

Strategy and Assets Committee

Meeting Date: Tuesday, 12 June, 2018
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 5.00pm

Membership (Quorum - 5)
Clr John Wells - Chairperson
Clr Bob Proudfoot
All Councillors
General Manager or nominee

Addendum Agenda

Reports

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SA18.154 Pilot Project- Council Land Review Sanctuary Point

HPERM Ref: D18/163855

Group: Assets & Works Group
Section: Business & Property

Attachments: 1. Map - Pilot Project Area [↓](#)
2. SA17.157 Shoalhaven City Council Property Strategy - Public Exhibition
[↓](#)

Purpose / Summary

This report provides Council with the opportunity to endorse Sanctuary Point as the location of the Land Review Pilot Project to test the outcomes proposed in the Shoalhaven City Council Property Strategy.

Recommendation

That:

1. Council endorse Sanctuary Point as the location of the Land Review Pilot Project;
2. Staff engage with the community and residents of Sanctuary Point to identify:
 - a. community expectations with regard to parks and reserves;
 - b. the appetite of the community to dispose of some Community land to fund improvements to underutilised or underembellished parks and reserves;
3. Staff undertake detailed investigation of Community land within the Pilot Area including those identified in the *Community Infrastructure Strategic Plan 2017-2036* to identify which land may be suitable for full or partial disposal; and
4. Council receive a further report detailing outcomes of the community consultation and the detailed investigation of land.

Options

1. Resolve as recommended.

Implications: Key outcomes recommended in the Shoalhaven City Council Property Strategy will be delivered. Council will be provided with an opportunity to engage with the community of Sanctuary Point and to make recommendations regarding the parks and reserves that are not meeting residents' expectations.

2. Not resolve as recommended and resolve along the following lines:

"That the General Manager (Director Works and Assets) prepares a report that identifies an alternative pilot area to Sanctuary Point as the preferred location of the Land Review Pilot Project."

Implications: Council will be provided with an opportunity to engage with the community of another locality and to make recommendations regarding the parks and reserves that are not meeting residents' expectations.

Background

In 2015 the Council Land Review was initiated as a joint task between various sections of Council to undertake an audit of all Council owned land. The Property Unit completed the Land Review in 2017.

The [Shoalhaven City Council Property Strategy](#) was drafted in late 2016 and considered at the Strategy and Assets Committee meeting on 13 June 2017, where Council resolved as follows (*vide minute no MIN17.505*):

That

1. *Council place on public exhibition the draft Shoalhaven City Council Property Strategy for a minimum of 28 days for comment.*
2. *Should Council receive no objections or submissions that would mean only a minor alteration to the Strategy, then the Strategy be deemed adopted at the conclusion of the submission period.*
3. *Should Council receive submissions that are considered to have a significant effect on the Strategy then a further report be presented to Council.*

The report presented to the Strategy and Assets Committee is provided for Councillors' information as attachment 2.

Key Outcomes of the Property Strategy

- Define one area to conduct a Pilot Project to:
 - test the findings of the Land Review and implementation of the Strategy and;
 - test the recommendations from Council's other Plans including the *Community Infrastructure Strategic Plan 2017-2036*;
 - gather feedback on the community's priorities;
 - identify the availability and suitability of Council owned land parcels in the suburb; and
 - gauge community support for funding quality improvements in their suburb, by selling some or part of the Council owned land that is not meeting the Community's current needs.

Location – Pilot Area

The Pilot Area is defined as all land within the suburb of Sanctuary Point and also includes land between The Basin Rd, Island Point Rd, The Wool Rd and St Georges Basin (refer Attachment 1).

It should be noted that as the pilot implementation progresses it may become necessary to consult or consider properties on the edges on the Pilot Area. Hence the boundaries should not be considered as hard boundaries.

Council Land within the Pilot Area

Land Classification	No. of Council Properties	Total Area
Community Land	148	62.2 ha
Operational Land	31	41.9 ha
TOTAL	179	104.1 ha

Community Infrastructure Strategic Plan 2017-2036 (CISP)

Delivering upon the recommendations of the CISP is a key driver of the Property Strategy as well as the selection of Sanctuary Point as the location of the Pilot Project. Sanctuary Point is located within Planning Area Three within the CISP. Sports and recreation parks within Planning Area Three were described in the CISP as follows:

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

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

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

Community Sport & Recreation Infrastructure

Among the 148 Community land parcels within Sanctuary Point there are:

- 3 district sports parks
- 3 district recreation parks
- 2 local recreation parks

Open Space Requirements for Sanctuary Point

Sanctuary Point has a current population of 7,407 and a forecast population of 7,709 by 2036. The CISP identified an overall surplus of open space (both sports and recreation) within Planning Area Three. Using best practice, the following are the provision standards for open space as applied to Sanctuary Point.

Open Space Type	Hierarchy	Provision Standard	Area Required (based on 2036 forecast population)
Recreation Parks	Local	0.5ha per 1,000 people	3.85ha
	District	0.6ha per 1,000 people	4.62ha
	Regional	0.2ha per 1,000 people	1.54ha
Sports Parks	District	1.3ha per 1,000 people	10.01ha
	Regional	0.6ha per 1,000 people	4.62ha
TOTAL OPEN SPACE REQUIRED – SANCT. POINT			24.64ha
TOTAL AREA- ALL COMMUNITY LAND- SANCT. POINT			62.2ha

The above is a high level assessment of open space within Sanctuary Point and lends weight to Sanctuary Point being an ideal locality to use for the Pilot Project. Specifically the detailed review of Council land in the Pilot Area is seeking to identify land which offers limited recreational use by the community and may present opportunities for divestment and/or conversion to another purpose.

