

Coffs Harbour City Council

Buildings Asset Management Plan

2014 to 2024



Document Control

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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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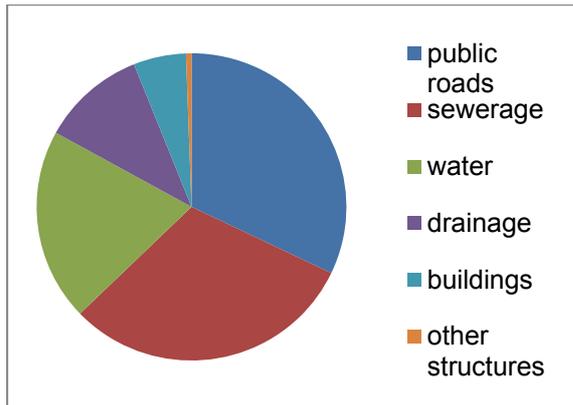
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1. Executive Summary

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”.

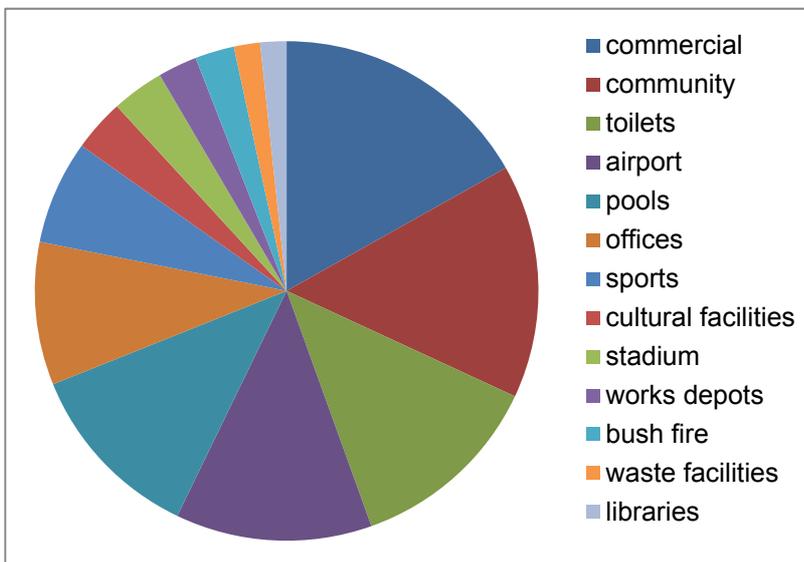
Council’s annual financial statements tell the story with regards to the financial challenge of improving the delivery of building asset-related services:

- \$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

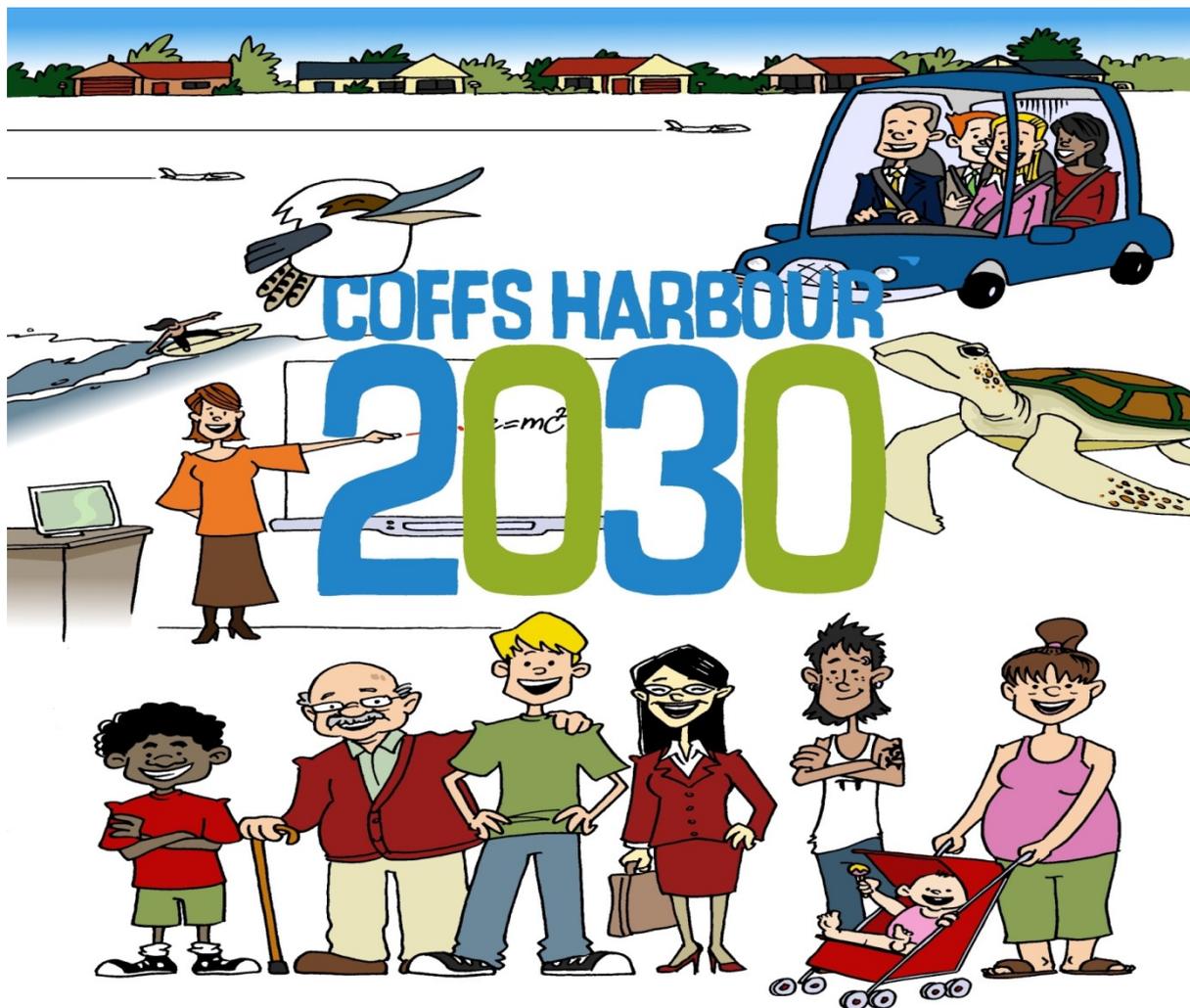
Council's Charter (section 8 of the Local Government Act, 1993) establishes Council's charter including Council's role as the custodian and trustee of public assets. Council is to effectively plan for, account for and manage the assets for which it is responsible.

