: Next To House No 5 Pitta	BOAMBEE EAST	m2	750		
236384 WHIPBIRD PL (76.9m)	FROM: Next To House No 5 TO: House No 39 Wedgetail C	BOAMBEE EAST	m2	900		
236384 WHIPBIRD PL (76.9m)	FROM: Next To House No 5 TO: House No 39 Wedgetail C	BOAMBEE EAST	m2	750		
337140 LILLY PILLY TCE (43.5m)		BOAMBEE EAST	m2	750		
236402 CORRIGAN/ HESKETT (79.2m)	FROM: Next To No 24 Corrigan Ave TO: House No 6 Hesi	TOORMINA	m2	300		
236401 BARDSLEY/ MAKINSON (89.3m)	FROM: Bardsley St opp No 10 TO: Makinson Ct next to No	TOORMINA	m2	300		
236398 KINCHELA AVE (40.5m)	FROM: House No 35 TO: Into The Res	TOORMINA	m2	300		
236459 DUNLOP DR (380.2m)	FROM: House No 11 TO: House No 37 The Whole Loop	BOAMBEE EAST	m2	300		
236657 BRUCE KING DR (418.1m)	FROM: Linden Ave TO: Community Village	BOAMBEE EAST	metres	150		
236657 BRUCE KING DR (418.1m)	FROM: Linden Ave TO: Community Village	BOAMBEE EAST	metres	150		
236836 LADY BELMORE DR-PATH (122.3	FROM: Beside House No 40 TO: Into Res Past Dam To Kic	TOORMINA	m2	750		
236659 LADY BELMORE DR (333.8m)	FROM: House No 51 TO: Crn Of Linden Ave	BOAMBEE EAST	metres	150		
236385 SILVEREYE CL (74.6m)	FROM: Next To House No 20 TO: Next To House No 12 Lc	BOAMBEE EAST	m2	600		
236385 SILVEREYE CL (74.6m)	FROM: Next To House No 20 TO: Next To House No 12 Lc	BOAMBEE EAST	m2	600		
236383 BRONZEWING PL (83.6m)	FROM: Bronzewing Pl No 7 TO: Wedgetail Cr No 10	BOAMBEE EAST	m2	900		
236383 BRONZEWING PL (83.6m)	FROM: Bronzewing Pl No 7 TO: Wedgetail Cr No 10	BOAMBEE EAST	m2	750		
236383 BRONZEWING PL (83.6m)	FROM: Bronzewing Pl No 7 TO: Wedgetail Cr No 10	BOAMBEE EAST	m2	750		
236351 EUNGELLA ST (94.9m)	FROM: House No 6 TO: House No 12	TOORMINA	m2	750		
236351 EUNGELLA ST (94.9m)	FROM: House No 6 TO: House No 12	TOORMINA	metres	150		
103613 JANE CIRCUIT (323.2m)	FROM: 50Mtr Off Cavanba Rd TO: Next To House No 17	TOORMINA	m2	150		
103613 JANE CIRCUIT (323.2m)	FROM: 50Mtr Off Cavanba Rd TO: Next To House No 17	TOORMINA	metres	150		
237170 AMAROO CR (419.5m)	FROM: 50M Down Nariah Northside TO: 420m In Res rear	TOORMINA	m2	300		
237170 AMAROO CR (419.5m)	FROM: 50M Down Nariah Northside TO: 420m In Res rear	TOORMINA	metres	150		
237170 AMAROO CR (419.5m)	FROM: 50M Down Nariah Northside TO: 420m In Res rear	TOORMINA	metres	150		
236914 TOORMINA RD (93.6m)	FROM: Crn Of Bangalee Crs TO: Crn Of Amaroo Crs	TOORMINA	m2	750		
237403 AMAROO CR (395.5m)	FROM: Nariah Cr TO: To Toormina Rd	TOORMINA	metres	150		
236410 BANGALEE CR (275.2m)	FROM: Roby Pl TO: To Toormina Rd	TOORMINA	metres	150		
236913 TOORMINA RD (107.2m)	FROM: Crn Of Coorabin Crs TO: Crn Of Bangalee Crs	TOORMINA	metres	150		
236916 TOORMINA RD (192.9m)	FROM: Crn Of Minorie Dr TO: Opp House No 14	TOORMINA	metres	150		
237398 TOORMINA RD (836.1m)	FROM: Crn Of Linden Ave TO: 15Mtrs South Of House No	TOORMINA	m2	300		
237397 TOORMINA RD (336.4m)	FROM: Crn Of Mirroola Crs TO: 15 Mtrs South Of House N	TOORMINA	m2	300		
237397 TOORMINA RD (336.4m)	FROM: Crn Of Mirroola Crs TO: 15 Mtrs South Of House N	TOORMINA	m2	225		
237397 TOORMINA RD (336.4m)	FROM: Crn Of Mirroola Crs TO: 15 Mtrs South Of House N	TOORMINA	m2	300		
337157 TOORMINA RD (482.3m)		TOORMINA	m2	150		
236364 SHELTON CL (127.5m)	FROM: Next To House No 14 TO: Lyons Rd	TOORMINA	m2	300		
236357 LYONS RD (250.5m)	FROM: Crn Of Mcfadyn St TO: Rear Of 56 Bower Crs	TOORMINA	m2	150		
236355 BANGALOW TCE (92.4m)	FROM: Beside No 9 Bangalow Tce TO: Lyons rd	SAWTELL	m2	1,500		
337019 SECOND AVE S (41m)		SAWTELL	m2	300		