Delivering Community Outcomes - Community Consultation

The community consultation undertaken for the CISP identified a number of opportunities to embellish sport and recreation spaces within Sanctuary Point. Of late there has also been an upswell of support for improvements to Council facilities including foreshore reserve activation and the creation of a boardwalk at Larmer Ave Reserve.

Further community consultation within the Pilot Project is proposed to gather feedback on the community's recreation priorities and to gauge community support for funding quality improvements to open spaces in their suburb, by selling some of the Council owned land that is not meeting the Community's current recreation needs.

Possible Future Disposals

Should the community engagement and the detailed property investigation identify any Community land deemed to be surplus to needs, no such Community land can be sold without extensive community support, reclassification and possibly rezoning (via a Council endorsed Planning Proposal). It should be noted that as per the adoption of the CISP at Council's Strategy & Assets Committee meeting on 21 February 2017, Council resolved in part (MIN17.103 (8)):

"Before Council plans to sell, rationalise, or close any park, reserve or community hall that it be the subject of a separate report to Council."

Community Engagement

A community engagement plan will be drafted as a result of this report prior to any community engagement.

Policy Implications

The recommendations of this report are in accordance with POL16/256 - *Development and/or Disposal of Council Lands*.



SA17.157 Shoalhaven City Council Property Strategy - Public Exhibition

HPERM Ref: D17/109720

Group: Assets & Works Group

Attachments: 1. Draft Shoalhaven City Council Property Strategy (under separate cover)

Purpose / Summary

To inform Council of the intention to place on public exhibition the draft Shoalhaven City Council Property Strategy (Attachment A).

Recommendation (Item to be determined under delegated authority)

That

1. Council place on public exhibition the draft Shoalhaven City Council Property Strategy for a minimum of 28 days for comment.
2. Should Council receive no objections or submissions that would mean only a minor alteration to the Strategy, then the Strategy be deemed adopted at the conclusion of the submission period.
3. Should Council receive submissions that are considered to have a significant effect on the Strategy then a further report be presented to Council.

Options

1. Resolve as recommended.

Implications: This will enable council to invite community opinion on council's proposed property management and dealings.

2. Not resolve as recommended and provide further directions to staff.

Background

The Property Strategy provides a 'whole-of-Council' framework for the sound management of property assets and sets out guiding principles to ensure the property portfolio supports Council's service delivery objectives as defined in Council's Community Strategic Plan "Shoalhaven (CSP) 2023", Delivery Program and Operational Plan (DPOP) and the Community Infrastructure Strategic Plan 2016-2036.

It also supports the advice in 2015 from the Department of Planning and Environment to Council that any future Planning Proposals must be supported by an overarching property strategy. Acting upon this advice, the Council Land Review project was initiated, incorporating various sections of Council and led by Strategic Planning and the Property Unit. One of the key objectives of the Council Land Review project was the creation and adoption of a Property Strategy.

The Property Strategy:

- Sets a forward looking strategic agenda
- Develops a coordinated response to the use of Council owned and controlled property
- Helps in the assessment of how being commercial in our property dealings can meet the existing and emerging community needs and its contribution to Council's income earning capacity.

The purpose of the Property Strategy is to establish an approach to property based on a clear understanding of the requirements of Council and the services it delivers combined with best value in property management and development.

The Property Strategy provides an integrated framework for all elements of property ownership:

- Identifying non-ownership alternatives to property solutions (e.g. leases, community partnerships etc.)
- Owning property – to understand what property is owned and why it is owned
- Managing property – ensuring comprehensive data on all property assets (e.g. zoning, classification, easements, vegetation management plans, acquisition/use history, lifecycle costs, commercial potential etc.) is readily available to inform decisions
- Investing in property – ensuring the necessary financial resources are available to secure new assets and that commercial returns are market based, competitive and sustainable
- Releasing property – making commercial decisions about when and why to dispose of property that has no further purpose in Council ownership (Council determined surplus and non-performing assets)

KEY OUTCOMES OF THE PROPERTY STRATEGY

The Property Strategy provides a 'whole of Council' framework for the management of Council's property assets. Key outcomes include:

- Achieve a balance of strategic, commercial and community benefit
- Maximise the value of Council's property resources
- Deliver on the aims and objectives set out in Council's plans and strategies such as Shoalhaven Local Environment Plan (LEP) 2014, Shoalhaven Development Control Plan (DCP) 2014.

Community Engagement

Although Council has an extensive property portfolio (over 3,400 lots under its ownership or management) it does not have a comprehensive strategy which guides decisions on this valuable asset group.

The adoption of the Property Strategy is a landmark opportunity for Council to establish a clear vision for future management of its property holdings. As the custodian of public land, Council needs to support the community input in its management.

Community Engagement will play a very important role in any future land proposals.

Financial Implications

The Property Strategy establishes a framework for the future efficient and effective management of Council's property portfolio to increase financial returns to Council and to support investment.

SA18.155 Public Amenity Priority List

HPERM Ref: D18/185569

Group: Assets & Works Group

Attachments: 1. Full List - Draft - Public Amenities - Priority List May 2018 [↓](#)

Purpose / Summary

The purpose of this report is to allow Council to consider updating the priority list for Public Amenities (toilets) Buildings prior to the list being published for public comment. (It includes new, replacement, refurbishment, extension and decommission projects.)

The adoption of a priority list is not to commit funding but to signal Council's funding intentions to guide staff and the community in the preparation of draft annual budgets, maintenance activities and long term financial planning.