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.

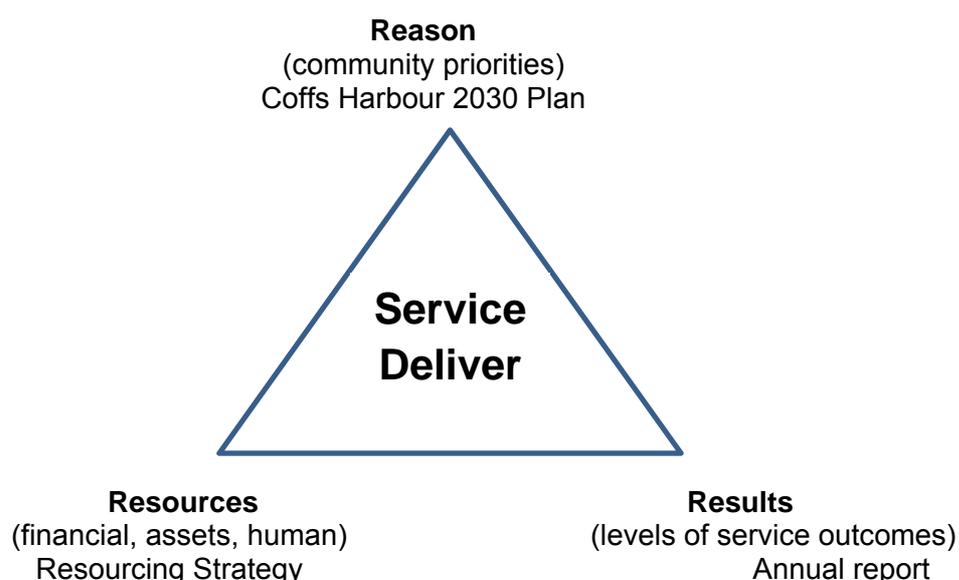
The Policy establishes the '3Rs' framework as the basis of AMP summaries.

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.

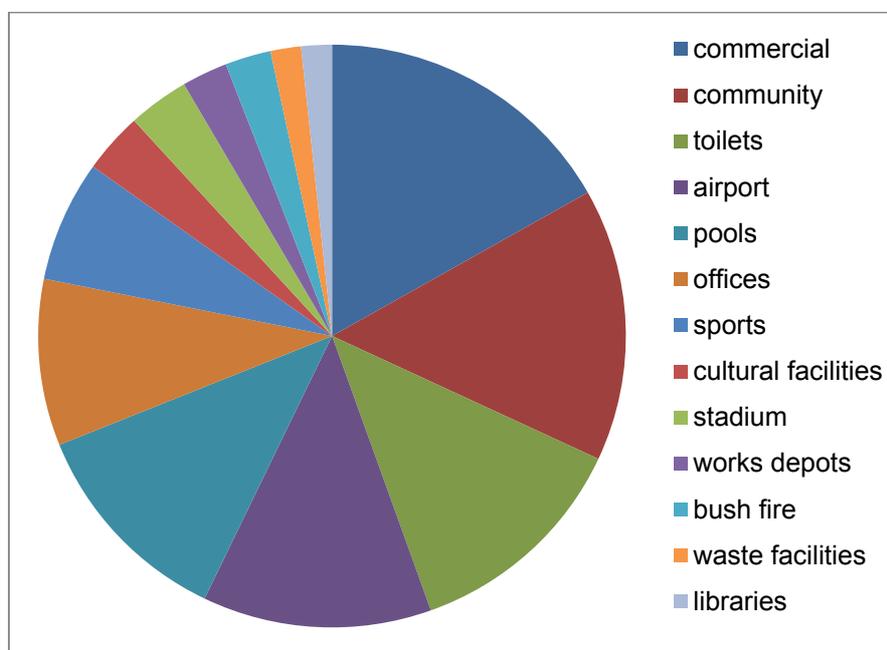
Asset-related information is critical to enable Council to give stakeholders a clear picture of Council's financial situation. The information contained in this Asset Management Plan aligns information reported in Council's Financial Statements in relation to those assets owned by Council.

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.

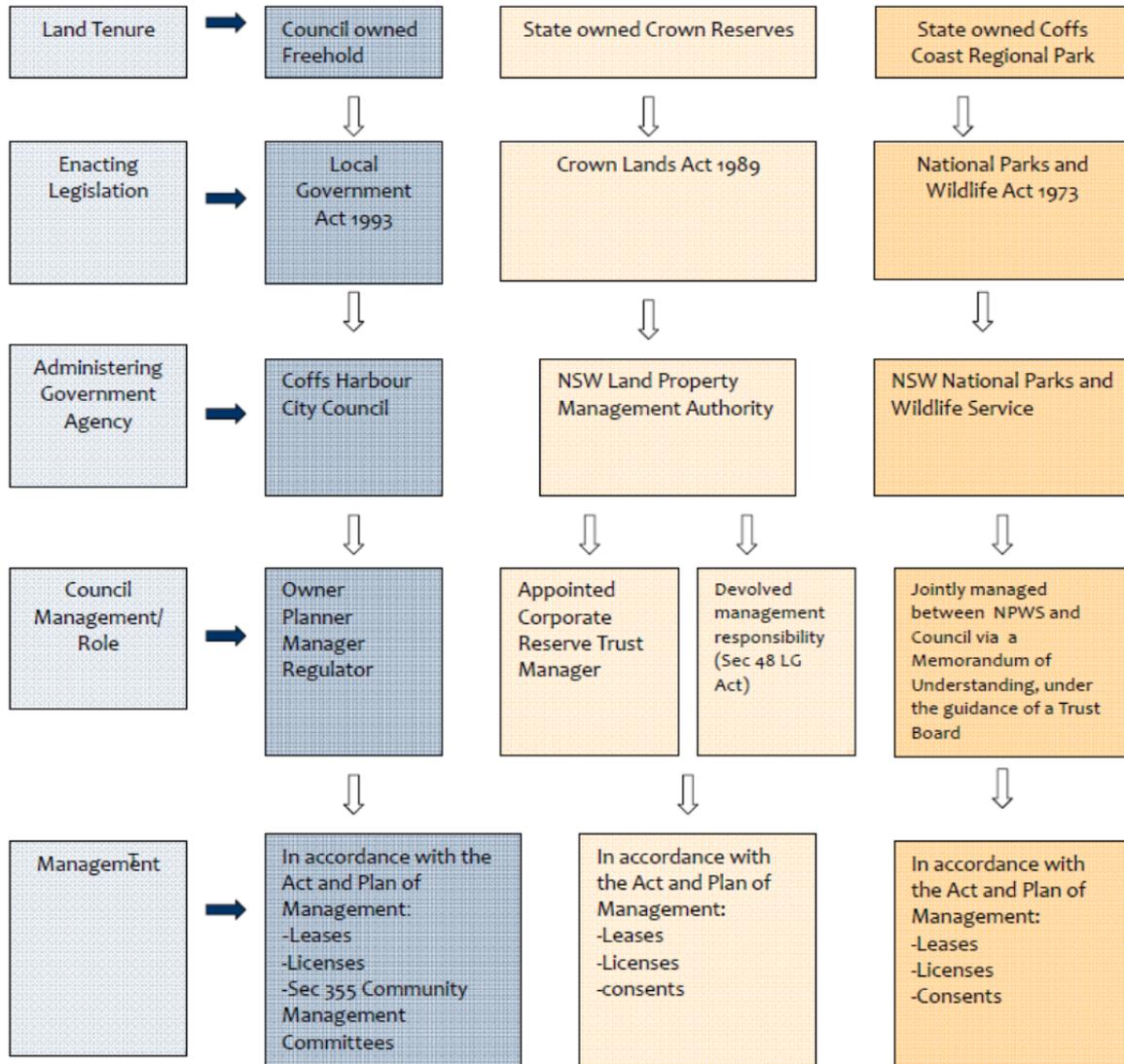
³ Bush Fire Sheds are owned by Council, but care and control is by Rural Fire Service in accordance with the agreement regarding these services.