337170 LYONS RD (150.8m)		SAWTELL	m2	300		
337170 LYONS RD (150.8m)		SAWTELL	m2	1,500		
337170 LYONS RD (150.8m)		SAWTELL	m2	450		
236906 BORONIA ST (34.4m)	FROM: TO: SAME NUMBER	SAWTELL	metres	600		
337114 ARRAWARRA HDLND RD (893m)		MULLAWAY	m2	189,000	200,000	year 10
236650 PACIFIC ST (905.1m)	FROM: Crn Of Coral St TO: House No 95	CORINDI BEACH	m2	2,100		
236651 CORAL ST (223.6m)	FROM: Pacific St TO: Red Rock Rd	CORINDI BEACH	m2	450		

10 year guardrail renewal program

Category Name	Asset Number	Road Name	Condition Index	Replacement Cost	available funds with srv \$	year
Guard Rails (alh)	236192	HOGBIN DR	4.5	\$10,927	30,000	year 1
Guard Rails (alh)	236193	HOGBIN DR	4.5	\$13,112		
Guard Rails (alh)	236245	ISLAND LOOP RD NTH	4.5	\$9,179	60,000	year 2
Guard Rails (alh)	236246	ISLAND LOOP RD NTH	4.5	\$8,742		
Guard Rails (alh)	236182	LOWER BUCCA ROAD	4	\$71,681	110,000	year 3
Guard Rails (alh)	236230	OLD BUCCA RD	4	\$30,596		
Guard Rails (alh)	236249	CORAMBA RD	3	\$32,344	110,000	year 4
Guard Rails (alh)	236250	CORAMBA RD	3	\$158,223		
Guard Rails (alh)	236151	EASTBANK RD	3	\$9,179	110,000	year 5
Guard Rails (alh)	236152	EASTBANK RD	3	\$14,861		
Guard Rails (alh)	236203	FOURTH AVE	3	\$3,497		
Guard Rails (alh)	236167	MANNING AVE	3	\$5,682		
Guard Rails (alh)	236208	SHEPHARDS LANE	3	\$20,980		
Guard Rails (alh)	236125	CORAMBA RD	2	\$100,091	110,000	year 6
Guard Rails (alh)	236126	CORAMBA RD	2	\$129,813	110,000	year 7
Guard Rails (alh)	236204	CORAMBA RD	2	\$34,966	110,000	year 8
Guard Rails (alh)	236214	CORAMBA RD	2	\$162,594	110,000	year 9
Guard Rails (alh)	236215	CORAMBA RD	2	\$13,987		
Guard Rails (alh)	236217	CORAMBA RD	2	\$27,973		
Guard Rails (alh)	236218	CORAMBA RD	2	\$62,940	110,000	year 10
Guard Rails (alh)	236221	CORAMBA RD	2	\$32,344		
Guard Rails (alh)	236222	CORAMBA RD	2	\$67,310		
Guard Rails (alh)	236209	JAMES SMALL DR	2	\$5,245		
Guard Rails (alh)	236210	JAMES SMALL DR	2	\$5,682		
Guard Rails (alh)	236144	LOWER BUCCA ROAD	2	\$10,927	note: without the srv, no guard rail could be replaced without grant or other funding	
Guard Rails (alh)	236145	LOWER BUCCA ROAD	2	\$10,490		
Guard Rails (alh)	236146	LOWER BUCCA ROAD	2	\$18,357		
Guard Rails (alh)	236147	LOWER BUCCA ROAD	2	\$17,046		
Guard Rails (alh)	236148	LOWER BUCCA ROAD	2	\$14,424		
Guard Rails (alh)	236180	LOWER BUCCA ROAD	2	\$59,006		
Guard Rails (alh)	236181	LOWER BUCCA ROAD	2	\$52,887		
Guard Rails (alh)	236238	MOUNT BROWNE RD	2	\$5,245		
Guard Rails (alh)	236239	MOUNT BROWNE RD	2	\$5,682		
Guard Rails (alh)	236120	PACIFC HWY	2	\$6,993		
Guard Rails (alh)	236121	PACIFC HWY	2	\$28,847		
Guard Rails (alh)	236123	SAWTELL RD	2	\$36,278		
Guard Rails (alh)	236206	SHEPHARDS LANE	2	\$2,622		
Guard Rails (alh)	236168	CENTRAL BUCCA RD	1	\$14,424		
Guard Rails (alh)	236169	CENTRAL BUCCA RD	1	\$13,987		
Guard Rails (alh)	236170	CENTRAL BUCCA RD	1	\$3,934		
Guard Rails (alh)	236171	CENTRAL BUCCA RD	1	\$3,497		
Guard Rails (alh)	236172	CENTRAL BUCCA RD	1	\$27,099		
Guard Rails (alh)	236173	CENTRAL BUCCA RD	1	\$34,092		
Guard Rails (alh)	236174	CENTRAL BUCCA RD	1	\$17,046		
Guard Rails (alh)	236175	CENTRAL BUCCA RD	1	\$79,986		
Guard Rails (alh)	236198	COFFS	1	\$57,695		
Guard Rails (alh)	236199	COFFS	1	\$1,748		
Guard Rails (alh)	236200	COFFS	1	\$20,980		
Guard Rails (alh)	236312	COFFS	1	\$20,543		
Guard Rails (alh)	236127	CORAMBA RD	1	\$58,569		
Guard Rails (alh)	236128	CORAMBA RD	1	\$35,403		
Guard Rails (alh)	236129	CORAMBA RD	1	\$16,172		