This priority list will ultimately be the output of the Core Asset Management Plan – Public Amenities (toilets). The Asset Management Plan (AMP) was last revised and adopted by Council in 2014 and is currently being reviewed and updated.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Adopt the draft Public Amenity Top 20 Priority List.
2. Advertise the draft priority list (Trim Ref D18/184686) for a minimum of 28 days and consider the feedback in a future report to Council.

Options

1. That Council adopt the draft Public Amenity Top 20 Priority List. Council advertise the draft priority list (Trim Ref D18/184686) for a minimum of 28 days and consider the feedback in a future report to Council.

Implications: Allows Council to seek community comment on the listed priorities.

2. That the General Manager (Director Assets and Works) arrange a workshop of Councillors and appropriate staff to work through the Public Amenity Priority List and report the outcome of that workshop back to a future meeting of Council for consideration.

Implications: Allows further discussion with Councillors before adopting the draft list of priority works.

Top 20 priority list for public amenities

Priority List	Suburb	Location	Proposal	Estimated Capital co	Proposed financial year	Finance 20 year Budget
1	Sanctuary Point	Clifton Reserve	Single unisex facilities for person	50000	2017/18	50000
2	Bendalong	Boat Ramp	Four unisex facilities with two for persons with disabilities	\$200,000	2017/18	\$ 162,000
3	Culburra Beach	Curleys Beach Reserve - Prince Edward Ave	Single unisex facilities for persons with disabilities	\$75,000	2017/18	\$ 75,000
4	Berry	Apex Park	Decommission existing toilets for new CBD toilets	\$300,000	2018/19	\$ 300,000
5	Cudmirrah	Errol Bond reserve - Goonawarra Drive	Twin unisex facilities for persons with disabilities	\$200,000	2018/19	\$ 200,000
6	Sussex Inlet	Chris Creek	Twin unisex facilities for persons with disabilities	\$180,000	2018/19	\$ 180,000
7	Hyams Beach	Southern/ Seamans Beach	extend two unisex facilities	\$123,400	2019/20	
8	Erowal Bay	Fire Station Reserve	Twin unisex facilities for persons with disabilities	\$120,000	2019/20	\$ 307,500
9	Hyams Beach	Hyams reserve/ Chinamans beach	Four unisex facilities with two for persons with disabilities	\$250,000	2020/21	
10	Shoalhaven Heads	Surf Club (Gumley Reserve)	Twin unisex facilities for persons with disabilities	\$120,800	2020/21	\$ 314,000
11	Vincentia	Plantation Point Parade Plantation Point	Four unisex facilities with two for persons with disabilities	\$180,000	2021/22	
12	Nowra	Endeavour park	Replace new location - single use unisex facility	\$50,000	2021/22	\$ 320,000
13	Hyams Beach	Boat ramp	Four unisex facilities with two for persons with disabilities	\$280,000	2022/23	
14	Burrill Lake	McDonald Parade	Remove - Lions park provides a link with pedestrian activity - 300mts to next toilet	\$10,250	2022/23	\$ 326,000
15	Narrawallee	Adj Lake Entrance	Four unisex facilities with two for persons with disabilities	\$180,000	2023/24	\$ 333,000
16	Ulladulla	Boree Street	Four unisex facilities with two for persons with disabilities including a lift and change facility	\$400,000	2024/25	
17	Ulladulla	Green Street	Decommission when Boree Street public amenities are replaced	\$10,800	2024/25	\$ 340,000
18	Mollymook Beach	North end - Beach Road	Four unisex facilities with two for persons with disabilities and storage for lifeguards	\$220,000	2025/26	\$ 347,000
19	Culburra Beach	Surf Club	Twin unisex facilities for persons with disabilities	\$123,400	2025/26	
20	Callala Beach	Callala Beach Rd	Twin unisex facilities for persons with disabilities	\$100,000	2026/27	

SA18.155

Background

Council owns approximately \$3.7 billion in infrastructure assets and the asset base is constantly growing.

The maintenance, along with capital works (new, replacement, refurbishment, extension and decommission) of assets is a complicated process and unless managed effectively can become inefficient and costly.

Various AMPs have been adopted since 2005 (currently 36). The International Infrastructure Management Manual (IIMM) has a measure on a maturity index from (Unaware to Aware to Basic to Core to Intermediate to Advanced) for AMPs. The majority of adopted AMPs are at an asset maturity level of aware to basic. Core AMPs have a ten-year forecast and it is proposed to have this financial forecast integrated within the long term financial plan (LTFP).

The foundation of a core AMP is as follows:

1. Defining levels of service (LOS) – lists the services/responses and the extent to which each service/response is to be provided by Council for each asset type

2. Future demand – identifies drivers, forecasts, impact on assets, management plans and asset programs to meet demand. This section will often refer to outputs from Integrated Strategic Infrastructure Planning documents (i.e. Highway strategies, arterial road strategies, Zoning Plans etc).
3. Life cycle management – how Council will manage its existing assets (i.e. renew/upgrade/decommission) to provide the required services efficiently and effectively.
4. Risk management practices – how the organisation will assess and manage the risks that assets are exposed in particular what preventative measures and trade-offs are appropriate.
5. Financial Summary – Strategy and forecasts for whole of life costings, including what funds are required to provide the required services.
6. Asset Management Improvement Plan (AMIP). Monitoring – how the Plan will be monitored to ensure it is meeting Council's objectives.

One of the key outcomes of each AMP is to produce a 20-year Capital Spend Plan for new works and renewal works. Efforts are now being focused to continue developing the 36 existing AMPs and others identified. It is expected that each AMP will have the following generic information available by the end of the 2019/20 financial year.