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

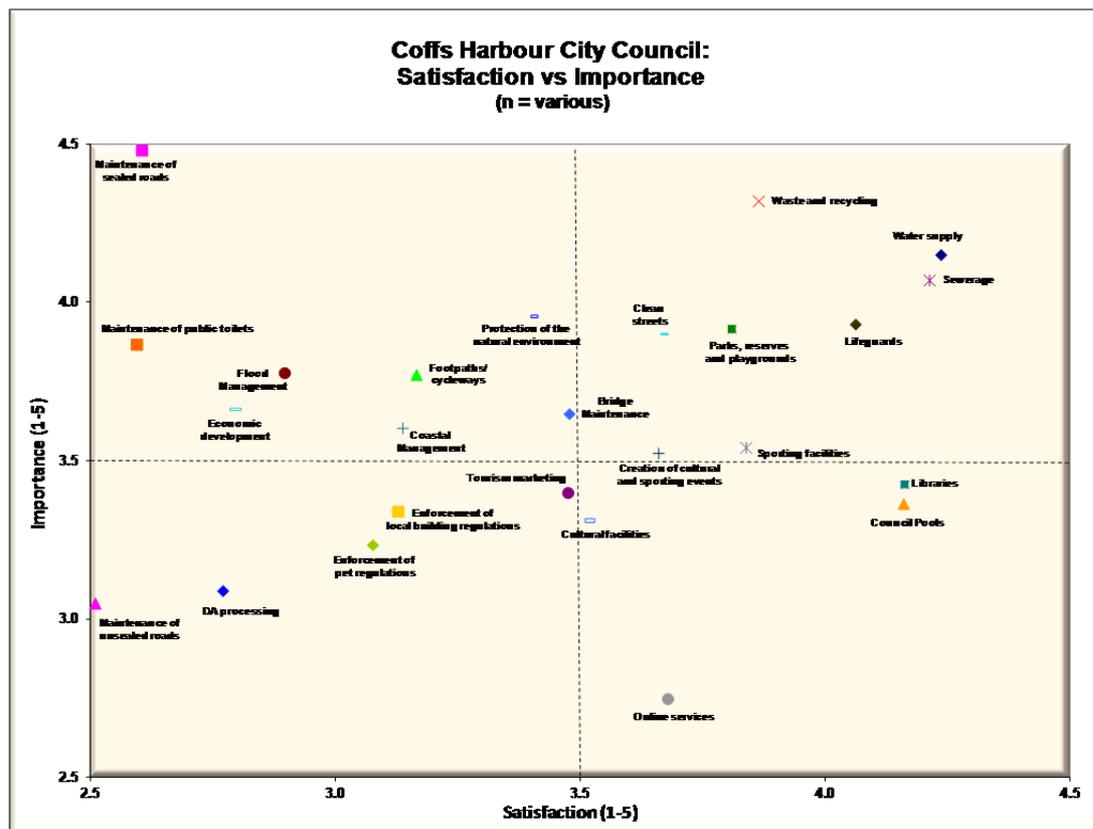
In early 2012, Council undertook a community survey regarding levels of service and asked the community to rate each of 26 external services with regards to:

- 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.