Executive Summary

Description of Services and Key/Critical Assets

Basic asset inventory information

Top Down condition and performance description

Current funded levels of service

Future Demand forecasts

1. Operational and Maintenance Budget
2. Renewal Budget (with 10 year works program)
3. Growth Budget (with 10 year works program)

Whilst the (AMP) development emphasis is underway, Council will need to continue the practice of allocating annual budgets from adopted programs, or "Priority Lists".

Shoalhaven City currently provides 119 public amenities buildings and the current replacement cost is \$14,370,126.

The condition of the public amenities is summarised as follows:

Condition Number Percentage

1- Good/Very Good	50.4%
2- Fair	19.7%
3- Poor/Very Poor	29.9%

It is noted that there have been changes to the priority list from 2014, with Sanctuary Point – Clifton Reserve and Culburra Beach – Curleys Reserve being embellished, funding grants for improvements to pedestrian access at Sussex Inlet – Chris Creek, and recent Notices of Motion (NOM) in relation to public amenities which need to consider the reprioritising the priority strategy list from the adopted 2014 AMP. This is an opportunity to update Public Amenity (toilet) Priority List prior to readoption of the AMP.

At the Ordinary meeting on the April 2018 Council resolved as follows (*via minute no MIN18.303*)

That Council:

1. *Negotiate with the Trustees of the Tomerong School of Arts to procure a site within the grounds of the School of Arts to build a public toilet.*
2. *Investigate the use of section 94 contributions for the construction of the public toilet.*

A further refinement of the list will be made if necessary at the conclusion of these negotiations.

Consideration

A weighted average index was adopted in the 2014 AMP and has been further reviewed to assist in strategizing the priority list. A further analysis has been undertaken of towns and commercial shopping precincts.

The attached priority list is proposed to have a timely intervention and to manage the assets in line with efficient funding patterns (see Attachment 1).

This allows Council to consider the allocation of funds in an effective manner until the Core Asset Management Plan reaches the level of detail that will see it influence the Ten Year Financial Plan with a degree of certainty giving regard to Levels of Service and Council's acceptable revenue stream.

Council does provide toilets at sporting precincts as well, but these are only included when open for public use.

For Councillors' convenience, a summarised version of the table containing the top 20 is provided above. It is proposed that this list will be the list that will be advertised.

Community Engagement

Engagement is undertaken with each community consultative body when public amenities in their area is on the top 10 priority list

Policy Implications

The adoption of this priority list will assist Council staff to further refine the Core Asset Management Plan – Public Amenities (toilets), which will enable its review and updating for adoption and help it align it to Council's LTFP.

Financial Implications

The projects allocated in the current 2017/2018 budget are Clifton Reserve Sanctuary Point (started), Bendalong Boat Harbour (commencement in June 2018), and Culburra Beach Curleys Bay (Community are building). At this stage the allocated funding is still considered sufficient.

The current draft of the 2018/2019 budget has an allocation of Berry CBD, community consultation including public meeting, community have requested for Apex Park. SRV Cudmirrah Errol Bond reserve - Goonawarra Drive.

The adoption of this priority list will not have annual financial implications; it will however signal Council's intentions and this will guide staff and the community in the preparation of draft annual budgets.

As outlined above the adoption of this priority list will ultimately assist Council to refine its ten-year LTFP and thus manage the asset demands for scarce financial resources.

A summary of the current budget v priority list is as follows.

Financial year	Financial year Budget	Estimated capital cost	Funding gap
2017/18	\$287,000	\$325,000	-\$38,000
2018/19	\$680,000	\$680,000	\$0
2019/20	\$307,500	\$243,400	\$64,100
2020/21	\$314,000	\$370,800	-\$56,800
2021/22	\$320,000	\$230,000	\$90,000
2022/23	\$326,000	\$290,250	\$35,750
2023/24	\$333,000	\$180,000	\$153,000
2024/25	\$340,000	\$410,800	-\$70,800
2025/26	\$347,000	\$343,400	\$3,600
2026/27	\$354,000	\$382,000	-\$28,000
2027/28	\$361,000	\$468,920	-\$107,920
	\$3,969,500	\$3,924,570	\$44,930

The above indicates a surplus of \$44,930 in the LTFFP over the next 10 years.

Risk Implications

Funding model will not match priority list.

Public Amenity Strategy as at 2017/18

Priority List	Suburb	Location	Proposal	Proposed strategy	Estimated Capital cost	Reason	Proposed financial year	Finance 20 year Budget	Ideal Asset Register replacement year	Existing disabilities com	Financial year Budget	Estimated capital cost	Funding gap	ward
1	Sanctuary Point	Clifton Reserve	Single unisex facilities for persons with disabilities	New	\$50,000	Learn to ride	2017/18	\$ 50,000	New	New	2017/18	\$ 287,000	\$ 325,000 - \$ 38,000	2
2	Bendalong	Boat Ramp Curleys Beach Reserve - Prince Edward Ave	Four unisex facilities with two for persons with disabilities	Replace - New Location	\$200,000	Near end of useful life - high utilisation tourism	2017/18	\$ 162,000	2018	No				3
3	Culburra Beach		Single unisex facilities for persons with disabilities	New	\$75,000	New park being embellished	2017/18	\$ 75,000	New	New				2
4	Berry	Apex Park	Decommission existing toilets for new CBD toilets	Replace - Improved	\$300,000	Proposed to be replaced with funding for new CBD toilets	2018/19	\$ 300,000	2041	No	2018/19	\$ 680,000	\$680,000 \$ -	1
5	Cudmirrah	Errol Bond reserve - Goonawarra Drive	Twin unisex facilities for persons with disabilities	Replace - New Location	\$200,000	Women's toilet demolished and male converted to single unisex	2018/19		2019	No				3
6	Sussex Inlet	Chris Creek Southern/	Twin unisex facilities for persons with disabilities	New	\$180,000		2018/19	\$ 180,000						3
7	Hyams Beach	Seamans Beach Fire Station Reserve	extend two unisex facilities	Extend	\$123,400	High utilisation tourism	2019/20		New	Yes	2019/20	\$ 307,500	\$243,400 \$ 64,100	2
8	Erowal Bay		Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000		2019/20	\$ 307,500	2019	No				2
9	Hyams Beach	Hyams reserve/ Chinamans beach Surf Club (Gumley Reserve)	Four unisex facilities with two for persons with disabilities	New	\$250,000	High utilisation tourism	2020/21		New	New				2
10	Shoalhaven Heads	Plantation Point	Twin unisex facilities for persons with disabilities	Extend & Refurbish	\$120,800		2020/21	\$ 314,000	2020	No	2020/21	\$ 314,000	\$370,800 - \$ 56,800	1
11	Vincentia	Endeavour park	Four unisex facilities with two for persons with disabilities	Replace - Improved	\$180,000	Replace new location -	2021/22		2020	No				2
12	Nowra		single use unisex facility	Replace new location	\$50,000	learn to ride	2021/22	\$ 320,000	2018	No	2021/22	\$ 320,000	\$230,000 \$ 90,000	1
13	Hyams Beach	Boat ramp	Four unisex facilities with two for persons with disabilities	Replace	\$280,000		2022/23		2024	No				2
14	Burrill Lake	McDonald Parade	Remove - Lions park provides a link with pedestrian activity - 300mts to next toilet	Decommission	\$10,250	Low utilisation - operating savings, decommission on completion of Burrill Lake bridge	2022/23	\$ 328,000	2020	No	2022/23	\$ 328,000	\$290,250 \$ 35,750	3
15	Narrawallee	Adj Lake Entrance	Four unisex facilities with two for persons with disabilities	Replace - Improved	\$180,000		2023/24	\$ 333,000	2022	No	2023/24	\$ 333,000	\$180,000 \$ 153,000	3
16	Ulladulla	Boree Street	Four unisex facilities with two for persons with disabilities including a lift and change facility	Replace - Improved	\$400,000		2024/25		2023	Yes				3
17	Ulladulla	Green Street	Decommission when Boree Street public amenities are replaced	Decommission	\$10,800	Low utilisation - operating savings	2024/25	\$ 340,000	2023	No	2024/25	\$ 340,000	\$410,800 - \$ 70,800	3
18	Mollymook Beach	North end - Beach Road	Four unisex facilities with two for persons with disabilities and storage for lifeguards	Replace - Improved	\$220,000		2025/26	\$ 347,000	2025	No				3
19	Culburra Beach	Surf Club	Twin unisex facilities for persons with disabilities	Extend & Refurbish	\$123,400		2025/26		2019	No	2025/26	\$ 347,000	\$343,400 \$ 3,600	2
20	Callala Beach	Callala Beach Rd	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000	Convert male to single unisex for persons with disabilities	2026/27		2026	No				2
21	Shoalhaven Heads	Celia Parade - Curtis Reserve	single unisex for persons with disabilities	Refurbish - male	\$18,000		2026/27		2018	No				1
22	Huskisson	Whitesands park	Lift & change & facilities for persons with disabilities	Extend & Refurbish	\$284,000		2026/27	\$ 354,000		Yes	2026/27	\$ 354,000	\$382,000 - \$ 28,000	2