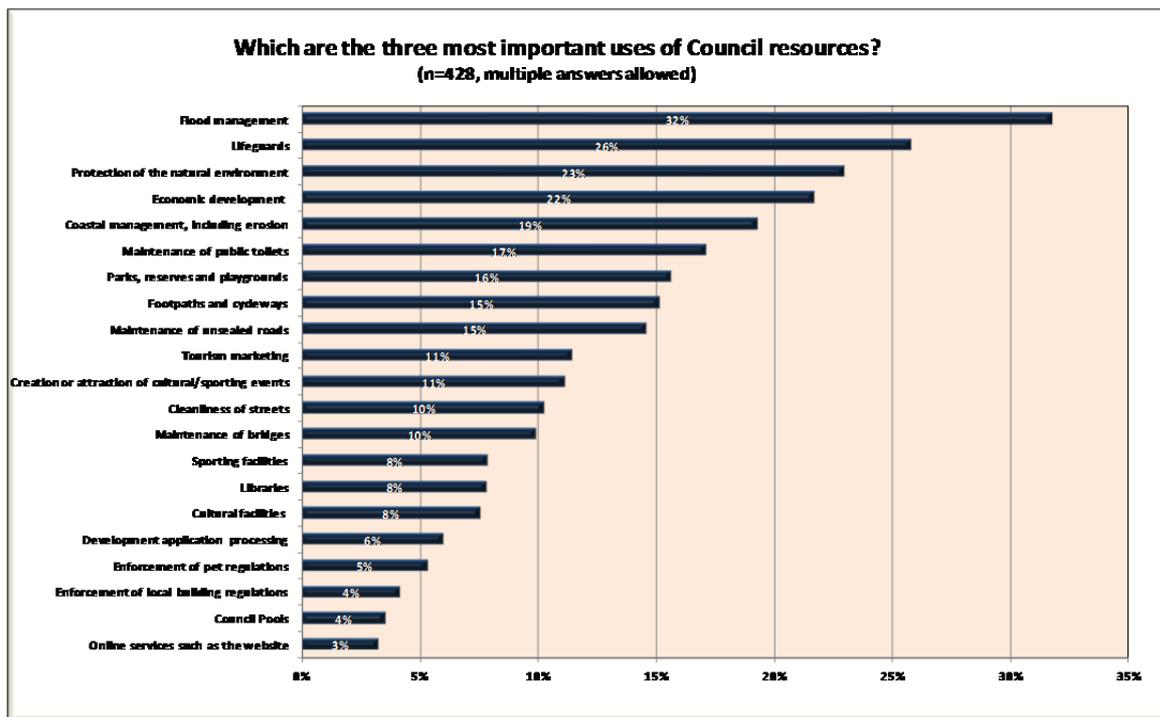


In terms of priorities for buildings, the highest by far was maintenance of public toilets. Whilst this Buildings AMP is focused on renewal of toilets, the issues are related. Council has many toilet blocks in poor condition that are difficult to clean properly and are susceptible to vandalism.

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	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.
Work Health and Safety Act, 2011 Workers Compensation Act, 1987 Workplace Injury Management and Workers Compensation Act, 1998	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.
Threatened Species Conservation Act 1995	An Act to conserve threatened species, populations and ecological communities of animals and plants.
Protection of the Environment Operations Act 1997	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.
Road Transport (Safety and Traffic Management) Act 1999	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.
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.

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.

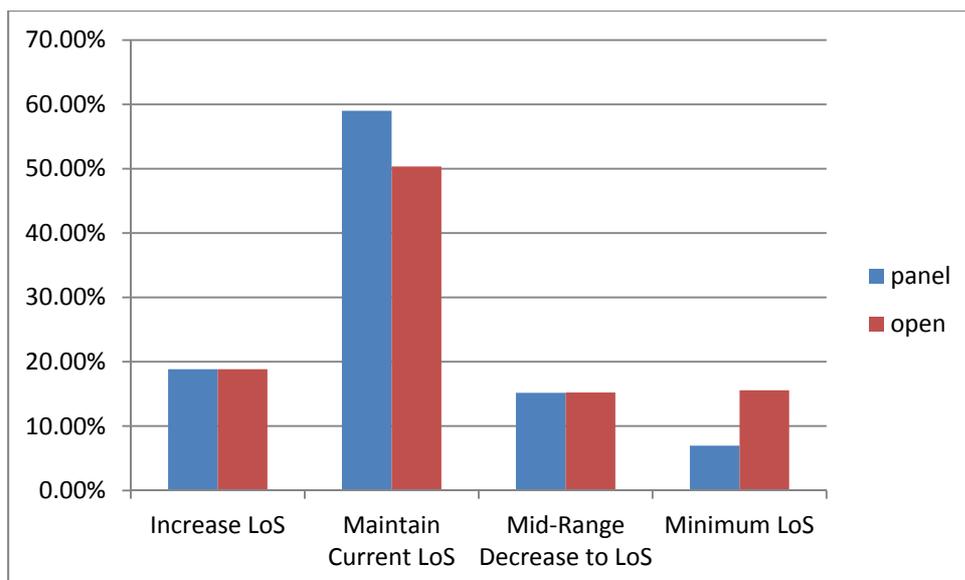
In the 2012 Community Survey regarding Council services, maintenance of public toilets rated second only to maintenance of unsealed roads in terms of the service the community was least satisfied with.

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

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	1st 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

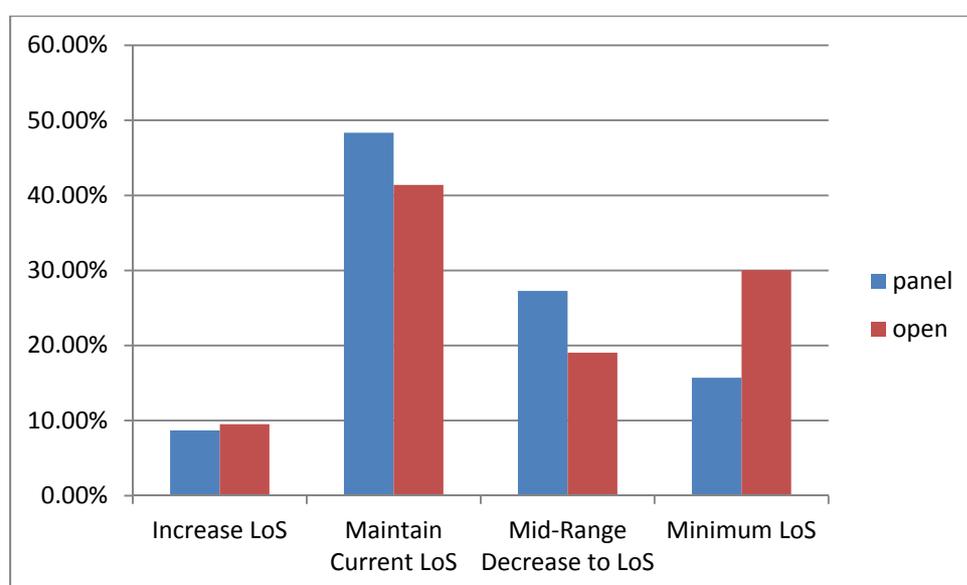
As noted in the introduction to section 3 with reference to the first graph presented, the library rated lower in importance and higher in satisfaction than many services in the general response (the first graph).

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.