23	Nowra	Recreation park Francis Ryan Reserve (part of sporting complex)	When park no longer required.	Decommission	\$10,920	Hospital expansion is proposed to occur at this site and the facility will no longer be required with toilets available at the showground	2027/28	2018	No	1
24	Sanctuary Point	Crookhaven Heads Boat Ramp	Refurbish	Refurbish	\$31,000	Public amenity for Sanctuary Point CBD Boat ramp - large cost to connect to sewer facility.	2027/28	2020	Yes	2
25	Culburra Beach	CBD	Twin unisex facilities for persons with disabilities	Replace - Improved	\$200,000		2027/28	2028	No	2
26	Culburra Beach	Boat Ramp - Holden Ave	Twin unisex facilities for persons with disabilities	Replace - New Location	\$120,000		2027/28	2028	No	2
27	Vincentia	Swimming Pool	Twin unisex facilities for persons with disabilities	Replace - Improved	\$107,000		2027/28	2025	No	2
28	Greenwell Point	Foreshore	Refurbish	Refurbish	\$208,000		2028/29	2028	Yes	2
29	Nowra	Stewart Place	Refurbish	Refurbish	\$103,000		2028/29	2028	Yes	1
30	Greenwell Point	Gordon Ravell Park	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000	2018 rugby league competition proposing to start in 2018	2029/30	2029	No	2
31	Berry	Mark Radium Park	Twin unisex facilities for persons with disabilities	Replace - Improved	\$160,000		2029/30	2028	No	1
32	Berry	Berry District Park	Four unisex facilities with two for persons with disabilities including a lift and change facility	New	\$300,000	Park is in planning stages and not constructed	2029/30	New	New	1
33	Sussex Inlet	Neilson Lane Surf Club	Single unisex facilities for persons with disabilities	Replace - Improved	\$48,000			2024	No	3
34	Sussex Inlet	Pacificana Drive	Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000			2025	No	3
35	Milton	Milton Village Green	Twin unisex facilities for persons with disabilities	New	\$180,000	Existing lease for use of building owned by others		New	New	3
36	Milton	Mick Ryan Reserve	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000			2028	No	3
37	Mollymook	Burleigh Way	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000			2025	No	3
38	Bomaderry	Oval/CBD	To include facilities for persons with disabilities	Refurbish	\$56,250			2026	No	1
39	Sussex Inlet	Jacobs Drive	To include facilities for persons with disabilities	Refurbish	\$80,400			2022	No	3
40	Culburra Beach	Lakeside	Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000			2028	No	2
41	Nowra	Cemetery	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000			2025	No	1
42	Swan Haven	Yaroma Ave	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000			2025	No	3
43	Huskisson	Dyball Reserve	Refurbish	Refurbish	\$25,800			2019	Yes	2
44	Nowra	Maritime Museum	Refurbish	Refurbish	\$10,000			2024	No	1
45	Nowra	Davis park	Remove at end of life	Decommission	\$10,000					
46	Shoalhaven Heads	Hay Avenue - Boat Ramp	Remove at end of life	Decommission	\$11,000			2024	No	1
47	Sussex Inlet	Sussex Rd	Twin unisex facilities for persons with disabilities	Replace - Improved	\$110,000			2025	No	3
48	Nowra	Marriott Park	Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000			2027	No	1
49	Bawley Point	Tingara Drive/38 Munamarang Rd, Bawley Point	Single unisex facilities for persons with disabilities	Replace - Improved	\$80,000			2028	No	3
50	Mollymook	Mitchell Parade - SLSC	Refurbish	Refurbish	\$101,400			2028	Yes	3
51	Nowra	Jelly Bean Park	Refurbish	Refurbish	\$73,500			2028	Yes	1
	North Nowra	Egan's Lane	Remove at end of life or when bridge replaced	Decommission	\$10,080			2024	No	1
	Bangalee Basin View	Rotary park	To include facilities for persons with disabilities	Refurbish	\$22,500			2030	No	1
		Bangalee Reserve	Refurbish	Refurbish	\$58,250			2028	Yes	2
	Bawley Point	Johnston St	To include facilities for persons with disabilities	Refurbish	\$45,150			2024	No	3
	Bawley Point	Willinga Point car park -	Single unisex facilities for persons with disabilities	New	\$200,000	Port-A-Loos provided. No services close by		New		3
	Bawley Point	Gannett Beach	Single unisex facilities for persons with disabilities	New	\$15,000	No services close by		New	New	3

Beaumont	Cambewarra Lookout	Refurbish	Refurbish	\$24,750		2037	Yes	1
Bendalong	Washerwoman's Beach Reserve of Holy Street to access Flat rock beach and Monument Beach	Refurbish	Refurbish	\$55,500		2024	Yes	3
Bendalong	Berrara Creek Reserve	Single unisex facilities for persons with disabilities	New	\$140,000	Currently serviced by 4 portaloos in peak season	New	Yes	3
Berrara		Refurbish	Refurbish	\$11,250		2033	Yes	3
Berringer Lake	Boat Ramp	Four unisex facilities with two for persons with disabilities	New	\$100,000	request from Redhead Villages Association (RHVA) currently portaloos provided over peak periods Current agreement to use railway station toilets	New		3
Bomaderry	CBD Lions Park 27	To include facilities for persons with disabilities	New	\$250,000		New	New	1
Burrill Lake	Dolphin Point Rd	Single unisex facilities for persons with	Refurbish	\$68,300		2040	No	3
Burrill Lake	Moore Street reserve/ Boat ramp	Single unisex facilities for persons with	New	\$140,000	Local boat ramp	New	New	3
Callala Bay	Bicentennial Park - Lackensteen	Refurbish	Refurbish	\$24,000		2031	Yes	2
Callala Bay	Boat Ramp - Boorawine Terrace	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000		2032	Yes	2
Callala Bay	Wowly Creek Parks Crescent	Single unisex facilities for persons with disabilities	New	\$140,000	Port-A-Loos provided in peak season. No services close by	New	New	2
Callala Beach	Circle near Community Centre - Quay Rd	Refurbish	Refurbish	\$20,430		2038	Yes	2
Callala Beach	Howell Faulks Reserve	Single unisex facilities for persons with disabilities	Refurbish	\$20,430		2040	Yes	2
Cambewarra	Windermere Drive Reserve	Single unisex facilities for persons with disabilities	New	\$120,000	Ray Abood Sporting Precinct toilet is available Consider if waterway infrastructure is embellished	New	New	1
Conjola Park	Public Hall - part of	Refurbish	Refurbish	\$16,500		New	New	3
Cudmirrah		Refurbish	Refurbish	\$16,500		2026	Yes	3
Culburra Beach	Ocean St	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000		2024	No	2
Culburra Beach	\$1 East Crescent	Refurbish	Refurbish	\$58,250		2030	Yes	2
Culburra Beach	Tilbury Cove	Refurbish	Refurbish	\$24,000		2032	Yes	2
Culburra Beach	Penguins Head Rd	Twin unisex facilities for persons with disabilities	New	\$180,000		New	No	2
Cunjurong Point	Headland	Refurbish	Refurbish	\$58,250		2025	Yes	3
Cunjurong Point	Reserve Ottawa St	Refurbish	Refurbish	\$58,250		2028	Yes	3
Cunjurong Point	Boat Ramp - York St	Refurbish	Refurbish	\$23,400		2025	Yes	2
Curarong	Dolphin Reserve	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000		2019	No	2
Curarong	Abrahams Bosom	Refurbish	Refurbish	\$58,250	\$ 361,000	2027	Yes	2
Curarong	Warrair Cres	Refurbish	Refurbish	\$58,250		2027	Yes	2
Dolphin Point	8 Seaside Parade	Twin unisex facilities for persons with disabilities	Replace improved	\$120,000		2037	No	3
Fisherman's Par	Boat Ramp - Anglers Parade	To include facilities for persons with disabilities	Refurbish	\$37,500		2033	No	3
Fisherman's Par	hazel Robotham reserve	Twin unisex facilities for persons with disabilities	New	\$100,000	Consider decommissioning public toilet at boat ramp if proceeds. Close to services and in reserve with playground	New	New	3
Greenwell Point	Shaw's Creek	Single unisex facilities for persons with	New	\$50,000	Toilet open for public use at Slipway	New	New	2
Huskisson	Near Picture Theatre	Twin unisex facilities for persons with disabilities	Replace - Improved	\$43,500		2020	No	2
Huskisson	Voyager Park	Refurbish	Refurbish	\$67,800		2033	Yes	2
Huskisson	Near Whitesands Holiday Park	Refurbish	Refurbish	\$18,418		2040	Yes	2

Huskisson	Moona Moona Creek	Refurbish	Refurbish	\$37,485		2042	Yes	2
Kangaroo Valley	Hampden Bridge Moss Vale Rd	To include facilities for persons with disabilities	Refurbish	\$45,000		2019	No	1
Kangaroo Valley	Riverside Park	Refurbish	Refurbish	\$24,000		2020	Yes	1
Kangaroo Valley	Showground	Refurbish	Refurbish	\$60,000	\$ 410,000	2034	Yes	1
Kangaroo Valley	Osborne Park	Single unisex facilities for persons with disabilities	Refurbish					
Kangaroo Valley	NE of Hampden Bridge	Single unisex facilities for persons with disabilities	New	\$100,000	Public amenity on south side - minimal Infrastructure	New	New	1
Kings Point	Parkland reserve	Single unisex facilities for persons with disabilities	New	\$100,000		New	New	3
Kioloa	Sports Field	Refurbish	Refurbish	\$25,600		2024	Yes	3
Kioloa	Boat Ramp - Scern Drive(part of RVCP building)	Refurbish	Refurbish	\$65,000		2024	Yes	3
Lake Conjola	Part of Tennis Shelter	Remodel to convert to 2 unisex with 1 for persons with disabilities	Remodel	\$24,000	\$ 320,000	2021	Yes	3
Lake Conjola	Boat Ramp	Refurbish	Refurbish	\$23,400		2025	Yes	3
Lake Tabourie	Princes Hwy	To include facilities for persons with disabilities	Refurbish	\$53,400		2033	No	3
Lake Tabourie	Beach St	Twin unisex facilities for persons with disabilities	Replace - Improved	\$100,000		2037	No	3
Manyana	The Bulwark	To include facilities for persons with disabilities	Refurbish	\$37,500		2028	No	3
Manyana	Yulunga Reserve	To include facilities for persons with disabilities	Refurbish	\$37,950	\$ 418,000	2035	No	3
Manyana	Inyadda Beach	To include facilities for persons with disabilities	Refurbish	\$23,400		2041	No	3
Milton	Showground	To include facilities for persons with disabilities	Refurbish	\$56,250		2023	No	3
Milton	Princes Hwy - Anglican Church	To include facilities for persons with disabilities	Renew Lease	\$0		2026	No	3
Milton	Princes Hwy - CBD	To include facilities for persons with disabilities	Refurbish	\$63,000		2026	No	3
Mollymook	Mollymook reserve - All inclusive play station	Refurbish	Refurbish			2042	Yes	3
Mollymook	Mollymook oval - Part of sporting building	To include facilities for persons with disabilities	no refurbish in Conquest	\$94,800		2035	No	3
Myola	Boat Ramp	Twin unisex facilities for persons with disabilities plus septic tank	Renew	\$120,000	port-A-Loo provided in Peak season. No services close by	2028	No	2
Myola	Break wall	Single unisex facilities for persons with disabilities	New	\$200,000		New	New	2
Narrawallee	Matron Porter Drive - South	Refurbish	Refurbish	\$58,250		2024	Yes	3
Narrawallee	South Narrawallee Beach	Single unisex facilities for persons with disabilities	New	\$180,000	Two public amenities for beach (north and mid) Beach access only	New	New	3
North Nowra	Greys Beach Boat Ramp	Refurbish	Refurbish	\$56,250		2025	Yes	1
North Nowra	CBD	Twin unisex facilities for persons with disabilities	New	\$100,000	Shopping precinct privately owned - Toilets available for patron use.	New	New	1
Nowra	Harry Sawkins Park	Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000		2027	Yes	1
Nowra	Lyrebird Park (part of sporting complex)	To include facilities for persons with disabilities	Refurbish	\$35,550		2030	No	1
Nowra	Marromates Reserve - near former sailing club	To include facilities for persons with disabilities	Replace - Improved	\$91,600		2035	Yes	1
Nowra	Showground men/ladies	To include facilities for persons with disabilities	Refurbish	\$48,900	\$ 441,000	2039	No	1
Nowra	Nowra Gateway Park	Four unisex facilities with two for persons with disabilities including a lift and change facility	New	\$300,000	Park is in planning stages and not constructed	New	New	1