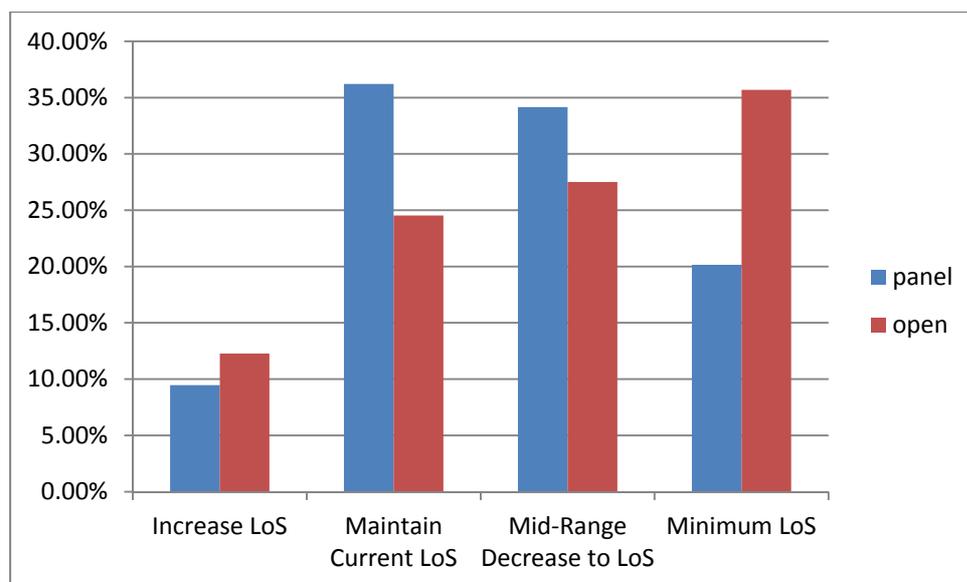
The Jetty Memorial Theatre is located on Harbour Drive. It was refurbished in 2003.

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.

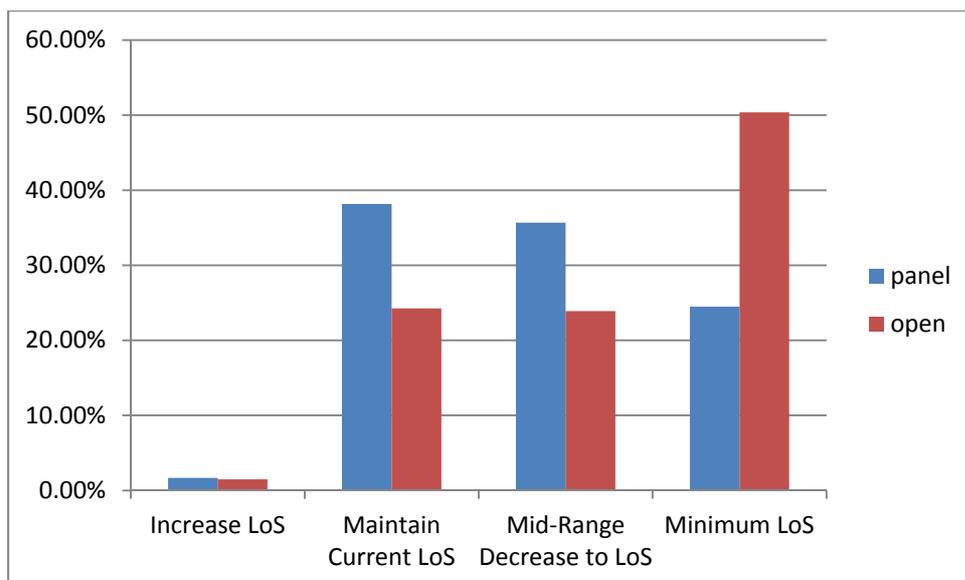
There are a number of other public halls with usage varying greatly. A number of the rural halls are in poor condition. Some are utilised for semi-commercial activities.

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

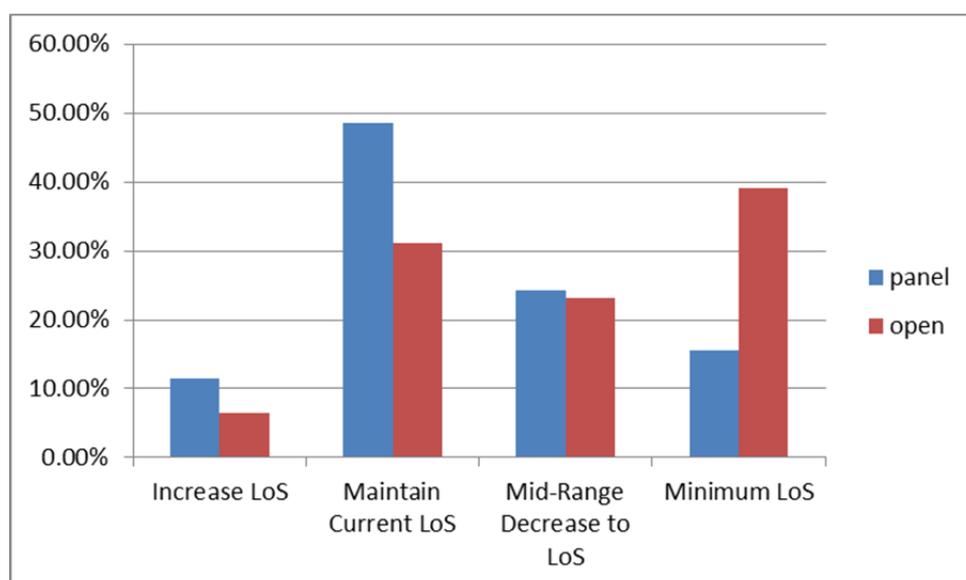
The development of the Sports Facility Plan featured extensive community consultation, with stakeholders understandably expressing a desire for more facilities.

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.

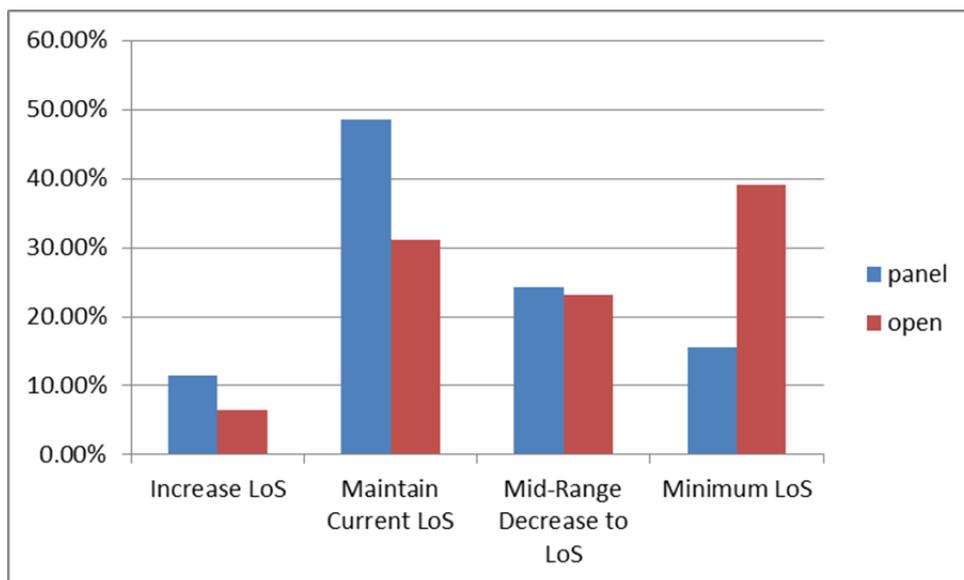
Further information on the facilities is included in the Stadium Business Plan (2011) and Feasibility Study (2010).