Nowra	Paringa park	Single unisex facilities for persons with disabilities	New	\$100,000	Propose to include in non motorised water sports building addition Shopping centre and associated carpark owned by 2 investors. No SCC land available	New	New	1
Nowra	Kalander Street - Shopping Centre	Twin unisex facilities for persons with disabilities	New	\$100,000		New	New	1
Old Errowal Bay	Prentice Avenue Reserve	Single unisex facilities for persons with disabilities	New	\$100,000		New	New	2
Orient Point	Boat Ramp	To include facilities for persons with disabilities	Refurbish	\$58,250		2031	No	2
Orient Point	Orient Point Wetlands	New	New	\$60,000	Already a toilet in Orient Point			2
Sanctuary Point	Paradise Beach	Refurbish	Refurbish	\$48,750		2027	Yes	2
Sanctuary Point	Walmer Ave John Williams Reserve	Refurbish	Refurbish	\$48,750		2031	Yes	2
Sanctuary Point	Palm Beach	Refurbish	Refurbish	\$58,250		2039	Yes	2
Shoalhaven Hea	Vic Zealand Reserve (part of Hea-sporting complex)	Refurbish (Building up for renewal in 2027)	Refurbish	\$98,000		2024	Yes	1
Shoalhaven Hea	River Entrance - River Rd	Remodel to convert to 3 unisex for persons with disabilities	Remodel	\$63,000		2028	Yes	1
Shoalhaven Hea	Wharf Road	Remodel to convert to 2 unisex for persons with disabilities	Remodel	\$48,750		2030	No	1
Shoalhaven Hea	Jerry Bailey Reserve	Single unisex facilities for persons with disabilities	New	\$100,000	Propose to extend Gumley reserve facilities which are 250 metres away	New	New	1
South Nowra	Rotary Park King Fisher Reserve Island Pt	Twin unisex facilities for persons with disabilities	Replace - Improved	\$120,000		2027	No	1
St Georges Basir	Rd boat ramp	Refurbish	Refurbish	\$23,400		2025	Yes	3
St Georges Basir	Blackett Park - Lachlan Cres	Twin unisex facilities for persons with disabilities	Replace - New Location	\$130,000		2043	No	3
St Georges Basir	Island Point Shopping Precinct	Single unisex facilities for persons with disabilities	New	\$100,000		New	New	3
Sussex Inlet	Finkemagel Reserve - Part of sporting complex	Refurbish	Refurbish	\$31,100		2025	Yes	3
Sussex Inlet	Thompson St - Part of sporting Cinema - back of - Jacobs Drive	To include facilities for persons with disabilities	Refurbish	\$39,000		2026	No	3
Sussex Inlet	Lions Park	Refurbish	Refurbish	\$49,979		2030	Yes	3
Sussex Inlet	Edgewater Ave Carpark	Refurbish	Refurbish	\$36,000		2030	Yes	3
Sussex Inlet	Intersection - corner of Princess Highway	Single unisex facilities for persons with disabilities	New	\$150,000	Rest stops provide by RMS to north and south	New	New	3
Swan Haven	Ski Beach Boat Ramp - The Springs Rd	Refurbish	Refurbish	\$24,000		2035	Yes	3
Tomerong	Shopping Centre	Single unisex facilities for persons with disabilities	New	\$100,000	Village with one shop. Negotiate with Public hall	New	New	2
Ulladulla	Part of Lighthouse Oval- Deering St	To include facilities for persons with disabilities	Refurbish	\$37,500		2022	No	3
Ulladulla	Top of the Town car park	Refurbish	Refurbish	\$23,400		2027	Yes	3
Ulladulla	Rotary park - Crescent St	Refurbish	Refurbish	\$75,000		2030	Yes	3
Ulladulla	Harbour Foreshore	Refurbish	Refurbish	\$75,000		2035	Yes	3
Ulladulla	South St - east carpark	Remodel		\$88,250		2040	Yes	3
Ulladulla	Ulladulla Harbour - near sea pool	Refurbish	Refurbish	\$45,000		2041	Yes	3
Ulladulla	Racecourse Creek Reserve	Single unisex facilities for persons with disabilities	New	\$150,000	Beach access only	New	New	3
Ulladulla	Rennies Beach	Single unisex facilities for persons with disabilities	New	\$120,000	Close to Lighthouse oval	New	New	3
Vincentia	Vincentia mall	Refurbish	Refurbish	\$48,150		2029	Yes	2

Vincentia	Blenheim Beach - Elizabeth drive Pacific City Reserve at Bayswood	To include facilities for persons with disabilities	Refurbish	\$41,250		2030	No	2
Vincentia		Twin unisex facilities for persons with disabilities	New	\$140,000	report to SAAC to provide access for persons with disabilities in wheelchairs to the beach	New	New	2
Vincentia	Plantation Point Parade Plantation Point	Lift & change & facilities for persons with disabilities	New	\$140,000		New	No	2
West Nowra	Thompson Point Boat ramp - Frank Lewis Way	Single unisex facilities for persons with disabilities	New	\$120,000	Rock climbing	New	No	1
Woolamia	Rayleigh Drive Reserve - access by Sullivan Street	Refurbish	Refurbish	\$58,250		2028	Yes	2
Worrigee		Twin unisex facilities for persons with disabilities	New	\$140,000		New	New	2
Wrights Beach	Off Fisher Street	Single unisex facilities for persons with disabilities	New	\$100,000	Boat ramp	New	New	2
Sites	153	Totals		\$14,188,910		\$ 5,419,500		

Scenario	Funding Gap
Scenario 1 - Current 20year budget	\$8,549,410

Percentage of required