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.

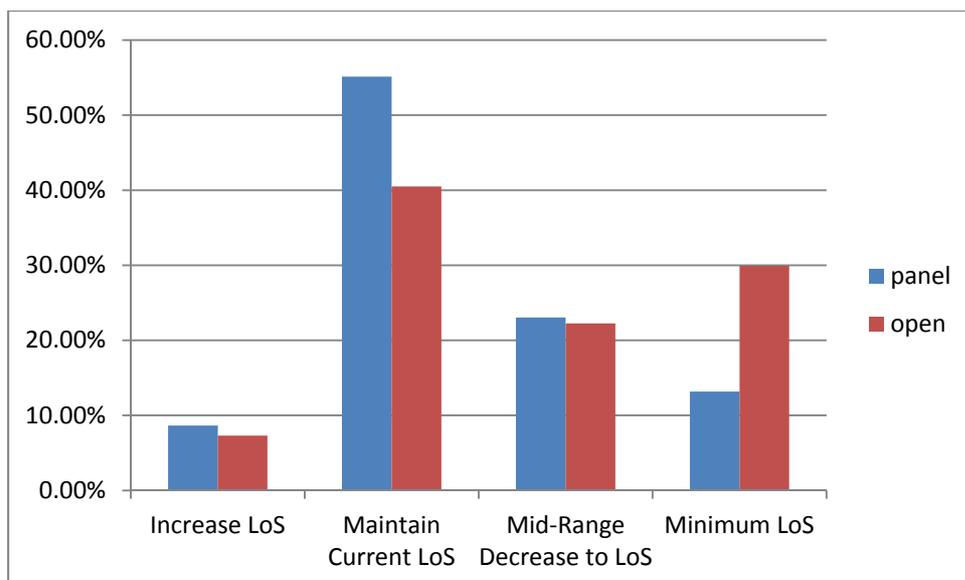
Council has care and control of swimming pools at:

- 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.

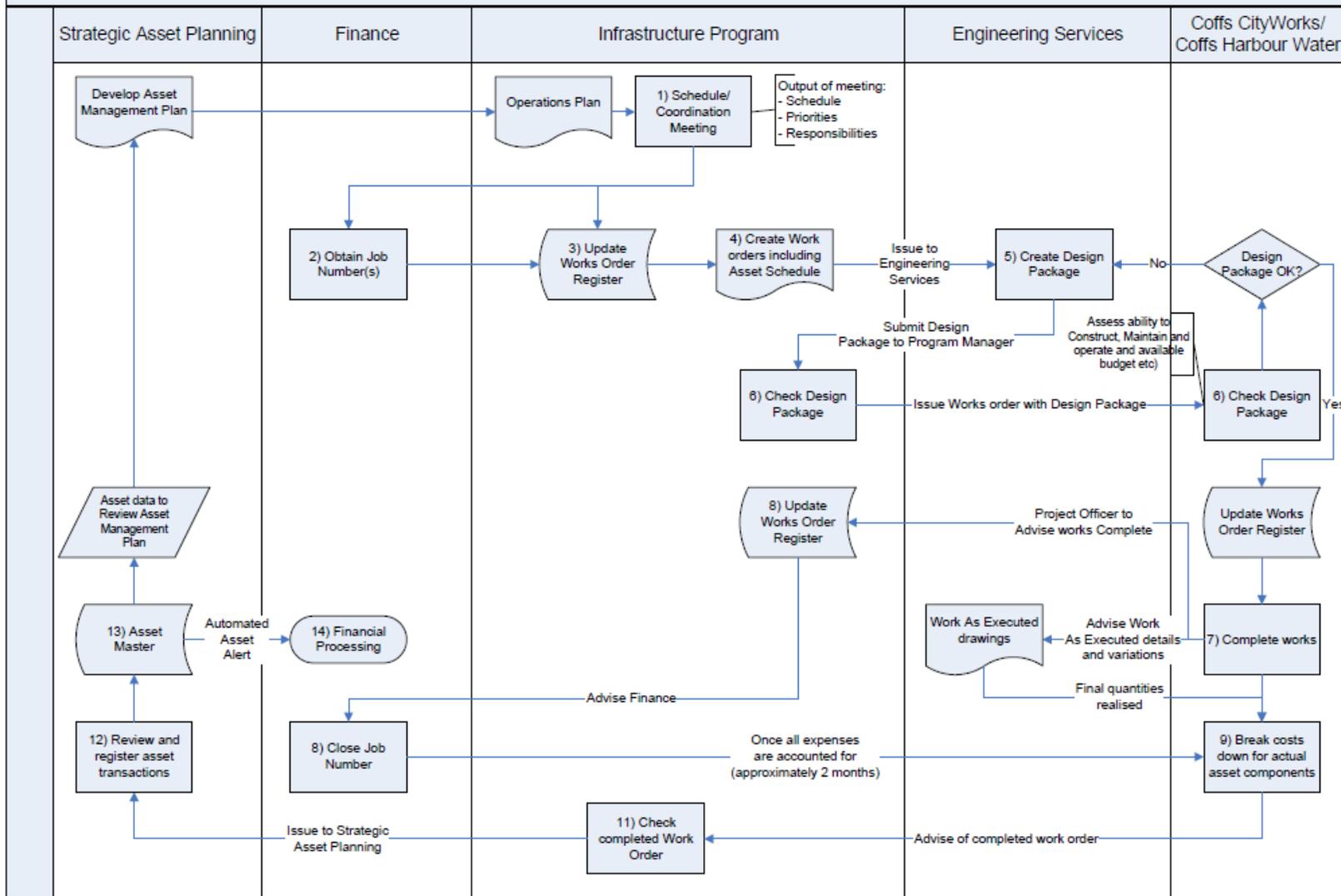
Within Council's City Planning directorate, the Sustainable Planning division has involvement in terms of understanding the infrastructure needs of future growth areas and demand from growth generally. The Development Assessment division is responsible in relation to new developments (where Council is 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.

Asset Work Order Process



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

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	year
						srv funding	
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	6058.96	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

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	COUNCIL WORKS DEP	36,382		
ROOF	27705.20	3.50	ROOF - Water/Sewer O'seers Office/Laboratory - Marcia Street, Coffs	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 Harb	NEIGHBOURHOOD/CO	46,022		
INTERNAL FITO	4696.13	3.50	INTERNAL FITOUT - Baby Health Centre/SES - Park Avenue, Coffs H	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 Prio	NEIGHBOURHOOD/CO	1,260		
ROOF	7140.00	3.50	ROOF - Carport /Machinery Storage Area - Orara Way (opposite Prio	NEIGHBOURHOOD/CO	7,140		
FLOOR	6781.32	3.50	FLOOR - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), Coram	NEIGHBOURHOOD/CO	6,781		
STRUCTURE	11744.46	3.50	STRUCTURE - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), C	NEIGHBOURHOOD/CO	11,744		
ROOF	6044.22	3.50	ROOF - Old Canteen/Kiosk - Orara Way (opposite Priors Rd), Coramb	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	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, To	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, Woolgool	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 Harbou	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 Har	NEIGHBOURHOOD/CO	211710.98	1,500,000	year 10
FLOOR	40612.32	3.00	FLOOR - Garage/Offices (ex Salvation Army) - 25-31 Gordon Street, C	COMMERCIAL	40612.32		
INTERNAL FITO	2056.32	3.00	INTERNAL FITOUT - Garage/Offices (ex Salvation Army) - 25-31 Gord	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 H	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	COUNCIL OFFICES	5023.20		
INTERNAL FITO	1090.95	3.00	INTERNAL FITOUT - R&R Disability Services (Block B) - Earl Street, C	NEIGHBOURHOOD/CO	1090.95		
FLOOR	3873.45	3.00	FLOOR - Glass House/Propagation Shed - Nana Street, Coffs Harbou	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,	COUNCIL OFFICES	83329.16		
FLOOR FITOUT	6718.53	3.00	FLOOR FITOUT - Two Villa Units - 49 Kangaroo Trail Road, Corindi B	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, Boambee	BUSHFIRE SHEDS	
STRUCTURE	75479.04	2.50	STRUCTURE - Bush Fire Shed and Meeting Room - Glennifer-Valery Rd & Perry Street, Boambee	BUSHFIRE SHEDS	
ROOF	42806.40	2.50	ROOF - Bush Fire Shed and Meeting Room - Glennifer-Valery Rd & Perry Street, Boambee	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 Harbour	AIRPORT
ROOF	48937.77	2.50	ROOF - Bushfire Shed & Storage - Aviation Drive, Coff Harbour	AIRPORT
ROOF	39729.69	2.50	ROOF - Cottage (New) - Aviation Drive, Coff Harbour	AIRPORT
FLOOR FITOUT	83311.20	2.50	FLOOR FITOUT - GA Terminal Building - Aviation Drive, Coff Harbour	AIRPORT
FIRE	2630.88	2.50	FIRE - GA Terminal Building - Aviation Drive, Coff Harbour	AIRPORT
FLOOR	16374.96	2.50	FLOOR - Toilet Block - Bay Drive, Coff Harbour	AMENITIES/TOILETS
STRUCTURE	66553.20	2.50	STRUCTURE - Toilet Block - Bay Drive, Coff Harbour	AMENITIES/TOILETS
FLOOR FITOUT	4213.44	2.50	FLOOR FITOUT - Toilet Block - Bay Drive, Coff Harbour	AMENITIES/TOILETS
TRANSPORTAT	280107.14	2.50	TRANSPORTATION - Administration Building - Castle & Coff Streets,	COUNCIL OFFICES
FLOOR	6421794.75	2.50	FLOOR - Multi level Car Park - Castle Street, Coff Harbour	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	2854131.00	2.50	STRUCTURE - Multi level Car Park - Castle Street, Coff Harbour	NEIGHBOURHOOD/COMMUNITY
ROOF	4994729.25	2.50	ROOF - Multi level Car Park - Castle Street, Coff Harbour	NEIGHBOURHOOD/COMMUNITY
FLOOR FITOUT	1057.46	2.50	FLOOR FITOUT - Workshop/Office/Lunchroom Shed - Coff Street, Co	COUNCIL WORKS DEPOT
INTERNAL FITO	195.83	2.50	INTERNAL FITOUT - Workshop/Office/Lunchroom Shed - Coff Street,	COUNCIL WORKS DEPOT
MECHANICAL	274.16	2.50	MECHANICAL - Workshop/Office/Lunchroom Shed - Coff Street, Coff	COUNCIL WORKS DEPOT
FLOOR FITOUT	5506.20	2.50	FLOOR FITOUT - Office & Seedbank - Coff Street, Coff Harbour	COUNCIL WORKS DEPOT
FLOOR FITOUT	5865.30	2.50	FLOOR FITOUT - Herbarium & Toilet - Coff Street, Coff Harbour	STORAGE SHEDS
MECHANICAL	2840.04	2.50	MECHANICAL - Herbarium & Toilet - Coff Street, Coff Harbour	STORAGE SHEDS
INTERNAL FITO	1310.40	2.50	INTERNAL FITOUT - Cottage (now used as office premises) - Coff Str	COUNCIL OFFICES
MECHANICAL	21387.24	2.50	MECHANICAL - Office & Information Centre Hall & Toilets - Coff Stre	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 Harbour	CLUB HOUSES
STRUCTURE	79543.80	2.50	STRUCTURE - Tennis Club House - Curacoa Street, Coff Harbour	CLUB HOUSES
ROOF	36612.45	2.50	ROOF - Tennis Club House - Curacoa Street, Coff Harbour	CLUB HOUSES
FLOOR FITOUT	34466.25	2.50	FLOOR FITOUT - Youth Services (Block G) - Earl Street, Coff Harbo	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 Harbour	CHILDCARE CENTRE
FLOOR	72491.77	2.50	FLOOR - Amenities & Store + New Offices - Marcia Street, Coff Harb	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 Harbo	COUNCIL WORKS DEPOT
FLOOR FITOUT	15596.83	2.50	FLOOR FITOUT - Mechanical Workshop - Marcia Street, Coff Harbour	COUNCIL WORKS DEPOT
INTERNAL FITO	3119.37	2.50	INTERNAL FITOUT - Mechanical Workshop - Marcia Street, Coff Har	COUNCIL WORKS DEPOT
FLOOR FITOUT	6583.50	2.50	FLOOR FITOUT - Amenities Block - Marina Drive, Coff Harbour	AMENITIES/TOILETS
FLOOR	10790.96	2.50	FLOOR - Tennis Club House - Mildura Street, Coff Harbour	COUNCIL HOUSES
STRUCTURE	43857.98	2.50	STRUCTURE - Tennis Club House - Mildura Street, Coff Harbour	COUNCIL HOUSES
FLOOR FITOUT	2776.62	2.50	FLOOR FITOUT - Tennis Club House - Mildura Street, Coff Harbour	COUNCIL HOUSES
ROOF	5679.45	2.50	ROOF - Tennis Club House - Mildura Street, Coff Harbour	COUNCIL HOUSES
STRUCTURE	4742.01	2.50	STRUCTURE - Sign Store Shed - Nana Street, Coff Harbour	STORAGE SHEDS
FLOOR	11434.50	2.50	FLOOR - Shade House - Pottery Awning - Nana Street, Coff Harbour	COUNCIL WORKS DEPOT
FLOOR	13226.85	2.50	FLOOR - Storage Shed (Attached to office building) - Nana Street, Co	COUNCIL WORKS DEPOT
STRUCTURE	15016.37	2.50	STRUCTURE - Storage Shed (Attached to office building) - Nana Stre	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 Harbour	AMENITIES/TOILETS
STRUCTURE	40773.18	2.50	STRUCTURE - Machine/Store Shed - Nana Street, Coff Harbour	COUNCIL WORKS DEPOT
STRUCTURE	122798.97	2.50	STRUCTURE - Family History Society & Garages - Rose Avenue/Marc	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, Co	COMMERCIAL
STRUCTURE	222851.42	2.50	STRUCTURE - Dept Education & Training - Rose Avenue/Marcia Stre	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 D	COMMERCIAL
ROOF	3452.40	2.50	ROOF - Commentary Box & Broadcast Equipment - Stadium Drive, Co	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 Dri	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 Dri	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, Gra	NEIGHBOURHOOD/COMMUNITY
ROOF	422587.20	2.50	ROOF - Amenities, Offices, Licensed Club, Change rooms, Grandstanc	NEIGHBOURHOOD/COMMUNITY
ROOF	105567.21	2.50	ROOF - Tennis Club House & Amenities - William Street, Coff Harbo	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
TRANSPORTAT	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 FITO	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 FITO	3746.40	2.50	INTERNAL FITOUT - Office Building (Geo Link) - 23 Gordon Street, Coffs Harbour	COUNCIL OFFICES
INTERNAL FITO	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

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 Stadi	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	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 6 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 5 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 4 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 2 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 1 - Aviation Drive	AIRPORT
FLOOR FITOUT	2913.75	1.25	FLOOR FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
INTERNAL FITO	699.30	1.25	INTERNAL FITOUT - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	AIRPORT
MECHANICAL	3496.50	1.25	MECHANICAL - Accommodation Unit (4 Bedroom) No 3 - Aviation Drive	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 FITOUT	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 FITOUT	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 FITOUT	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
TRANSPORTATION	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 FITOUT	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 FITOUT	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
TRANSPORTATION	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 Harbou	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, Co	AMENITIES/TOILETS
STRUCTURE	615530.79	1.00	STRUCTURE - Rural Fire Management Centre at Airport - Aviation Dri	AMENITIES/TOILETS
FLOOR FITOUT	78749.37	1.00	FLOOR FITOUT - Rural Fire Management Centre at Airport - Aviation	AMENITIES/TOILETS
INTERNAL FITO	8035.65	1.00	INTERNAL FITOUT - Rural Fire Management Centre at Airport - Aviat	AMENITIES/TOILETS
ROOF	273212.10	1.00	ROOF - Rural Fire Management Centre at Airport - Aviation Drive, Cof	AMENITIES/TOILETS
MECHANICAL	300533.31	1.00	MECHANICAL - Rural Fire Management Centre at Airport - Aviation D	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 - Avia	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 Harbo	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 Har	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 Harbo	NEIGHBOURHOOD/COMMUNITY
STRUCTURE	325374.00	1.00	STRUCTURE - 25M Pool Building incl Plant Room - Coff Street, Coffs	NEIGHBOURHOOD/COMMUNITY
ROOF	406717.50	1.00	ROOF - 25M Pool Building incl Plant Room - Coff Street, Coffs Harbo	NEIGHBOURHOOD/COMMUNITY
FLOOR	8489.25	1.00	FLOOR - Shade Shelter - Bob Cunningham Shelter - Curacoa Street, (CLUB HOUSES
FLOOR	3284.40	1.00	FLOOR - Bulk Waste Storage Shed (Block A2) - Earl Street, Coffs Har	NEIGHBOURHOOD/COMMUNITY
FLOOR	3427.20	1.00	FLOOR - Storage Shed (Youth Centre) (G2) - Earl Street, Coffs Harbo	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 Harbo	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 Harbo	NEIGHBOURHOOD/COMMUNITY
FLOOR	90072.47	1.00	FLOOR - Neighbourhood Aid Meals on Wheels (Block C) - Earl Street,	NEIGHBOURHOOD/COMMUNITY
FLOOR	241598.28	1.00	FLOOR - Main Building (meals on wheels, meeting rooms, office) Rece	NEIGHBOURHOOD/COMMUNITY
FLOOR	246999.38	1.00	FLOOR - Special Day Care & Port Cochere (Waratah Block D) - Earl S	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 Stre	NEIGHBOURHOOD/COMMUNITY
MECHANICAL	21348.60	1.00	MECHANICAL - Visitor Information Centre - Elizabeth Street, Coffs Ha	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 Harbo	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 Harbo	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 Harbo	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 Str	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, C	AMENITIES/TOILETS
FLOOR	16125.48	1.00	FLOOR - Atco Amenities Building (Change Room 4) - Stadium Drive, C	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 Harbo	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 Fores	BUSHFIRE SHEDS
ROOF	18421.02	1.00	ROOF - Bush Fire Shed - Eastbank Road (Cnr Eastbank Forest Rd), C	BUSHFIRE SHEDS
ROOF	105386.40	1.00	ROOF - Clubhouse/Amenities/Changerooms - Orara Way (opposite P	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

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	